

CAPITAL REGION

Community Development District

November 14, 2024

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

November 7, 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, November 14, 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 October 10, 2024 Meeting
 - B. Balance Sheet as of September 30, 2024 and Statement of Revenues & Expenditures for the Period Ending September 30, 2024
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Discussion on Common Area Maintenance in LDR-5
- V. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2024
- VI. Discussion of License Agreement for Soccer Programs
- 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: December 12, 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 – *Supervisor Urban*
- B. Landscaping Conservation Areas – *Chairman Rojas*
- C. Parks and Recreation/Bike Paths/Trail System – *Vice Chairman Frank*
- D. Budget / Bond Refinancing – *Supervisor Vogel*
- E. HOA Coordination – *Vice Chairman Frank*
- F. City/County Coordination – *Chairman Rojas*
- G. Community Liaison – *Supervisor Burns*

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, October 10, 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
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Matthew Vogel	Supervisor
Ryan Culton	Supervisor

Also present were:

Corbin deNagy	District Manager - GMS
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager – GMS
Robin Barber	All-Pro
Chrissy Barber	All-Pro
Kim Bishop	All Pro
Several Residents	

The following is a summary of the actions taken at the October 10, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I have noticed Waste Pro clipping the curb in the back, if they came in from the north that may not happen.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2024)

Mr. Rojas stated the Board had a vacant seat with a term expiring in November 2024, Mr. Culton was the only person to qualify for the seat during the general election, and would be elected to the Board effective November 19, 2024. He asked the Board if they wanted to consider going ahead and appointing to the seat at this time.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor Ryan Culton was appointed to fill the unexpired term of office for Seat 4.

B. Oath of Office for Newly Appointed Supervisor

Mr. deNagy being a notary public of the State of Florida administered the oath of office to Mr. Culton. Mr. deNagy and Ms. Sandy noted they would touch base with Mr. Culton after the meeting regarding the information needed from Mr. Culton and various statutory provisions applicable to public officers.

C. Election of Officers, Resolution 2025-01

On MOTION by Mr. Urban seconded by Mr. Vogel with all in favor Resolution 2025-01 was approved adding Mr. Culton as an assistant secretary and all other officers remaining the same.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the August 15, 2024 Meeting

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the minutes were approved as amended reflecting that there will be a slight cost to the district to provide an access license over the conservation easement.

B. Balance Sheet as of August 31, 2024 and Statement of Revenues & Expenditures for the Period Ending August 31, 2024

C. Allocation of Assessments

D. Check Register

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the balance of consent agenda items was approved.

FIFTH ORDER OF BUSINESS**Discussion of Blairstone Road Landscape Enhancements**

All-Pro provided an overview of the proposal and described the pros and cons of planting in the Fall or the Spring. Depending on when the Board decides to proceed, there may need to be substitutions to the plant material used based on availability.

Ms. Burns requested plants that can be seen year-round.

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the proposal from All Pro in the amount of \$18,043 for the Blairstone median enhancements was approved with the work to start in the fall of 2024.

SIXTH ORDER OF BUSINESS**Consideration of Fourth Amendment to Landscape & Irrigation Maintenance Services Agreement with All-Pro Landcare for Fiscal Year 2025**

Ms. Sandy noted this was the annual renewal of All-Pro's agreement with this being the last year in their agreement. The price increases are reflective of the original agreement.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the fourth amendment to the landscape and irrigation maintenance services agreement with All-Pro Landcare for Fiscal Year 2025 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-02 Amending the Fiscal Year 2024 Budget**

Mr. deNagy stated this amendment reallocates funds in the general fund and capital reserve fund budgets.

On MOTION by Mr. Vogel seconded by Ms. Burns with all in favor Resolution 2025-02 was approved.

EIGHTH ORDER OF BUSINESS**Discussion of LDR-1 Stormwater Pond Letter of Intent**

Mr. deNagy stated I was contacted by Kimley Horn, who is working for D.R. Horton in LDR-1 on the environmental permits and stormwater pond and they reached out because this pond is going to require additional water quality treatments and will have equipment installed

that will be more costly to maintain than our typical equipment. Kimley Horn provided some initial estimates of maintenance costs. Based on additional discussion with them, initial costs are estimated around \$7,000/year. In order to receive their permits, DR Horton needs a preliminary letter from this district saying that we intend to accept this pond. Counsel drafted this for us and we did put in some conditions that Robert and I discussed, that they certify that it is clean and designed properly and working properly.

Ms. Sandy stated we have done letters like this in the past when requested by the developer and often the city is asking us to identify what we intend to accept on the plat. However note this letter is specifically only for the stormwater pond and related improvements. There are other items on the preliminary plat that DR Horton has identified the CDD as taking for ownership and maintenance; however, this letter is not agreeing to those at this time. Kimley Horn has already identified some items that need to be changed. Robert and Corbin will continue to work with them on the preliminary plat and we will bring back a letter to the board for the balance of those items at a later date.

On MOTION by Mr. Culton seconded by Mr. Urban with all in favor the letter of intent prepared counsel for LDR-1 stormwater pond was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report

1. All-Pro Reports

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

2. Operations Memorandum

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

D. Manager

Mr. deNagy updated the board on the progress of the cleanup of Lake Verdura that came in under budget, playground equipment holdup, Halloween preparations, and entry sign.

Mr. Berlin stated we need to construct a berm and swale between our open area and Maple Ridge to keep our water off that lot.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor staff was authorized to construct a berm/swale on district property in Maple Ridge in an amount not to exceed \$7,000.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Audience Comments**

Several residents commented on the amount of weeds growing in LDR-5 common areas and stated the weeds were spreading into resident's yards. Residents also commented on the lack of benches in LDR-5 common areas and lakes and requested beautification of the lakes.

Mr. Rojas stated there is a little history on LDR 5, the developer and board went back and forth on different items, including irrigation and benches. The retention pond is not a lake, it is a dry retention pond that is difficult to maintain and beautification would be costly.

Mr. Berlin stated once the pond dries a little bit we will cut it down, but we don't do it during the rainy season. He also stated that due to the developer not installing irrigation in LDR-5 and the type of sod installed, there was little ability to keep the weeds from growing.

Ms. Burns stated these weeds are not only in the open areas but in yards that homeowners are supposed to maintain. A multi-year plan needs to be put together to address large areas.

Discussion also ensued regarding the history of the ownership and maintenance responsibilities of the common areas in LDR-5, that the HOA was named on the plat as having maintenance responsibilities, and that the District had only agreed in recent years to mow those parcels.

The following items to be placed on the next agenda: benches, location of benches, weeds.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 14,
2024 at 6:30 p.m. at the Southwood
Community Center**

Mr. Rojas stated the next scheduled meeting will be held November 14, 2024 at 6:30 p.m.
in the same location.

The meeting adjourned at 7:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Capital Region
Community Development District
Combined Balance Sheet
September 30, 2024

	<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	\$ 135,466	\$ -	\$ -	\$ 135,466
Capital Reserve Account	-	-	470	470
Due from General Fund - Series 2018A1	-	110,846	-	110,846
<u>Investments:</u>				
State Board of Administration (SBA)	662,446	-	468,750	1,131,196
<u>Series 2013</u>				
Revenue	-	143,149	-	143,149
<u>Series 2018A1</u>				
Reserve	-	649,678	-	649,678
Revenue	-	323,626	-	323,626
Prepayment	-	4,413	-	4,413
<u>Series 2018A2</u>				
Reserve	-	134,270	-	134,270
Revenue	-	72,602	-	72,602
<u>Series 2021</u>				
Revenue	-	62,363	-	62,363
Prepaid Expenses	39,491	-	80,000	119,491
Total Assets	\$ 837,403	\$ 1,500,947	\$ 549,219	\$ 2,887,570
Liabilities:				
Accounts Payable	\$ 20,034	\$ -	\$ -	\$ 20,034
Due to Debt Service 2018A1	110,846	-	-	110,846
Total Liabilities	\$ 130,880	\$ -	\$ -	\$ 130,880
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 39,491	\$ -	\$ -	\$ 39,491
Restricted for:				
Debt Service	-	1,500,947	-	1,500,947
Assigned for:				
Capital Reserve Fund	-	-	549,219	549,219
Unassigned	667,032	-	-	667,032
Total Fund Balances	\$ 706,523	\$ 1,500,947	\$ 549,219	\$ 2,756,690
Total Liabilities & Fund Balance	\$ 837,403	\$ 1,500,947	\$ 549,219	\$ 2,887,570

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,722,305	\$ 1,722,305	\$ 1,739,288	\$ 16,983
Special Assessments - Direct St Joe	287,187	287,187	286,947	(240)
Interest	56,567	56,567	56,580	13
Miscellaneous Revenue	940	940	940	-
Total Revenues	\$ 2,066,999	\$ 2,066,999	\$ 2,083,755	\$ 16,756
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 6,600	\$ 5,400
PR-FICA	918	918	505	413
Engineering	15,000	15,000	4,025	10,975
Attorney	37,000	37,000	29,666	7,334
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	500	-	500
Assessment Administration	12,190	12,190	12,190	-
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	7,950	7,950	7,950	-
Trustee Fees	15,520	15,520	15,590	(70)
Management Fees	54,114	54,114	54,114	-
Information Technology	2,968	2,968	2,968	0
Website Maintenance	1,272	1,272	1,272	-
Records Storage	150	150	-	150
Travel & Per Diem	300	300	-	300
Telephone	2,000	2,000	266	1,734
Postage & Delivery	1,000	1,000	998	2
Insurance General Liability	11,587	11,587	11,587	-
Printing & Binding	2,000	2,000	803	1,197
Legal Advertising	3,500	3,500	1,114	2,386
Other Current Charges	1,600	1,600	1,486	114
Office Supplies	200	200	2	198
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	250	-	250
Total General & Administrative	\$ 187,919	\$ 187,919	\$ 157,035	\$ 30,884

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 14,178	\$ 14,178	\$ 14,178	\$ -
Management Fees	147,250	147,250	147,250	(0)
Security	-	-	-	-
Utilities-Electric/Water	57,800	57,800	51,671	6,129
Landscape Maintenance - Contract	1,066,255	1,066,255	1,066,255	0
Landscape Maint - New Units/Street Trees	5,500	5,500	3,637	1,863
Pond Maintenance - Contract	15,000	15,000	10,042	4,958
Pond Repairs - Current Units	128,000	128,000	124,043	3,957
Irrigation Maintenance - Contract	55,280	55,280	52,041	3,239
Irrigation Maintenance - New Units	500	500	-	500
Irrigation Repairs - Current Units	45,000	45,000	45,583	(583)
SWMF Operating Permit Fees	7,803	7,803	6,705	1,098
Preserve Maintenance	60,000	60,000	53,842	6,158
Tot Lot Inspection/Maintenance	7,500	7,500	5,795	1,705
Tree Removal/Trimming/Cleanup	188,000	188,000	131,191	56,809
Alleyway Maintenance	12,000	12,000	11,191	809
Miscellaneous Maintenance	14,500	14,500	14,422	78
Special Events	9,000	9,000	8,836	164
Other-Contingency	5,000	5,000	9,975	(4,975)
Capital Expenditures	25,000	25,000	12,505	12,495
Reserve for Capital - R&R	233,000	233,000	233,000	-
Common Area Maintenance	38,000	38,000	27,787	10,213
Subtotal Field Expenditures	\$ 2,134,566	\$ 2,134,566	\$ 2,029,948	\$ 104,618
Total Operations & Maintenance	\$ 2,134,566	\$ 2,134,566	\$ 2,029,948	\$ 104,618
Total Expenditures	\$ 2,322,485	\$ 2,322,485	\$ 2,186,983	\$ 135,502
Excess (Deficiency) of Revenues over Expenditures	\$ (255,486)	\$ (255,486)	\$ (103,228)	\$ 152,258
Net Change in Fund Balance	\$ (255,486)	\$ (255,486)	\$ (103,228)	\$ 152,258
Fund Balance - Beginning	\$ 255,486		\$ 809,752	
Fund Balance - Ending	\$ -		\$ 706,523	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<u>Revenues</u>				
Transfer In	\$ 233,000	\$ 233,000	\$ 233,000	\$ -
Interest	20,000	20,000	20,250	250
Total Revenues	\$ 253,000	\$ 253,000	\$ 253,250	\$ 250
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 600	\$ 376	\$ 224
Playground System	80,000	80,000	-	80,000
Total Expenditures	\$ 80,600	\$ 80,600	\$ 376	\$ 80,224
Excess (Deficiency) of Revenues over Expenditures	\$ 172,400	\$ 172,400	\$ 252,874	\$ 80,474
Net Change in Fund Balance	\$ 172,400	\$ 172,400	\$ 252,874	\$ 80,474
Fund Balance - Beginning	\$ 296,346		\$ 296,346	
Fund Balance - Ending	\$ 468,746		\$ 549,219	

Capital Region
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 381,325	\$ 381,325	\$ 379,659	\$ (1,666)
Special Assessments - Commercial Tax Roll	505,122	505,122	512,067	6,945
Interest Income	2,000	2,000	53,412	51,412
Total Revenues	\$ 888,446	\$ 888,446	\$ 945,137	\$ 56,691
Expenditures:				
Interest - 11/1	\$ 171,776	\$ 171,776	\$ 171,776	\$ -
Interest - 5/1	171,776	171,776	171,776	-
Principal - 5/1	530,000	530,000	530,000	-
Principal - 9/3	-	-	650,000	(650,000)
Interest - 9/3	-	-	12,793	(12,793)
Cost of Issuance	-	-	73,825	(73,825)
Total Expenditures	\$ 873,553	\$ 873,553	\$ 1,610,171	\$ (736,618)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,894	\$ 14,894	\$ (665,033)	\$ (679,927)
Net Change in Fund Balance	\$ 14,894	\$ 14,894	\$ (665,033)	\$ (679,927)
Fund Balance - Beginning	\$ 377,186		\$ 808,183	
Fund Balance - Ending	\$ 392,079		\$ 143,149	

Capital Region
Community Development District
Debt Service Fund Series 2018A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 325,550	\$ 324,127	\$ (1,423)
Special Assessments - Commercial Tax Roll	240,415	240,415	244,893	4,479
Special Assessments - Direct St Joe	740,129	740,129	739,680	(449)
Special Assessments - Prepayments	-	-	900,890	900,890
Interest Income	1,000	1,000	59,737	58,737
Total Revenues	\$ 1,307,094	\$ 1,307,094	\$ 2,269,328	\$ 962,234
Expenditures:				
Interest - 11/1	\$ 355,753	\$ 355,753	\$ 355,753	\$ -
Interest - 5/1	355,753	355,753	355,753	-
Principal - 5/1	600,000	600,000	600,000	-
Special Call - 5/1	-	-	925,000	(925,000)
Total Expenditures	\$ 1,311,506	\$ 1,311,506	\$ 2,236,506	\$ (925,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (4,413)	\$ (4,413)	\$ 32,822	\$ 37,234
Net Change in Fund Balance	\$ (4,413)	\$ (4,413)	\$ 32,822	\$ 37,234
Fund Balance - Beginning	\$ 404,597		\$ 1,055,742	
Fund Balance - Ending	\$ 400,184		\$ 1,088,564	

Capital Region
Community Development District
Debt Service Fund Series 2018A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 284,542	\$ 10,395
Interest Income	500	500	13,154	12,654
Total Revenues	\$ 274,647	\$ 274,647	\$ 297,696	\$ 23,049
Expenditures:				
Interest - 11/1	\$ 41,055	\$ 41,055	41,055	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	41,055	41,055	40,940	115
Principal - 5/1	190,000	190,000	190,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 272,110	\$ 272,110	\$ 281,995	\$ (9,885)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,537	\$ 2,537	\$ 15,701	\$ 13,164
Net Change in Fund Balance	\$ 2,537	\$ 2,537	\$ 15,701	\$ 13,164
Fund Balance - Beginning	\$ 56,111		\$ 191,170	
Fund Balance - Ending	\$ 58,648		\$ 206,872	

Capital Region
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 320,980	\$ 2,042
Interest Income	500	500	7,928	7,428
Total Revenues	\$ 319,437	\$ 319,437	\$ 328,908	\$ 9,471
Expenditures:				
Interest - 11/1	\$ 28,688	\$ 28,688	\$ 28,688	\$ -
Interest - 5/1	28,688	28,688	28,688	-
Principal - 5/1	260,000	260,000	260,000	-
Total Expenditures	\$ 317,375	\$ 317,375	\$ 317,375	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,062	\$ 2,062	\$ 11,533	\$ 9,471
Net Change in Fund Balance	\$ 2,062	\$ 2,062	\$ 11,533	\$ 9,471
Fund Balance - Beginning	\$ 50,731		\$ 50,830	
Fund Balance - Ending	\$ 52,794		\$ 62,363	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>														
Special Assessments - Tax Roll	\$ 1,722,305	\$ -	\$ 372,118	\$ 1,091,075	\$ 27,619	\$ 85,096	\$ 18,813	\$ 28,515	\$ 95,942	\$ 19,526	\$ -	\$ 583	\$ -	\$ 1,739,288
Special Assessments - Direct St Joe	287,187	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	286,947
Interest	56,567	3,027	2,498	3,956	6,837	6,263	6,371	5,825	5,373	4,929	4,502	3,987	3,013	56,580
Miscellaneous Revenue	-	-	-	-	-	-	-	940	-	-	-	-	-	940
Total Revenues	\$ 2,066,059	\$ 26,939	\$ 398,528	\$ 1,118,943	\$ 58,369	\$ 115,271	\$ 49,096	\$ 59,193	\$ 125,227	\$ 48,367	\$ 28,414	\$ 28,483	\$ 26,925	\$ 2,083,755
<u>Expenditures:</u>														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 12,000	\$ 800	\$ 600	\$ -	\$ 800	\$ 800	\$ 400	\$ 800	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ 6,600
PR-FICA	918	61	46	-	61	61	31	61	46	46	46	46	-	505
Engineering	15,000	2,270	574	134	708	340	-	-	-	-	-	-	-	4,025
Attorney	37,000	1,148	2,380	2,342	1,082	2,708	2,794	6,561	2,475	1,894	2,815	1,469	2,000	29,666
Annual Audit	3,925	-	-	-	-	3,925	-	-	-	-	-	-	-	3,925
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	12,190	12,190	-	-	-	-	-	-	-	-	-	-	-	12,190
Arbitrage Rebate	1,800	-	-	-	600	-	-	600	600	-	-	-	-	1,800
Dissemination Agent	7,950	663	663	663	663	663	663	663	663	663	663	663	663	7,950
Trustee Fees	15,520	-	-	4,148	-	-	-	4,041	7,031	-	-	-	370	15,590
Management Fees	54,114	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	54,114
Information Technology	2,968	247	247	247	247	247	247	247	247	247	247	247	247	2,968
Website Maintenance	1,272	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	300	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	2,000	33	18	19	10	46	27	13	27	16	31	11	16	266
Postage & Delivery	1,000	57	23	108	97	194	145	43	21	153	13	45	100	998
Insurance General Liability	11,587	11,587	-	-	-	-	-	-	-	-	-	-	-	11,587
Printing & Binding	2,000	57	112	2	6	93	54	5	38	44	105	186	101	803
Legal Advertising	3,500	172	-	-	87	-	83	83	163	-	166	359	-	1,114
Other Current Charges	1,600	228	-	-	-	100	-	600	7	-	29	23	500	1,486
Office Supplies	200	0	0	-	-	0	0	-	0	0	0	0	-	2
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 187,919	\$ 34,302	\$ 9,278	\$ 12,278	\$ 8,975	\$ 13,793	\$ 9,060	\$ 18,331	\$ 16,534	\$ 8,277	\$ 9,330	\$ 8,265	\$ 8,613	\$ 157,035

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	\$ 14,178	\$ 14,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,178
Management Fees	147,250	12,271	12,271	12,271	12,271	12,271	12,271	12,271	12,271	12,271	12,271	12,271	12,271	147,250
Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Electric/Water	57,800	3,702	4,459	2,284	2,151	2,461	2,291	2,188	6,490	8,937	5,850	4,993	5,866	51,671
Landscape Maintenance - Contract	1,066,255	88,855	88,855	88,855	88,855	88,855	88,855	88,855	88,855	88,855	88,855	88,855	88,855	1,066,255
Landscape Maint - New Units/Street Trees	5,500	-	-	312	328	328	328	328	321	321	457	457	457	3,637
Pond Maintenance - Contract	15,000	514	332	1,397	332	332	967	332	1,064	3,044	332	1,064	332	10,042
Pond Repairs - Current Units	128,000	228	20,454	720	118	40,824	5,200	47,281	1,338	899	-	-	6,982	124,043
SWMF Operating Permit Fees	7,803	459	3,033	2,754	-	459	-	-	-	-	-	-	-	6,705
Irrigation Maintenance - Contract	55,280	4,512	4,512	4,512	4,512	4,512	4,512	4,512	4,092	4,092	4,092	4,092	4,092	52,041
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	1,948	2,108	3,632	6,006	235	1,545	4,658	1,530	7,686	5,763	7,127	3,344	45,583
Preserve Maintenance	60,000	29,784	6,789	120	481	2,785	11,649	417	7	7	1,076	728	-	53,842
Tot Lot Inspection/Maintenance	7,500	-	-	-	1,458	330	300	34	-	-	156	3,518	-	5,795
Tree Removal/Trimming/Cleanup	188,000	2,293	1,020	-	-	1,530	-	5,089	74,801	2,510	15,673	22,200	6,075	131,191
Alleyway Maintenance	12,000	55	4,811	5,625	108	45	-	-	-	-	546	-	-	11,191
Miscellaneous Maintenance	14,500	3,352	540	287	1,301	729	312	521	4,831	1,313	693	242	300	14,422
Special Events	9,000	4,739	3,548	550	-	-	-	-	-	-	-	-	-	8,836
Other-Contingency	5,000	-	-	-	-	-	-	-	-	(25)	-	-	10,000	9,975
Capital Expenditures	25,000	-	1,348	1,980	2,595	2,200	1,235	-	1,215	-	1,383	52	496	12,505
Reserve for Capital - R&R	233,000	-	-	-	233,000	-	-	-	-	-	-	-	-	233,000
Common Area Maintenance	38,000	1,738	604	6,059	6,195	1,900	-	28	9,913	-	1,350	-	-	27,787
Subtotal Field Expenditures	\$ 2,134,566	\$ 168,625	\$ 154,683	\$ 131,356	\$ 359,710	\$ 159,796	\$ 129,464	\$ 166,515	\$ 206,727	\$ 129,910	\$ 138,496	\$ 145,597	\$ 139,069	\$ 2,029,948
Total Operations & Maintenance	\$ 2,134,566	\$ 168,625	\$ 154,683	\$ 131,356	\$ 359,710	\$ 159,796	\$ 129,464	\$ 166,515	\$ 206,727	\$ 129,910	\$ 138,496	\$ 145,597	\$ 139,069	\$ 2,029,948
Total Expenditures	\$ 2,322,485	\$ 202,927	\$ 163,961	\$ 143,634	\$ 368,685	\$ 173,588	\$ 138,524	\$ 184,846	\$ 223,261	\$ 138,187	\$ 147,826	\$ 153,862	\$ 147,682	\$ 2,186,983
Excess (Deficiency) of Revenues over Expenses	\$ (256,426)	\$ (175,988)	\$ 234,567	\$ 975,309	\$ (310,317)	\$ (58,317)	\$ (89,428)	\$ (125,653)	\$ (98,034)	\$ (89,820)	\$ (119,412)	\$ (125,379)	\$ (120,757)	\$ (103,228)
Net Change in Fund Balance	\$ (256,426)	\$ (175,988)	\$ 234,567	\$ 975,309	\$ (310,317)	\$ (58,317)	\$ (89,428)	\$ (125,653)	\$ (98,034)	\$ (89,820)	\$ (119,412)	\$ (125,379)	\$ (120,757)	\$ (103,228)

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	\$430,085
Reserve Fund Balance	-
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)
Less: Principal Payment - 5/1/24	(\$530,000)
Less: Refinancing Payment - 9/3/24	(\$650,000)
Current Bonds Outstanding	\$4,805,000

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	\$649,678
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)
Less: Principal Payment - 5/1/24	(\$600,000)
Less: Special Call 5/1/24	(\$925,000)
Current Bonds Outstanding	\$12,680,000

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	\$134,490	
Reserve Fund Balance	134,270	
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)
Less: Principal Payment - 5/1/24		(\$190,000)
Less: Special Call 5/1/24		(\$5,000)
Current Bonds Outstanding		\$1,585,000

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)
Less: Principal Payment - 5/1/24		(\$260,000)
Current Bonds Outstanding		\$2,035,000

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	\$739,679.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,026,626.77
TOTAL DUE DIRECT INVOICE		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LEON CO DIST 1	11/14/23	\$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
LEON CO DIST 5	01/11/24	\$0.00	\$6,012.97	\$6,102.13	\$7,812.92	\$0.00	\$12,572.97	\$27,619.27	\$60,120.26
LEON CO DIST 6	02/23/24	\$3,128.76	\$26,694.56	\$4,427.48	\$4,566.41	\$3,664.80	\$55,817.72	\$81,707.36	\$180,007.09
INTEREST	02/15/24	\$695.06	\$403.22	\$687.28	\$572.63	\$814.14	\$843.13	\$3,388.76	\$7,404.22
LEON CO DIST 7	03/26/24	\$2,437.48	\$4,711.53	\$2,433.13	\$0.00	\$2,855.08	\$9,851.71	\$18,813.29	\$41,102.22
LEON CO DIST 8	04/15/24	\$3,219.29	\$7,045.20	\$4,719.18	\$0.00	\$3,770.83	\$14,731.35	\$28,515.10	\$62,000.95
LEON CO DIST 9	05/08/24	\$10,348.94	\$27,901.54	\$3,316.80	\$3,485.51	\$12,121.98	\$58,341.47	\$95,392.58	\$210,908.82
INTEREST	05/21/24	\$37.40	\$163.68	\$49.30	\$19.44	\$43.81	\$342.26	\$549.29	\$1,205.18
LEON CO DIST 10	06/17/24	\$1,408.96	\$0.00	\$573.07	\$0.00	\$1,650.35	\$0.00	\$3,050.05	\$6,682.43
TAX CERTIFICATES	06/19/24	\$478.53	\$417.57	\$2,349.76	\$16,039.52	\$560.51	\$873.12	\$16,476.18	\$37,195.19
INTEREST	08/22/24	\$62.10	\$143.73	\$31.67	\$99.10	\$72.74	\$300.53	\$583.25	\$1,293.12
TOTAL RECEIVED TAX ROLL		\$324,127.36	\$244,893.48	\$320,979.55	\$284,542.45	\$379,658.68	\$512,066.63	\$1,739,288.02	\$3,805,556.17
TOTAL DUE TAX ROLL		\$1,422.49	\$0.00	\$0.00	\$0.00	\$1,666.23	\$0.00	\$0.00	\$3,088.72

PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	FY 2024 O&M	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	100.10%	0.00%	0.00%	0.00%	0.00%	100.00%	100.07%
% RECEIVED TAX ROLL		99.56%	101.37%	100.64%	103.79%	99.56%	101.37%	100.93%	100.94%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
General Fund			
9/16/2024	3439*	\$	(106,042.86)
9/1 - 9/30/24	3442-3460	\$	320,788.23
Capital Reserve Fund	n/a		
TOTAL			\$214,745.37

* ck#3439 was altered and stopped for payment

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
9/16/24	00024	8/20/24	196966	202408	320	57200	-46490			V	5,700.00-		
			TREE REMOVAL LDR5										
		8/20/24	196967	202408	320	57200	-46490			V	2,800.00-		
			REMV 6 PINE TREES										
		8/21/24	196956	202408	320	57200	-46450			V	3,158.99-		
			CONTR#18 U#35 ZONELINE RP										
		8/21/24	196961	202408	320	57200	-46450			V	277.14-		
			CONTR#3 U#1 IRR REP										
		8/21/24	196962	202408	320	57200	-46450			V	237.82-		
			CONTR#23 U#17 IRR REP										
		8/21/24	196963	202408	320	57200	-46450			V	413.59-		
			CONTR#2 U#5 IRR REP										
		8/21/24	196968	202408	320	57200	-61000			V	52.00-		
			TRASH RECEP LID REPLCMNT										
		9/01/24	196964	202409	320	57200	-46225			V	456.94-		
			SEP 24 LANDSC NEW UNITS										
		9/01/24	196964	202409	320	57200	-46200			V	88,854.55-		
			SEP 24 LANDSC CONTR UNITS										
		9/01/24	196964	202409	320	57200	-46400			V	419.83		
			SEP 24 IRR NEW UNITS										
		9/01/24	196964	202409	320	57200	-46400			V	4,511.66-		
			SEP 24 IRR CONTR UNITS										
								ALL-PRO LAND CARE OF TALLAHASSEE				106,042.86-003439	
9/03/24	00106	9/01/24	09012024	202409	300	20700	-10800			*	205.83		
			TXFER TAX COLLECTIONS										
		9/01/24	09012024	202409	300	20700	-10800			*	110,845.79		
			TXFER DIR BILL DS										
								CAPITAL REGION CDD - SERIES 2018A1				111,051.62	003442
9/03/24	00130	9/01/24	09012024	202409	300	20700	-11000			*	99.10		
			TXFER TAX COLLECTIONS										
								CAPITAL REGION CDD - SERIES 2018A2				99.10	003443
9/03/24	00148	9/01/24	09012024	202409	300	20700	-10900			*	373.27		
			TXFER TAX COLLECTIONS										
								CAPITAL REGIONS CDD - SERIES 2013				373.27	003444
9/03/24	00300	9/01/24	09012024	202409	300	20700	-10000			*	31.67		
			TXFER TAX COLLECTIONS										
								CAPITAL REGION CDD - SERIES 2021				31.67	003445
9/03/24	00114	8/27/24	24827	202408	300	15500	-10000			*	26,448.00		
			FY 2025 INSURANCE										
								EGIS INSURANCE ADVISORS, LLC				26,448.00	003446
								CAPR CAPITAL REGION TCESSNA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/03/24	00161	8/27/24 240827	202408 320-57200-46485	CY FIBAR	*	3,673.65	
MILLER RECREATION EQUIPMENT &							3,673.65 003447
9/03/24	00269	8/29/24 10153423	202408 320-57200-46490	INSP LARGE LIVE OAK	*	250.00	
NATURAL RESOURCE PLANNING SERVICES,							250.00 003448
9/10/24	00024	8/27/24 196970	202408 320-57200-46450	CONTR#2 U#5 IRR REP	*	246.05	
		8/27/24 196972	202408 320-57200-46450	CONTR#30 U#30 IRR REP	*	295.95	
		8/27/24 196973	202408 320-57200-46450	CONTR#8 U#25 IRR REP	*	111.70	
		8/27/24 196975	202408 320-57200-46450	CONTR#30 U#30 IRR REP	*	213.41	
		8/27/24 196976	202408 320-57200-46450	CONTR#23 U#17 VALVE REPL	*	393.07	
		8/27/24 196977	202408 320-57200-46450	CONTR#6 CNTRL PK IRR REP	*	304.04	
		8/27/24 196980	202408 320-57200-47000	CENTAL PARK INVASIVES	*	1,110.42	
		8/27/24 196982	202408 320-57200-46490	TREE WORK U#32	*	5,850.00	
		8/27/24 196983	202408 320-57200-46490	TREE WORK U#32	*	6,700.00	
ALL-PRO LAND CARE OF TALLAHASSEE							15,224.64 003449
9/10/24	00061	9/01/24 539	202409 310-51300-34000	SEP 24 - MGMT FEES	*	4,509.50	
		9/01/24 539	202409 310-51300-35110	SEP 24 - WEBITE ADMIN	*	106.00	
		9/01/24 539	202409 310-51300-35100	SEP 24 - IT	*	247.33	
		9/01/24 539	202409 310-51300-31300	SEP 24 - DISSEMINATION	*	662.50	
		9/01/24 539	202409 310-51300-42500	SEP 24 - COPIES	*	101.40	
		9/01/24 539	202409 310-51300-41000	SEP 24 - TELEPHONE	*	15.81	
		9/01/24 540	202409 320-57200-34000	SEP 24 - FACILITY MGMT	*	12,270.83	
GOVERNMENTAL MANAGEMENT SERVICES							17,913.37 003450
9/10/24	00324	8/30/24 3440133	202407 310-51300-31500	JUL 24 - GEN COUNSEL	*	1,959.00	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/16/24	00343	8/31/24 6644294	202408 310-51300-48000	NOTICE OF MEETING	*	111.56	
				GANNETT MEDIA GROUP			111.56 003455
9/24/24	00061	9/15/24 542	202409 300-15500-10000	ASSESSMENT ROLL CERT FY25	*	13,043.00	
				GOVERNMENTAL MANAGEMENT SERVICES			13,043.00 003456
9/24/24	00028	9/20/24 1939164	202409 320-57200-46500	SEP 24 - WATER MGMT SVC	*	332.00	
				THE LAKE DOCTORS, INC.			332.00 003457
9/25/24	00029	8/29/24 AUGUST	202408 320-57200-43000	AUGUST	*	4,992.80	
				CITY OF TALLAHASSEE - AUTO PAY			4,992.80 003458
9/26/24	00024	9/17/24 197030	202409 320-57200-46550	ALL-SPRAY PIPES/CATTAILS	*	2,182.02	
		9/17/24 197056	202409 320-57200-61000	POLY DOGIPOT PET STATION	*	496.20	
		9/17/24 197065	202409 320-57200-46450	CONT#28 U#31 MAINLINE REP	*	473.49	
		9/17/24 197070	202409 320-57200-46490	TREE WORK U#37	*	1,600.00	
		9/19/24 197077	202409 320-57200-46900	INSTALL DOGIPOT DISPENSER	*	180.00	
				ALL-PRO LAND CARE OF TALLAHASSEE			4,931.71 003459
9/26/24	00004	9/17/24 8-622-75	202409 310-51300-42000	DELIVERIES THRU 9/10/24	*	100.09	
				FEDEX			100.09 003460
TOTAL FOR BANK B						214,745.37	
TOTAL FOR REGISTER						214,745.37	

CAPR CAPITAL REGION TCESSNA

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

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

DATE	9/5/2023	PERIOD COVERED	10/1/23-9/30/24
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FY 2022 NON-AD VALOREM ASSESSMENTS INVOICE

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

PROPERTY: CAPITAL REGION BULK PARCELS

PROPERTY	DEVELOPABLE ACRES	SERIES 2018-1 DEBT RATE/ ACRE	TOTAL 2018-1 ASMT	FY 24 O&M RATE/ ACRE	TOTAL FY 24 O&M	TOTAL ASMT
3103204040000	72.50	\$1,718.58	\$124,597.00	\$667.33	\$48,381.70	\$172,978.70
3103206020000	24.00	\$1,718.58	\$41,245.90	\$667.33	\$16,016.01	\$57,261.91
3109204010000	19.00	\$1,718.58	\$32,653.01	\$667.33	\$12,679.34	\$45,332.35
3110200010001	52.00	\$1,718.58	\$89,366.12	\$667.33	\$34,701.36	\$124,067.48
3110200120000	101.00	\$1,718.58	\$173,576.51	\$667.33	\$67,400.72	\$240,977.23
3110200130000	2.38	\$1,718.58	\$4,090.22	\$667.33	\$1,588.25	\$5,678.47
3110200140000	5.97	\$1,718.58	\$10,259.92	\$667.33	\$3,983.98	\$14,243.90
3110200150000	24.69	\$1,718.58	\$42,431.72	\$667.33	\$16,476.47	\$58,908.19
3110200170000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3110200180000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3115200020000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3116200320000	17.21	\$1,718.58	\$29,576.75	\$667.33	\$11,484.82	\$41,061.57
3120200020010	63.24	\$1,718.58	\$108,682.95	\$667.33	\$42,202.19	\$150,885.14
3121200030000	6.00	\$1,718.58	\$10,311.48	\$667.33	\$4,004.00	\$14,315.48
3121200040000	35.00	\$1,718.58	\$60,150.27	\$667.33	\$23,356.68	\$83,506.95
3122200200000	7.00	\$1,718.58	\$12,030.05	\$667.33	\$4,671.34	\$16,701.39
3122200230000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
TOTAL	429.99000		\$738,971.90		\$286,946.86	\$1,025,918.76

UPDATED PAYMENT SCHEDULE:

INVOICE#	DUE DATE	% DEBT DUE	DEBT SERVICE INSTALLMENT DUE	% DUE O&M	O&M INSTALLMENT DUE	TOTAL INSTALLMENTS	RECEIVED	O&M	Debt service	
SJC100123	10/1/2023			8.33%	\$23,912.24	\$23,912.24	\$144,631.05	\$23,912.24	\$708.00	10/1/2023
SJC110123	11/1/2023			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24		10/31/2023
SJC123123	12/1/2023			8.33%	\$23,912.24	\$23,912.24	\$47,824.48	\$47,824.48		12/4/2023/12/22/23
SJC010124	1/1/2024			8.33%	\$23,912.24	\$23,912.24	\$171,706.62	\$23,912.24	\$147,794.38	1/24/2024
SJC024124	2/1/2024	20%	\$147,794.38	8.33%	\$23,912.24	\$171,706.62	\$171,706.62	\$23,912.24	\$147,794.38	2/22/2024
SJC030124	3/1/2024	20%	\$147,794.38	8.33%	\$23,912.24	\$171,706.62	\$245,603.81	\$23,912.24	\$221,691.57	3/25/2024
SJC040124	4/1/2024	30%	\$221,691.57	8.33%	\$23,912.24	\$245,603.81	\$23,912.24	\$23,912.24	\$0.00	4/29/2024
SJC050124	5/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24		5/31/2024
SJC060124	6/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24		6/29/2024
SJC070124	7/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24		7/29/2024
SJC080124	8/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	\$110,845.79	8/29/2024
SJC090124	9/1/2024	15%	\$110,845.79	8.33%	\$23,912.24	\$134,758.02				
SJC100124	10/1/2024	15%	\$110,845.79			\$110,845.79				
TOTAL		100.00%	\$738,971.90	100.00%	\$286,946.86	\$1,025,918.76	\$924,947.02	\$286,947.88	\$628,834.12	

outstanding - \$1.02 \$110,137.78

001.300.20700.10800 001.300.36300.10200 001.300.10100.01000
201.700.13100.10000
201.700.36300.10200

DUE TO DS \$110,845.79

Vendor#106

transferred	ck#	
1/26/2024	3321	\$147,794.38
		\$708.00
2/22/2024	3347	\$147,794.38
3/25/2024	3366	\$221,691.57
9/1/2024		
		\$517,988.33

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	\$517,988.33	\$0.00	\$0.00	\$0.00	\$0.00	\$239,122.40	\$757,110.73
TOTAL DUE DIRECT INVOICE		\$0.00	\$220,983.56	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.47	\$268,808.03

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
LEON CO DIST 5	01/11/24	\$0.00	\$6,012.97	\$6,102.13	\$7,812.92	\$0.00	\$12,572.97	\$27,619.27	\$60,120.26
INTEREST	02/15/24	\$695.06	\$403.22	\$687.28	\$572.63	\$814.14	\$843.13	\$3,388.76	\$7,404.22
LEON CO DIST 6	02/23/24	\$3,128.76	\$26,694.56	\$4,427.48	\$4,566.41	\$3,664.80	\$55,817.72	\$81,707.36	\$180,007.09
LEON CO DIST 7	03/26/24	\$2,437.48	\$4,711.53	\$2,433.13	\$0.00	\$2,855.08	\$9,851.71	\$18,813.29	\$41,102.22
LEON CO DIST 8	04/15/24	\$3,219.29	\$7,045.20	\$4,719.18	\$0.00	\$3,770.83	\$14,731.35	\$28,515.10	\$62,000.95
LEON CO DIST 9	05/08/24	\$10,348.94	\$27,901.54	\$3,316.80	\$3,485.51	\$12,121.98	\$58,341.47	\$95,392.58	\$210,908.82
INTEREST	05/21/24	\$37.40	\$163.68	\$49.30	\$19.44	\$43.81	\$342.26	\$549.29	\$1,205.18
LEON CO DIST 10	06/17/24	\$1,408.96	\$0.00	\$573.07	\$0.00	\$1,650.35	\$0.00	\$3,050.05	\$6,682.43
TAX CERTIFICATES	06/19/24	\$478.53	\$417.57	\$2,349.76	\$16,039.52	\$560.51	\$873.12	\$16,476.18	\$37,195.19
INTEREST	08/22/24	\$62.10	\$143.73	\$31.67	\$99.10	\$72.74	\$300.53	\$583.25	\$1,293.12
TOTAL RECEIVED TAX ROLL		\$324,127.36	\$244,893.48	\$320,979.55	\$284,542.45	\$379,658.68	\$512,066.63	\$1,739,288.02	\$3,805,556.17
NET DUE TAX ROLL		\$1,422.49	-\$3,321.48	-\$2,041.87	-\$10,395.10	\$1,666.23	-\$6,945.13	-\$15,994.65	-\$35,609.51

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%	70.10%	0.00%	0.00%	0.00%	0.00%	83.33%	73.80%
% RECEIVED TAX ROLL	99.56%	101.37%	100.64%	103.79%	99.56%	101.37%	100.93%	100.94%

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# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
9/30/23 balance							CHECKS	
12/01/23							3293/3294/3295/3296	
12/15/23								
01/03/24								
01/18/24								
03/01/24								
04/05/24								
04/16/24								
05/10/24								
06/24/24								
Total transferred	\$568,815.01		\$320,947.88	\$284,443.35	\$891,352.04			
Total DUE	\$205.83		\$31.67	\$99.10	\$373.27			

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	\$288,946.87	\$1,025,918.75
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	\$517,988.33	\$0.00	\$0.00	\$0.00	\$0.00	\$239,122.40	\$757,110.73
TOTAL DUE DIRECT INVOICE		\$0.00	\$220,983.56	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.47	\$268,808.03
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
LEON CO DIST 5	01/11/24	\$0.00	\$6,012.97	\$6,102.13	\$7,812.92	\$0.00	\$12,572.97	\$27,619.27	\$60,120.26
INTEREST	02/15/24	\$695.06	\$403.22	\$687.28	\$572.63	\$814.14	\$843.13	\$3,388.76	\$7,404.22
LEON CO DIST 6	02/23/24	\$3,128.76	\$26,694.56	\$4,427.48	\$4,566.41	\$3,664.80	\$55,817.72	\$81,707.36	\$180,007.09
LEON CO DIST 7	03/26/24	\$2,437.48	\$4,711.53	\$2,433.13	\$0.00	\$2,855.08	\$9,851.71	\$18,813.29	\$41,102.22
LEON CO DIST 8	04/15/24	\$3,219.29	\$7,045.20	\$4,719.18	\$0.00	\$3,770.83	\$14,731.35	\$28,515.10	\$62,000.95
LEON CO DIST 9	05/08/24	\$10,348.94	\$27,901.54	\$3,316.80	\$3,485.51	\$12,121.98	\$58,341.47	\$95,392.58	\$210,908.82
INTEREST	05/21/24	\$37.40	\$163.68	\$49.30	\$19.44	\$43.81	\$342.26	\$549.29	\$1,205.18
LEON CO DIST 10	06/17/24	\$1,408.96	\$0.00	\$573.07	\$0.00	\$1,650.35	\$0.00	\$3,050.05	\$6,682.43
TAX CERTIFICATES	06/19/24	\$478.53	\$417.57	\$2,349.76	\$16,039.52	\$560.51	\$873.12	\$16,476.18	\$37,195.19
INTEREST	08/22/24	\$62.10	\$143.73	\$31.67	\$99.10	\$72.74	\$300.53	\$583.25	\$1,293.12
TOTAL RECEIVED TAX ROLL		\$324,127.36	\$244,893.48	\$320,979.55	\$284,542.45	\$379,658.68	\$512,066.63	\$1,739,288.02	\$3,805,556.17
NET DUE TAX ROLL		\$1,422.49	-\$3,321.48	-\$2,041.87	-\$10,395.10	\$1,666.23	-\$6,945.13	-\$15,994.65	-\$35,609.51

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%	70.10%	0.00%	0.00%	0.00%	0.00%	83.33%	73.80%
% RECEIVED TAX ROLL	99.56%	101.37%	100.64%	103.79%	99.56%	101.37%	100.93%	100.94%

	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								
12/01/23								
12/15/23								
01/03/24								
01/18/24								
03/01/24								
04/05/24								
04/16/24								
05/10/24								
06/24/24								
Total transferred	\$568,815.01		\$320,947.88	\$284,443.35		\$891,352.04		
Total DUE	\$205.83		\$31.67	\$99.10		\$373.27		

3293/3294/3295/3296

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	\$517,988.33	\$0.00	\$0.00	\$0.00	\$0.00	\$239,122.40	\$757,110.73
TOTAL DUE DIRECT INVOICE		\$0.00	\$220,983.56	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.47	\$268,808.03
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
LEON CO DIST 5	01/11/24	\$0.00	\$6,012.97	\$6,102.13	\$7,812.92	\$0.00	\$12,572.97	\$27,619.27	\$60,120.26
INTEREST	02/15/24	\$695.06	\$403.22	\$687.28	\$572.63	\$814.14	\$843.13	\$3,368.76	\$7,404.22
LEON CO DIST 6	02/23/24	\$3,128.76	\$26,694.56	\$4,427.48	\$4,566.41	\$3,664.80	\$55,817.72	\$81,707.36	\$180,007.09
LEON CO DIST 7	03/26/24	\$2,437.48	\$4,711.53	\$2,433.13	\$0.00	\$2,855.08	\$9,851.71	\$18,813.29	\$41,102.22
LEON CO DIST 8	04/15/24	\$3,219.29	\$7,045.20	\$4,719.18	\$0.00	\$3,770.83	\$14,731.35	\$28,515.10	\$62,000.95
LEON CO DIST 9	05/08/24	\$10,348.94	\$27,901.54	\$3,316.80	\$3,485.51	\$12,121.98	\$58,341.47	\$95,392.58	\$210,908.82
INTEREST	05/21/24	\$37.40	\$163.68	\$49.30	\$19.44	\$43.81	\$342.26	\$549.29	\$1,205.18
LEON CO DIST 10	06/17/24	\$1,408.96	\$0.00	\$573.07	\$0.00	\$1,650.35	\$0.00	\$3,050.05	\$6,682.43
TAX CERTIFICATES	06/19/24	\$478.53	\$417.57	\$2,349.76	\$16,039.52	\$560.51	\$873.12	\$16,476.18	\$37,195.19
INTEREST	08/22/24	\$62.10	\$143.73	\$31.67	\$99.10	\$72.74	\$300.53	\$583.25	\$1,293.12
TOTAL RECEIVED TAX ROLL		\$324,127.36	\$244,893.48	\$320,979.55	\$284,542.45	\$379,658.68	\$512,066.63	\$1,739,288.02	\$3,805,556.17
NET DUE TAX ROLL		\$1,422.49	-\$3,321.48	-\$2,041.87	-\$10,395.10	\$1,666.23	-\$6,945.13	-\$15,994.65	-\$35,609.51
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%	70.10%	0.00%	0.00%	0.00%	0.00%	83.33%	73.80%
% RECEIVED TAX ROLL		99.56%	101.37%	100.64%	103.79%	99.56%	101.37%	100.93%	100.94%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 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			
9/30/23 balance								CHECKS	
12/01/23									
12/15/23									
01/03/24									
01/18/24									
03/01/24									
04/05/24									
04/16/24									
05/10/24									
06/24/24									
Total transferred		\$568,815.01		\$320,947.88	\$284,443.35	\$891,352.04			
Total DUE		\$205.83		\$31.67	\$99.10	\$373.27			

3293/3294/3295/3296

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	\$784,593.43	\$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	\$4,053,705.09
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	\$517,988.33	\$0.00	\$0.00	\$0.00	\$0.00	\$239,122.40	\$757,110.73
TOTAL DUE DIRECT INVOICE		\$0.00	\$220,983.56	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.47	\$268,808.03
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
LEON CO DIST 5	01/11/24	\$0.00	\$6,012.97	\$6,102.13	\$7,812.92	\$0.00	\$12,572.97	\$27,619.27	\$60,120.26
INTEREST	02/15/24	\$695.06	\$403.22	\$687.28	\$572.63	\$814.14	\$843.13	\$3,388.76	\$7,404.22
LEON CO DIST 6	02/23/24	\$3,128.76	\$26,694.56	\$4,427.48	\$4,566.41	\$3,664.80	\$55,817.72	\$81,707.36	\$180,007.09
LEON CO DIST 7	03/26/24	\$2,437.48	\$4,711.53	\$2,433.13	\$0.00	\$2,855.08	\$9,851.71	\$18,813.29	\$41,102.22
LEON CO DIST 8	04/15/24	\$3,219.29	\$7,045.20	\$4,719.18	\$0.00	\$3,770.83	\$14,731.35	\$28,515.10	\$62,000.95
LEON CO DIST 9	05/08/24	\$10,348.94	\$27,901.54	\$3,316.80	\$3,485.51	\$12,121.98	\$58,341.47	\$95,392.58	\$210,908.82
INTEREST	05/21/24	\$37.40	\$163.68	\$49.30	\$19.44	\$43.81	\$342.26	\$549.29	\$1,205.18
LEON CO DIST 10	06/17/24	\$1,408.96	\$0.00	\$573.07	\$0.00	\$1,650.35	\$0.00	\$3,050.05	\$6,682.43
TAX CERTIFICATES	06/19/24	\$478.53	\$417.57	\$2,349.76	\$16,039.52	\$560.51	\$873.12	\$16,476.18	\$37,195.19
INTEREST	08/22/24	\$62.10	\$143.73	\$31.67	\$99.10	\$72.74	\$300.53	\$583.25	\$1,293.12
TOTAL RECEIVED TAX ROLL		\$324,127.36	\$244,893.48	\$320,979.55	\$284,542.45	\$379,658.68	\$512,066.63	\$1,739,288.02	\$3,805,556.17
NET DUE TAX ROLL		\$1,422.49	-\$3,321.48	-\$2,041.87	-\$10,395.10	\$1,666.23	-\$6,945.13	-\$15,994.65	-\$35,609.51
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%	70.10%	0.00%	0.00%	0.00%	0.00%	83.33%	73.80%
% RECEIVED TAX ROLL		99.56%	101.37%	100.64%	103.79%	99.56%	101.37%	100.93%	100.94%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 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			
								CHECKS	
9/30/23 balance		\$68.36		\$21.42	\$0.00	\$111.63			
12/01/23		\$144,598.47		\$53,095.14	\$24,172.21	\$222,451.31			
12/15/23		\$259,136.97		\$222,719.73	\$194,683.67	\$368,772.83			
01/03/24		\$70,043.54		\$20,495.30	\$33,091.04	\$121,384.30			
01/18/24		\$6,012.97		\$6,102.13	\$7,812.92	\$12,572.97			
03/01/24		\$30,921.30		\$5,114.76	\$5,139.04	\$61,139.78			
04/05/24		\$7,149.01		\$2,433.13	\$0.00	\$12,706.79			
04/16/24		\$10,264.49		\$4,719.18	\$0.00	\$18,502.16			
05/10/24		\$38,250.48		\$3,316.80	\$3,485.51	\$70,463.45			
06/24/24		\$2,506.14		\$2,972.13	\$16,058.98	\$3,470.05			
Total transferred		\$568,815.01		\$320,947.88	\$284,443.35	\$891,352.04			
Total DUE		\$205.83		\$31.67	\$99.10	\$373.27			

3293/3294/3295/3296



Customer	Capital Region Community Development District
Acct. #	280
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 26,448.00
Payment Amount	
Payment for:	Invoice#24827
100124542	

Thank You

Please detach and return with payment

Customer: Capital Region Community Development District

[illegible]

Total

\$	26,448.00
----	-----------

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/27/2024

INVOICE

Miller Recreation Equipment & Design, Inc.

Your Fun is Our Business

INVOICE #: 240827

Date: 08-27-24

7745 S.W. 193rd Lane
Cutler Bay, FL 33157
941+792-4580
mrecfla@gmail.com

Expiration Date **30 days**

T CAPITAL REGION CDD
3196 MERCHANTS ROW BLVD
TALLAHASSEE, FL 32311
rberlin@gmsnf.com
ROBERT BERLIN 850+251-1237

SHIP TO: 4101 BILTMORE AVE
TALLAHASSEE, FL 32311
KIM BISHOP 850+933-0371
ROBERT BERLIN 850+251-1237

<i>salesperson</i>	<i>jo</i>	<i>payment terms</i>	<i>due date</i>
Susan Miller	CAPITAL REGION	Due on receipt	

Q t	description	unit price	line total
100	CY FIBAR (EWF)		3211.65
FREIGHT			462
Sales Tax			
Total			3673.65

46485
Corbin deNagy
8/28/24

8/28/24

Thank you for your business!



Natural Resource Planning Services, Inc.

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

Invoice Num: 10153423





August 29, 2024

Page 1 of 1

Capital Region Community Development District
Corbin deNagy, Operations Manager
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

Project ID: AR-24-114-UF
Project Name: Southwood Community
Manager: CHARLIEM

INVOICE

DESCRIPTION	AMOUNT
Inspected large live oak residing in a pocket part at the junction of Biltmore Avenue and Spider Lily Way.	
Report provided.	
	\$250.00
Subtotal:	\$250.00
Amount Due This Invoice	\$250.00
	Pay Now
	   
	ACH payments accepted

46490

Corbin deNagy

8/30/2024



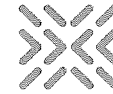
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196970

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 2, Unit 5			
Hunter 2" Valve PGV-201	1	115.75	115.75
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor	1.5	80.00	120.00
Date of Service: 8/19/24			
<div>46450 <i>Corbin deNagy</i> 8/28/24</div>			

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

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

Total	\$246.05
Payments/Credits	\$0.00
Balance Due	\$246.05

Balance Due	\$295.95
--------------------	-----------------

Total	\$111.70
Payments/Credits	\$0.00
Balance Due	\$111.70



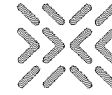
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196975

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 30, Unit 30			
EZ-1 Hunter Single Station Decoder	1	72.81	72.81
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Irrigation Technician Labor	1.5	80.00	120.00
Date of Service: 8/21/24			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$213.41
Payments/Credits	\$0.00
Balance Due	\$213.41



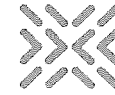
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196976

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Controller 23, Unit 17 - Valve Replace			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
1 1/2" SCH 40 Male Adapter	2	1.70	3.40
2" 90 Elbow PVC SS	1	2.55	2.55
2" x 1 1/2" SCH 40 RED Bushing SS	1	2.82	2.82
Rectangular Valve Box (Green)	1	48.35	48.35
Irrigation Technician Labor	2	80.00	160.00
Irrigation Helper Labor	2	50.00	100.00
Date of Service: 8/22/24 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$393.07
Payments/Credits	\$0.00
Balance Due	\$393.07



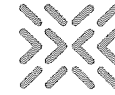
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196977

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Irrigation Repair: Controllor 6, Central Park			
I 40 Rotor	2	87.02	174.04
Irrigation Technician Labor	1	80.00	80.00
Irrigation Helper Labor	1	50.00	50.00
Date of Service: 8/22/24			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$304.04
Payments/Credits	\$0.00
Balance Due	\$304.04



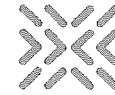
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196980

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Central Park - Invasives			
Renovate		55.42	55.42
IPM Technician Labor	3.5	80.00	280.00
General Labor	10.5	50.00	525.00
Cat loader Use		250.00	250.00
Date of Service: 8/22/24			
47000 <i>Corbin deNagy</i> 8/28/24			

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

\$35 fee for all returned checks

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

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

Total	\$1,110.42
Payments/Credits	\$0.00
Balance Due	\$1,110.42



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

Invoice

Date	Invoice #
8/27/2024	196982

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Tree work Unit #32; 2541 Lantana Ln in the green space Tree Removal of storm damaged trees West of 2541 Lantana Ln in the green space. Trees were craned out due to limited access. Cut stumps low and haul debris Date of Service: 8/23/24		5,850.00	5,850.00
		46490 <i>Corbin deNagy</i> 8/28/24	

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	\$5,850.00
Payments/Credits	\$0.00
Balance Due	\$5,850.00



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

Invoice

Date	Invoice #
8/27/2024	196983

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Tree work at Unit #32 Coneflower Dr & Mossy Creek Tree pruning 4" and greater dead wood and large storm broken limbs in the park & haul debris Date of Service: 8/26/24		6,700.00	6,700.00
		46490 <i>Corbin deNagy</i> 8/28/24	

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	\$6,700.00
Payments/Credits	\$0.00
Balance Due	\$6,700.00

SETTLEMENT AGREEMENT

This Settlement Agreement (“**Agreement**”) is entered into on September 3, 2024, by and between Sandco Inc., a Florida corporation (“**Sandco Inc.**”), Sandco LLC, a Florida limited liability company (“**Sandco LLC**”) (collectively, “**Sandco**”), and the Capital Region Community Development District (the “**District**”). Sandco and the District may be collectively referred to herein as the “**Parties**.”

WHEREAS, the District is the holder of that certain City of Tallahassee Stormwater Operating Permit TOP120007 relating to the stormwater pond identified as Southwood SWMF FL080, and which is located on certain real property owned by The St. Joe Company, LLC and identified as Leon County Parcel ID No.: 3110200180000, and which is generally located within the District’s boundaries north of Orange Ave. E, south of Mount Vernon Lane, east of Coneflower Drive, and west of Jasmine Hill Road (“**Pond FL080**”);

WHEREAS, between approximately March 2018 and March 2023, Sandco performed construction work on property which is generally located around and adjacent to Pond FL080 constituting a unit of development known as Southwood LDR-5;

WHEREAS, upon completion of the Southwood LDR-5 construction, Sandco performed restoration work to Pond FL080 as further identified in the invoice attached hereto as Exhibit “A” (the “**Restoration Work**”);

WHEREAS, on or about March 11, 2024, Sandco sent the District a demand for payment of a portion of the costs related to the Restoration Work; and

WHEREAS, the Parties have been in dispute regarding the Parties’ relative responsibility for the cost of the Restoration Work (the “**Dispute**”) and desire to resolve said Dispute pursuant to the terms and conditions set forth below:

NOW THEREFORE, in consideration of the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, each intending to be legally bound for themselves, their successors and assigns together with any predecessors, successors, subsidiaries or affiliated corporations, partnerships or other business entities and the agents, employees, officers, directors, stockholders, partners, managers, successors and assigns thereof do hereby covenant and agree as follows:

1. The District agrees to pay Sandco Ten Thousand U.S. Dollars (\$10,000.00) for purposes of settling the Dispute between the Parties. The full amount shall be paid to "Sandco Inc." within forty-five (45) days of execution of this Agreement ("**Settlement Payment**").

2. Sandco, individually, jointly and severally, represents it has proper and valid authority to execute this Agreement and in consideration of the District's agreement to make the Settlement Payment does hereby release, acquit and forever discharge District, as well as all of its officers, directors, managers, attorneys, respective heirs and assigns, beneficiaries, predecessors, successors as well as all agents and employees thereof from any and all manner of actions, suits, claims, damages, whether known or unknown, liquidated or unliquidated, affixed, contingent, direct or indirect which Sandco may have had, may now have or may hereafter have for, upon, or by reason of, any matter, fact or thing, including, but not limited to, all actions or causes of action that were or could have been raised in in relation to, or connection with, the Dispute.

3. The District, individually, jointly and severally, represents it has proper and valid authority to execute this Agreement and does hereby release, acquit and forever discharge Sandco, as well as all of its officers, directors, managers, attorneys, respective heirs and assigns, beneficiaries, predecessors, successors as well as all agents and employees thereof from any and all manner of actions, suits, claims, damages, whether known or unknown, liquidated or

unliquidated, affixed, contingent, direct or indirect which Sandco may have had, may now have or may hereafter have for, upon, or by reason of, any matter, fact or thing, including, but not limited to, all actions or causes of action that were or could have been raised in in relation to, or connection with, the Dispute.

4. This Agreement and the exhibit attached hereto represents the entire Agreement and understanding between the Parties.

5. By signing this Agreement, the undersigned Parties acknowledge that they understand its terms and agree to be bound by them and their successors and assigns, together with any heirs, personal representatives, beneficiaries, predecessors, successors, subsidiaries or affiliated corporations, partnerships, or other business entities and the agents, employees, officers, directors, stockholders, managers, partners, successors and assigns thereof are bound by its terms.

6. Each party to this Agreement represents and warrants that no other person or entity has any interest in the claims, demands, obligations or causes of action released by each of them pursuant to this Settlement Agreement and each has the sole right and exclusive authority to execute this Settlement Agreement.

7. It is understood between the Parties that this Agreement does not constitute and shall not be construed as an admission of liability or fault by any party to this Agreement.

8. This Agreement may be signed in counterparts, such that the individual Parties' signature pages are properly executed, and when combined with the original signature pages, or copies thereof, executed by the remaining Parties, shall constitute an original and completed Agreement.

9. In the event that any party is required to enforce this Agreement, the prevailing party shall be entitled to all reasonable costs and attorney's fees associated with such enforcement.

10. This Agreement embodies and constitutes the entire understanding between the Parties with respect to the transactions completed herein. All other prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing, signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.

11. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida. Each party agrees to submit to personal jurisdiction and venue of the state courts located in and any federal courts that encompass Leon County, Florida, for a resolution of all disputes arising in connection with the terms and provisions of this Agreement. Moreover, the state courts located in and any federal courts that encompass Leon County, Florida shall be the sole and exclusive jurisdiction to resolve any disputes affecting or arising out of this Agreement.

12. Each party shall bear its own cost and attorney's fees incurred in connection with (a) the Dispute and (b) the drafting and execution of this Agreement.

13. The Parties hereto agree that if any provision in this Agreement is held to be invalid, illegal, or unenforceable, either legislatively or judicially, such provision shall be severed herefrom, and the remainder of this Agreement will continue to be valid and enforceable.

14. Each party acknowledges that it (1) has expressly authorized and is fully competent to execute this Agreement; (2) has carefully read and completely understands the terms and effects of this Agreement, and that all understandings and agreements between the Parties relating to the subjects covered in the Agreement are contained herein; (3) has entered into this Agreement voluntarily and not in reliance on any promises or representations by any party other than those

contained in the Agreement; (4) has received valid and sufficient consideration for the execution and delivery of the Agreement; and (5) has been given the opportunity to discuss this Agreement with independent legal counsel, has availed itself of that opportunity and has received advice and counsel from independent attorneys before execution of this Agreement concerning the meaning and impact thereof.

15. All Parties have participated in the negotiation and drafting of this Agreement. As a result, to the extent an ambiguity exists in this Agreement, it shall not be interpreted against any specific party.

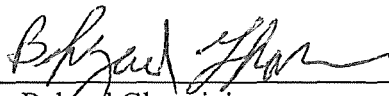
16. Each party agrees to execute all documents necessary to ensure the terms and conditions of this Agreement can be fully effectuated.

17. Sandco agrees that the terms of this Agreement shall remain open for acceptance by the District until and through the next meeting of the District's Board of Supervisors at which this Agreement is considered by the Board of Supervisors for approval.

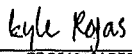
[SIGNATURE PAGE TO FOLLOW]

APPROVED AND AGREED UPON BY:

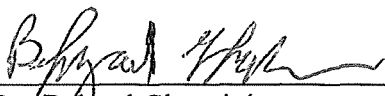
SANDCO INC.


By: Behzad Ghazvini
Its: President

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

By: L. Kyle Rojas
Its: Chairperson, Board of Supervisors

SANDCO LLC


By: Behzad Ghazvini
Its: Manager

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 539**Invoice Date:** 9/1/24**Due Date:** 9/1/24**Case:****P.O. Number:****Bill To:**

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


Description	Hours/Qty	Rate	Amount
Management Fees - September 2024	340	4,509.50	4,509.50
Website Administration -September 2024	351	106.00	106.00
Information Technology - September 2024	351	247.33	247.33
Dissemination Agent Services -September 2024	313	662.50	662.50
Copies	425	101.40	101.40
Telephone	110	15.81	15.81
Total			\$5,642.54
Payments/Credits			\$0.00
Balance Due			\$5,642.54

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 540**Invoice Date:** 9/1/24**Due Date:** 9/1/24**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 - September 2024 920 574 340		12,270.83	12,270.83
 9-6-24			

Total	\$12,270.83
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Payments/Credits	\$0.00
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Balance Due	\$12,270.83
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

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. 3440133

Client Matter No. 17123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3440133

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

07/09/24	S. Sandy	0.20	59.00	Review district management FEMA work authorization
07/10/24	S. Sandy	0.20	59.00	Confer with Berlin
07/11/24	J. Brown	0.20	66.00	Correspondence regarding tree policy
07/12/24	J. Brown	0.20	66.00	Correspondence regarding settlement; follow-up and forward materials related to same
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/18/24	S. Sandy	0.20	59.00	Confer regarding new legislative requirement for goals and objectives
07/19/24	S. Sandy	0.40	118.00	Prepare settlement agreement; review draft minutes; confer with deNagy
07/24/24	S. Sandy	1.80	531.00	Prepare settlement agreement with Sandco related to Pond FL080
07/25/24	J. Brown	0.60	198.00	Review and revise settlement agreement

KUTAK ROCK LLP

Capital Region CDD
August 30, 2024
Client Matter No. 17123-1
Invoice No. 3440133
Page 2

07/26/24	S. Sandy	0.30	88.50	Prepare settlement agreement
07/29/24	S. Sandy	0.60	177.00	Confer with Walters; disseminate Settlement Agreement
07/29/24	D. Wilbourn	0.40	70.00	Conduct property due diligence
07/31/24	S. Sandy	1.50	442.50	Confer with Berlin regarding installation of drainage improvements on District property and access agreement for conservation area; prepare temporary construction easement; confer with Sweeting regarding direct collect agreement

TOTAL HOURS 6.70

TOTAL FOR SERVICES RENDERED \$1,959.00

TOTAL CURRENT AMOUNT DUE \$1,959.00

31500

Corbin deNagy

9/3/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

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. 3440134

Client Matter No. 17123-2

Notification Email: eftgroup@kutakrock.com

Capital Region CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3440134

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

07/10/24	S. Sandy	0.90	265.50	Prepare for Board meeting
07/11/24	S. Sandy	2.00	590.00	Prepare for and attend board meeting; conduct follow-up regarding same

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED \$855.50

TOTAL CURRENT AMOUNT DUE \$855.50

31500

Corbin deNagy

9/3/24

EXHIBIT A



4707 Capital Circle NW
Tallahassee, FL 32303
PHONE (850) 402-1111 FAX: (850) 402-7674

INVOICE

DATE: July 24, 2023
INVOICE # smal-072423
DUE: Upon receipt

Bill To:
Southwood CDD
Golden Oak Land Group
4708 Capital Circle NW
Tallahassee, FL 32303

Southwood
Orange Ave. Holding Pond
Tallahassee, FL

QUANTITY	UNIT	DESCRIPTION	UNIT AMOUNT	AMOUNT
1	LS	Mobilization - Equipment Transport	1,701.66	\$1,701.66
1	LS	Orange Ave Pond Cleanup	\$ 83,216.11	\$83,216.11
		Total		84,916.77
		Southwood CDD share		18,500.00
		Golden Oak Land Group		66,416.77
			SUB TOTAL	\$ 84,916.77
			SALES TAX	\$
			TOTAL	\$ 84,916.77

Make all checks payable to Sandco, LLC
If you have any questions concerning this invoice, please call 850-402-1111

THANK YOU FOR YOUR BUSINESS!

BILLING DETAIL REPORT

Billing Item	Cost Code	Category	Acctg Date	Description	Vendor	Invoice	Amount
21-01 Southwood LBR-5 Phase III							
430 Storm Drain System							
430	Labor		04-07-23	PR Summary			1,507.08
430	Labor		04-14-23	PR Summary			6,000.00
430	Labor		04-21-23	PR Summary			9,915.78
430	Labor		04-28-23	PR Summary			9,137.27
430	Labor		05-05-23	PR Summary			1,305.65
Category Totals							24,026.39
430	Equipment		04-14-23	2010 JD 624K-11 Loader	10-1096		1,049.60
430	Equipment		04-14-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		4,776.00
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6621		52.75
430	Equipment		04-21-23	2007 BLACK C7713 DUMP TRUCK	60-1421		172.75
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6621		172.75
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6622		215.25
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6620		172.75
430	Equipment		04-21-23	2005 WHITE BLACK DUMP	60-6621		123.00
430	Equipment		04-21-23	2010 JD 624K-11 Loader	10-1096		3,230.00
430	Equipment		04-21-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		0,200.00
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6622		154.75
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6620		07.00
430	Equipment		04-28-23	2005 WHITE BLACK DUMP	60-6621		207.50
430	Equipment		04-28-23	2010 JD 624K-11 Loader	10-1096		5,080.00
430	Equipment		04-28-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		4,776.00
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6622		570.75
430	Equipment		04-28-23	2007 BLACK C7713 DUMP TRUCK	60-1421		673.25
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6621		557.00
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6623		171.40
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6622		172.75
430	Equipment		05-05-23	2010 JD 624K-11 Loader	10-1096		1,536.00
Category Totals							30,120.00
430	Subcontract		04-12-23	Hauling	Geathers Trucking	0501-04122023	160.75
430	Subcontract		04-17-23	Hauling	Geathers Trucking	0501-04172023	675.00
430	Subcontract		04-17-23	Hauling	Steege Contracting Corp.	0707-04172023	600.00
430	Subcontract		04-17-23	Hauling	Steege Contracting Corp.	2037-04172023	600.00
430	Subcontract		04-17-23	Hauling	Tremont Concrete Constrctn	02-04172023	788.75
430	Subcontract		04-25-23	Hauling	Geathers Trucking	0501-04252023	160.75
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	0707-04252023	600.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	1440-04252023	700.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	1723-04252023	140.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	2055-04252023	200.00
430	Subcontract		04-25-23	Hauling	Tremont Concrete Constrctn	04252023	95.75
430	Subcontract		04-25-23	Hauling	Peter Construction Inc.	08-04252023	137.50
430	Subcontract		05-02-23	Hauling	Tremont Concrete Constrctn	05022023	50.75
Category Totals							5,190.75
Billing Item Totals							69,346.92
Primary Job Totals							69,346.92
Job Totals							69,346.92
Grand Totals							
							69,346.92

BILLING DETAIL REPORT

Billing Item	Cost Code	Category	Acctg Date	Description	Vendor	Invoice	Amount
21-01 Southland LBR-5 Rhoads III							
1011 Mobilization							
1011	Labor		04-14-23	FR Summary			137.50
1011	Labor		04-21-23	FR Summary	55-6494		119.09
1011	Labor		04-28-23	FR Summary	55-6494		55.61
1011	Labor		05-05-23	FR Summary	55-6494		91.84
Category Totals							504.11
1011	Equipment		04-21-23	2005 Peterbilt Tractor	55-6494		580.60
1011	Equipment		04-28-23	2005 Peterbilt Tractor	55-6494		92.01
1011	Equipment		05-05-23	2005 Peterbilt Tractor	55-6494		171.44
Category Totals							826.96
Billing Item Totals							1,418.65
Primary Job Totals							1,418.65
Job Totals							1,418.65
GRAND TOTALS							1,418.65

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, September 4, 2024 4:31 PM
To: Tiziana Cessna
Subject: Fwd: Capital Region Community Development District - Pond FL080 Restoration
Attachments: image001.jpg; Settlement Agreement (Fully Executed) - Sandco Pond FL 080 - July 2024 - Capital Region.pdf

Hi Tiziana,

Attached is the fully signed settlement agreement between the Capital Region CDD and Sandco. You'll see on page 2 of the agreement that the district agreed to pay Sandco \$10,000. The amount should be paid within 45 days of execution of the agreement.

Per the email below, the check should be sent to Manausa, Shaw & Minacci (address below) and the check should be made payable to Sandco, LLC.

Please let me know when the check is cut/mailed.

Let me know if you have any questions.

Thanks!

Corbin deNagy
District Manager
Operations Manager – Capital Region CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
850-727-5310 Office

----- Forwarded message -----

From: Josh Walters <josh@manausalaw.com>
Date: Wed, Sep 4, 2024 at 4:20 PM
Subject: RE: Capital Region Community Development District - Pond FL080 Restoration
To: Sandy, Sarah R. <Sarah.Sandy@kutakrock.com>
Cc: Danny Manausa <danny@manausalaw.com>, Brown, Joseph A. <Joseph.Brown@kutakrock.com>, cdenagy@gmsnf.com <cdenagy@gmsnf.com>

Understood. Please send the check to our office made payable to "Sandco Inc." Thanks.

Joshua W. Walters

Manausa, Shaw & Minacci, P.A.

1701 Hermitage Blvd, Suite 100

Tallahassee, FL 32308

Josh@ManausaLaw.com

t. 850.597.7616 ▪ f. 850.270.6148 ▪ www.manausalaw.com



From: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>

Sent: Wednesday, September 4, 2024 4:17 PM

To: Josh Walters <josh@manausalaw.com>

Cc: Danny Manausa <danny@manausalaw.com>; Brown, Joseph A. <Joseph.Brown@KutakRock.com>; cdenagy@gmsnf.com

Subject: RE: Capital Region Community Development District - Pond FL080 Restoration

Josh,

You inserted into Section 1 of the Settlement Agreement that the amount would be paid to Sandco, Inc. The CDD is a governmental entity subject to governmental accounting standards and annual audits, so we're not able to switch out the Payee without documentation from Sandco, Inc. directing payment to your firm's trust account. If you want to move forward with the below directions, please have Sandco, Inc. provide an invoice or some other type of additional documentation making such designation.

Sarah R. Sandy

Kutak Rock LLP

107 W. College Avenue, Tallahassee, FL 32301

sarah.sandy@kutakrock.com

d: 850.692.7307

m: 850.556.5947

Support provided by

Brea Ward | Legal Assistant | p: 850.692.7316 | brea.ward@kutakrock.com

David Wilbourn | Paralegal | p: 850.692.7313 | david.wilbourn@kutakrock.com

Balance Due	\$246.05
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Balance Due	\$295.95
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Balance Due	\$111.70
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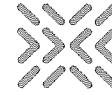
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196975

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 30, Unit 30			
EZ-1 Hunter Single Station Decoder	1	72.81	72.81
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Irrigation Technician Labor	1.5	80.00	120.00
Date of Service: 8/21/24			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$213.41
Payments/Credits	\$0.00
Balance Due	\$213.41



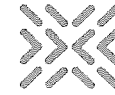
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196976

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Controller 23, Unit 17 - Valve Replace			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
1 1/2" SCH 40 Male Adapter	2	1.70	3.40
2" 90 Elbow PVC SS	1	2.55	2.55
2" x 1 1/2" SCH 40 RED Bushing SS	1	2.82	2.82
Rectangular Valve Box (Green)	1	48.35	48.35
Irrigation Technician Labor	2	80.00	160.00
Irrigation Helper Labor	2	50.00	100.00
Date of Service: 8/22/24 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$393.07
Payments/Credits	\$0.00
Balance Due	\$393.07



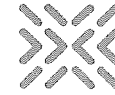
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196977

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 6, Central Park			
I 40 Rotor	2	87.02	174.04
Irrigation Technician Labor	1	80.00	80.00
Irrigation Helper Labor	1	50.00	50.00
Date of Service: 8/22/24			
		46450 <i>Corbin deNagy</i> 8/28/24	

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	\$304.04
Payments/Credits	\$0.00
Balance Due	\$304.04



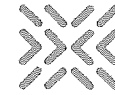
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196980

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Central Park - Invasives			
Renovate		55.42	55.42
IPM Technician Labor	3.5	80.00	280.00
General Labor	10.5	50.00	525.00
Cat loader Use		250.00	250.00
Date of Service: 8/22/24			
47000 <i>Corbin deNagy</i> 8/28/24			

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

\$35 fee for all returned checks

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

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

Total	\$1,110.42
Payments/Credits	\$0.00
Balance Due	\$1,110.42



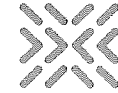
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196982

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Tree work Unit #32; 2541 Lantana Ln in the green space Tree Removal of storm damaged trees West of 2541 Lantana Ln in the green space. Trees were craned out due to limited access. Cut stumps low and haul debris Date of Service: 8/23/24		5,850.00	5,850.00
		46490 <i>Corbin deNagy</i> 8/28/24	

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	\$5,850.00
Payments/Credits	\$0.00
Balance Due	\$5,850.00



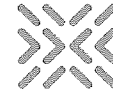
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/27/2024	196983

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/26/2024

Description	Quantity	Rate	Amount
Tree work at Unit #32 Coneflower Dr & Mossy Creek Tree pruning 4" and greater dead wood and large storm broken limbs in the park & haul debris Date of Service: 8/26/24		6,700.00	6,700.00
		46490 <i>Corbin deNagy</i> 8/28/24	

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	\$6,700.00
Payments/Credits	\$0.00
Balance Due	\$6,700.00

SETTLEMENT AGREEMENT

This Settlement Agreement (“**Agreement**”) is entered into on September 3, 2024, by and between Sandco Inc., a Florida corporation (“**Sandco Inc.**”), Sandco LLC, a Florida limited liability company (“**Sandco LLC**”) (collectively, “**Sandco**”), and the Capital Region Community Development District (the “**District**”). Sandco and the District may be collectively referred to herein as the “**Parties**.”

WHEREAS, the District is the holder of that certain City of Tallahassee Stormwater Operating Permit TOP120007 relating to the stormwater pond identified as Southwood SWMF FL080, and which is located on certain real property owned by The St. Joe Company, LLC and identified as Leon County Parcel ID No.: 3110200180000, and which is generally located within the District’s boundaries north of Orange Ave. E, south of Mount Vernon Lane, east of Coneflower Drive, and west of Jasmine Hill Road (“**Pond FL080**”);

WHEREAS, between approximately March 2018 and March 2023, Sandco performed construction work on property which is generally located around and adjacent to Pond FL080 constituting a unit of development known as Southwood LDR-5;

WHEREAS, upon completion of the Southwood LDR-5 construction, Sandco performed restoration work to Pond FL080 as further identified in the invoice attached hereto as Exhibit “A” (the “**Restoration Work**”);

WHEREAS, on or about March 11, 2024, Sandco sent the District a demand for payment of a portion of the costs related to the Restoration Work; and

WHEREAS, the Parties have been in dispute regarding the Parties’ relative responsibility for the cost of the Restoration Work (the “**Dispute**”) and desire to resolve said Dispute pursuant to the terms and conditions set forth below:

NOW THEREFORE, in consideration of the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, each intending to be legally bound for themselves, their successors and assigns together with any predecessors, successors, subsidiaries or affiliated corporations, partnerships or other business entities and the agents, employees, officers, directors, stockholders, partners, managers, successors and assigns thereof do hereby covenant and agree as follows:

1. The District agrees to pay Sandco Ten Thousand U.S. Dollars (\$10,000.00) for purposes of settling the Dispute between the Parties. The full amount shall be paid to "Sandco Inc." within forty-five (45) days of execution of this Agreement ("**Settlement Payment**").

2. Sandco, individually, jointly and severally, represents it has proper and valid authority to execute this Agreement and in consideration of the District's agreement to make the Settlement Payment does hereby release, acquit and forever discharge District, as well as all of its officers, directors, managers, attorneys, respective heirs and assigns, beneficiaries, predecessors, successors as well as all agents and employees thereof from any and all manner of actions, suits, claims, damages, whether known or unknown, liquidated or unliquidated, affixed, contingent, direct or indirect which Sandco may have had, may now have or may hereafter have for, upon, or by reason of, any matter, fact or thing, including, but not limited to, all actions or causes of action that were or could have been raised in in relation to, or connection with, the Dispute.

3. The District, individually, jointly and severally, represents it has proper and valid authority to execute this Agreement and does hereby release, acquit and forever discharge Sandco, as well as all of its officers, directors, managers, attorneys, respective heirs and assigns, beneficiaries, predecessors, successors as well as all agents and employees thereof from any and all manner of actions, suits, claims, damages, whether known or unknown, liquidated or

unliquidated, affixed, contingent, direct or indirect which Sandco may have had, may now have or may hereafter have for, upon, or by reason of, any matter, fact or thing, including, but not limited to, all actions or causes of action that were or could have been raised in in relation to, or connection with, the Dispute.

4. This Agreement and the exhibit attached hereto represents the entire Agreement and understanding between the Parties.

5. By signing this Agreement, the undersigned Parties acknowledge that they understand its terms and agree to be bound by them and their successors and assigns, together with any heirs, personal representatives, beneficiaries, predecessors, successors, subsidiaries or affiliated corporations, partnerships, or other business entities and the agents, employees, officers, directors, stockholders, managers, partners, successors and assigns thereof are bound by its terms.

6. Each party to this Agreement represents and warrants that no other person or entity has any interest in the claims, demands, obligations or causes of action released by each of them pursuant to this Settlement Agreement and each has the sole right and exclusive authority to execute this Settlement Agreement.

7. It is understood between the Parties that this Agreement does not constitute and shall not be construed as an admission of liability or fault by any party to this Agreement.

8. This Agreement may be signed in counterparts, such that the individual Parties' signature pages are properly executed, and when combined with the original signature pages, or copies thereof, executed by the remaining Parties, shall constitute an original and completed Agreement.

9. In the event that any party is required to enforce this Agreement, the prevailing party shall be entitled to all reasonable costs and attorney's fees associated with such enforcement.

10. This Agreement embodies and constitutes the entire understanding between the Parties with respect to the transactions completed herein. All other prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing, signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.

11. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida. Each party agrees to submit to personal jurisdiction and venue of the state courts located in and any federal courts that encompass Leon County, Florida, for a resolution of all disputes arising in connection with the terms and provisions of this Agreement. Moreover, the state courts located in and any federal courts that encompass Leon County, Florida shall be the sole and exclusive jurisdiction to resolve any disputes affecting or arising out of this Agreement.

12. Each party shall bear its own cost and attorney's fees incurred in connection with (a) the Dispute and (b) the drafting and execution of this Agreement.

13. The Parties hereto agree that if any provision in this Agreement is held to be invalid, illegal, or unenforceable, either legislatively or judicially, such provision shall be severed herefrom, and the remainder of this Agreement will continue to be valid and enforceable.

14. Each party acknowledges that it (1) has expressly authorized and is fully competent to execute this Agreement; (2) has carefully read and completely understands the terms and effects of this Agreement, and that all understandings and agreements between the Parties relating to the subjects covered in the Agreement are contained herein; (3) has entered into this Agreement voluntarily and not in reliance on any promises or representations by any party other than those

contained in the Agreement; (4) has received valid and sufficient consideration for the execution and delivery of the Agreement; and (5) has been given the opportunity to discuss this Agreement with independent legal counsel, has availed itself of that opportunity and has received advice and counsel from independent attorneys before execution of this Agreement concerning the meaning and impact thereof.

15. All Parties have participated in the negotiation and drafting of this Agreement. As a result, to the extent an ambiguity exists in this Agreement, it shall not be interpreted against any specific party.

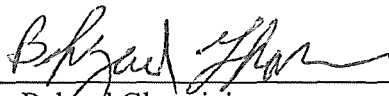
16. Each party agrees to execute all documents necessary to ensure the terms and conditions of this Agreement can be fully effectuated.

17. Sandco agrees that the terms of this Agreement shall remain open for acceptance by the District until and through the next meeting of the District's Board of Supervisors at which this Agreement is considered by the Board of Supervisors for approval.

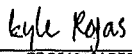
[SIGNATURE PAGE TO FOLLOW]

APPROVED AND AGREED UPON BY:

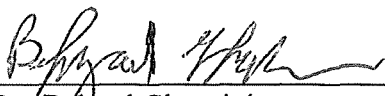
SANDCO INC.


By: Behzad Ghazvini
Its: President

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

By: L. Kyle Rojas
Its: Chairperson, Board of Supervisors

SANDCO LLC


By: Behzad Ghazvini
Its: Manager

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 539**Invoice Date:** 9/1/24**Due Date:** 9/1/24**Case:****P.O. Number:****Bill To:**

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


Description	Hours/Qty	Rate	Amount
Management Fees - September 2024	340	4,509.50	4,509.50
Website Administration -September 2024	351	106.00	106.00
Information Technology - September 2024	351	247.33	247.33
Dissemination Agent Services -September 2024	313	662.50	662.50
Copies	425	101.40	101.40
Telephone	110	15.81	15.81
Total			\$5,642.54
Payments/Credits			\$0.00
Balance Due			\$5,642.54

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 540**Invoice Date:** 9/1/24**Due Date:** 9/1/24**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 - September 2024 920 574 340		12,270.83	12,270.83
 9-6-24			

Total	\$12,270.83
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Payments/Credits	\$0.00
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Balance Due	\$12,270.83
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

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. 3440133

Client Matter No. 17123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3440133

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

07/09/24	S. Sandy	0.20	59.00	Review district management FEMA work authorization
07/10/24	S. Sandy	0.20	59.00	Confer with Berlin
07/11/24	J. Brown	0.20	66.00	Correspondence regarding tree policy
07/12/24	J. Brown	0.20	66.00	Correspondence regarding settlement; follow-up and forward materials related to same
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/18/24	S. Sandy	0.20	59.00	Confer regarding new legislative requirement for goals and objectives
07/19/24	S. Sandy	0.40	118.00	Prepare settlement agreement; review draft minutes; confer with deNagy
07/24/24	S. Sandy	1.80	531.00	Prepare settlement agreement with Sandco related to Pond FL080
07/25/24	J. Brown	0.60	198.00	Review and revise settlement agreement

KUTAK ROCK LLP

Capital Region CDD

August 30, 2024

Client Matter No. 17123-1

Invoice No. 3440133

Page 2

07/26/24	S. Sandy	0.30	88.50	Prepare settlement agreement
07/29/24	S. Sandy	0.60	177.00	Confer with Walters; disseminate Settlement Agreement
07/29/24	D. Wilbourn	0.40	70.00	Conduct property due diligence
07/31/24	S. Sandy	1.50	442.50	Confer with Berlin regarding installation of drainage improvements on District property and access agreement for conservation area; prepare temporary construction easement; confer with Sweeting regarding direct collect agreement

TOTAL HOURS 6.70

TOTAL FOR SERVICES RENDERED \$1,959.00

TOTAL CURRENT AMOUNT DUE \$1,959.00

31500

Corbin deNagy

9/3/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

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. 3440134

Client Matter No. 17123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3440134

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

07/10/24	S. Sandy	0.90	265.50	Prepare for Board meeting
07/11/24	S. Sandy	2.00	590.00	Prepare for and attend board meeting; conduct follow-up regarding same

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED \$855.50

TOTAL CURRENT AMOUNT DUE \$855.50

31500
Corbin deNagy
9/3/24

EXHIBIT A



4707 Capital Circle NW
Tallahassee, FL 32303
PHONE (850) 402-1111 FAX: (850) 402-7674

INVOICE

DATE: July 24, 2023
INVOICE # smal-072423
DUE: Upon receipt

Bill To:
Southwood CDD
Golden Oak Land Group
4708 Capital Circle NW
Tallahassee, FL 32303

Southwood
Orange Ave. Holding Pond
Tallahassee, FL

QUANTITY	UNIT	DESCRIPTION	UNIT AMOUNT	AMOUNT
1	LS	Mobilization - Equipment Transport	1,701.66	\$1,701.66
1	LS	Orange Ave Pond Cleanup	\$ 83,216.11	\$83,216.11
		Total		84,916.77
		Southwood CDD share		18,500.00
		Golden Oak Land Group		66,416.77
			SUB TOTAL	\$ 84,916.77
			SALES TAX	\$
			TOTAL	\$ 84,916.77

Make all checks payable to Sandco, LLC
If you have any questions concerning this invoice, please call 850-402-1111

THANK YOU FOR YOUR BUSINESS!

BILLING DETAIL REPORT

Billing Item	Cost Code	Category	Acctg Date	Description	Vendor	Invoice	Amount
21-01 Southwood LBR-5 Phase III							
430 Storm Drain System							
430	Labor		04-07-23	PR Summary			1,507.08
430	Labor		04-14-23	PR Summary			6,000.00
430	Labor		04-21-23	PR Summary			9,915.78
430	Labor		04-28-23	PR Summary			9,137.27
430	Labor		05-05-23	PR Summary			1,305.65
Category Totals							34,026.39
430	Equipment		04-14-23	2010 JD 624K-11 Loader	10-1096		1,049.60
430	Equipment		04-14-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		4,776.00
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6621		52.75
430	Equipment		04-21-23	2007 BLACK C7713 DUMP TRUCK	60-1421		172.75
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6621		172.75
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6622		215.25
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6419		172.75
430	Equipment		04-21-23	2005 WHITE BLACK DUMP	60-6693		123.00
430	Equipment		04-21-23	2010 JD 624K-11 Loader	10-1096		3,230.00
430	Equipment		04-21-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		0,200.00
430	Equipment		04-21-23	2005 BLACK DUMP TRUCK	60-6622		154.75
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6620		07.00
430	Equipment		04-28-23	2005 WHITE BLACK DUMP	60-6693		207.50
430	Equipment		04-28-23	2010 JD 624K-11 Loader	10-1096		5,080.00
430	Equipment		04-28-23	Komatsu PC360LC-11 Hyd Excavator	25-8677		4,776.00
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6622		570.75
430	Equipment		04-28-23	2007 BLACK C7713 DUMP TRUCK	60-1421		673.25
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6621		557.00
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6623		171.40
430	Equipment		04-28-23	2005 BLACK DUMP TRUCK	60-6622		172.75
430	Equipment		05-05-23	2010 JD 624K-11 Loader	10-1096		1,536.00
Category Totals							50,120.00
430	Subcontract		04-12-23	Hauling	Geathers Trucking	0501-04122023	160.75
430	Subcontract		04-17-23	Hauling	Geathers Trucking	0501-04172023	675.00
430	Subcontract		04-17-23	Hauling	Steege Contracting Corp.	0707-04172023	600.00
430	Subcontract		04-17-23	Hauling	Steege Contracting Corp.	2037-04172023	600.00
430	Subcontract		04-17-23	Hauling	Tremont Concrete Constrctn	02-04172023	788.75
430	Subcontract		04-25-23	Hauling	Geathers Trucking	0501-04252023	160.75
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	0707-04252023	600.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	1440-04252023	700.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	1723-04252023	140.00
430	Subcontract		04-25-23	Hauling	Steege Contracting Corp.	2055-04252023	200.00
430	Subcontract		04-25-23	Hauling	Tremont Concrete Constrctn	04252023	95.75
430	Subcontract		04-25-23	Hauling	Peter Construction Inc.	08-04252023	177.50
430	Subcontract		05-02-23	Hauling	Tremont Concrete Constrctn	05022023	50.75
Category Totals							5,390.75
Billing Item Totals							69,346.92
Primary Job Totals							69,346.92
Job Totals							69,346.92
Grand Totals							
							69,346.92

BILLING DETAIL REPORT

Billing Item	Cost Code	Category	Acctg Date	Description	Vendor	Invoice	Amount
21-01 Southland LBR-5 Rhona 111							
1011 Mobilization							
1011	Labor		04-14-23	FR Summary			137.50
1011	Labor		04-21-23	FR Summary	55-6494		119.09
1011	Labor		04-28-23	FR Summary	55-6494		55.61
1011	Labor		05-05-23	FR Summary	55-6494		91.84
Category Totals							504.11
1011	Equipment		04-21-23	2005 Peterbilt Tractor	55-6494		580.60
1011	Equipment		04-28-23	2005 Peterbilt Tractor	55-6494		92.01
1011	Equipment		05-05-23	2005 Peterbilt Tractor	55-6494		171.44
Category Totals							826.96
Billing Item Totals							1,418.65
Primary Job Totals							1,418.65
Job Totals							1,418.65
GRAND TOTALS							1,418.65

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, September 4, 2024 4:31 PM
To: Tiziana Cessna
Subject: Fwd: Capital Region Community Development District - Pond FL080 Restoration
Attachments: image001.jpg; Settlement Agreement (Fully Executed) - Sandco Pond FL 080 - July 2024 - Capital Region.pdf

Hi Tiziana,

Attached is the fully signed settlement agreement between the Capital Region CDD and Sandco. You'll see on page 2 of the agreement that the district agreed to pay Sandco \$10,000. The amount should be paid within 45 days of execution of the agreement.

Per the email below, the check should be sent to Manausa, Shaw & Minacci (address below) and the check should be made payable to Sandco, LLC.

Please let me know when the check is cut/mailed.

Let me know if you have any questions.

Thanks!

Corbin deNagy
District Manager
Operations Manager – Capital Region CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
850-727-5310 Office

----- Forwarded message -----

From: Josh Walters <josh@manausalaw.com>
Date: Wed, Sep 4, 2024 at 4:20 PM
Subject: RE: Capital Region Community Development District - Pond FL080 Restoration
To: Sandy, Sarah R. <Sarah.Sandy@kutakrock.com>
Cc: Danny Manausa <danny@manausalaw.com>, Brown, Joseph A. <Joseph.Brown@kutakrock.com>, cdenagy@gmsnf.com <cdenagy@gmsnf.com>

Understood. Please send the check to our office made payable to "Sandco Inc." Thanks.

Joshua W. Walters

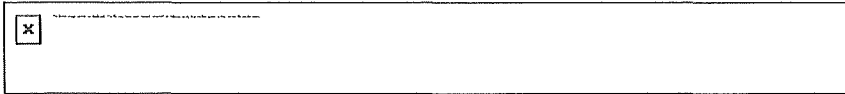
Manausa, Shaw & Minacci, P.A.

1701 Hermitage Blvd, Suite 100

Tallahassee, FL 32308

Josh@ManausaLaw.com

t. 850.597.7616 ▪ f. 850.270.6148 ▪ www.manausalaw.com



From: Sandy, Sarah R. <Sarah.Sandy@KutakRock.com>

Sent: Wednesday, September 4, 2024 4:17 PM

To: Josh Walters <josh@manausalaw.com>

Cc: Danny Manausa <danny@manausalaw.com>; Brown, Joseph A. <Joseph.Brown@KutakRock.com>; cdenagy@gmsnf.com

Subject: RE: Capital Region Community Development District - Pond FL080 Restoration

Josh,

You inserted into Section 1 of the Settlement Agreement that the amount would be paid to Sandco, Inc. The CDD is a governmental entity subject to governmental accounting standards and annual audits, so we're not able to switch out the Payee without documentation from Sandco, Inc. directing payment to your firm's trust account. If you want to move forward with the below directions, please have Sandco, Inc. provide an invoice or some other type of additional documentation making such designation.

Sarah R. Sandy

Kutak Rock LLP

107 W. College Avenue, Tallahassee, FL 32301

sarah.sandy@kutakrock.com

d: 850.692.7307

m: 850.556.5947

Support provided by

Brea Ward | Legal Assistant | p: 850.692.7316 | brea.ward@kutakrock.com

David Wilbourn | Paralegal | p: 850.692.7313 | david.wilbourn@kutakrock.com



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

Invoice

Date	Invoice #
8/21/2024	196956

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/20/2024

Description	Quantity	Rate	Amount
Controller 18, Unit 35 - Mainline & Zoneline Repair			
3/4" CL200 PVC BE Pipe	40	0.23	9.20
4" SCH 40 PVC BE Pipe	30	3.75	112.50
1 1/2" CL200 BE Pipe	140	0.47	65.80
Wire	40	0.31	12.40
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	98.18	98.18
1 1/2" x 1 1/2" x 1/2" Tee SST	4	8.75	35.00
1/2" 90 Male Barb Fitting	8	1.05	8.40
FLEXSG Flex Pipe (100ft. per roll)	26	0.50	13.00
10" Round Valve Box w/Lid (Green)	2	18.66	37.32
3/4" X 1/2" PVC 90° ELL ST	4	1.95	7.80
1" PVC Pipe	40	1.06	42.40
1 x 1/2" Tee	2	5.47	10.94
1 1/2" Tee SSS	5	3.15	15.75
1/2" 90 Male Barb Fitting	7	1.05	7.35
Mini-Excavator Use	1	550.00	550.00
Irrigation Technician Labor Rate	11	80.00	880.00
Irrigation Helper Labor Rate	24.75	50.00	1,237.50
Date of Service: 8/12/24 and 8/15/24			
		46450 <i>Corbin deNagy</i> 8/21/24	

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

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

Total	\$3,158.99
Payments/Credits	\$0.00
Balance Due	\$3,158.99

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

INVOICE

Date	Invoice #
9/1/2024	196964

Bill To
CRCDD Attn: Corbin deNagy 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 September 2024		
	Landscape - New Units*	46225 → 456.94	456.94
	Landscape - Contracted Units	46200 → 88,854.55	88,854.55
	Irrigation - New Units **	→ -419.83	-419.83
	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 LDR-5 (added 5 trees) - \$16.47 Unit 31, Ph 3 - Removed (1) Tree per Corbin - (-\$6.78) Central Park Memorial Walk Trees (added 20 trees) - \$135.66 **Irrigation - New Units: Controller 25 - Removed Controller - (-\$269.28) Controller 26 - Removed Controller - (-\$150.55)		
	 <i>Corbin deNagy</i> 8/23/24		

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

Total \$93,403.32

\$35 fee for all returned checks

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

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



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

Invoice

Date	Invoice #
8/21/2024	196961

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/20/2024

Description	Quantity	Rate	Amount
Irrigation Repair - Controller 3, Unit 1			
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor	3	80.00	240.00
Date of Service: 8/14/24 Damage Source: Normal Wear			
46450 <i>Corbin deNagy</i> 8/21/24			

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	\$277.14
Payments/Credits	\$0.00
Balance Due	\$277.14



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

Invoice

Date	Invoice #
8/21/2024	196962

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/20/2024

Description	Quantity	Rate	Amount
Irrigation Repair - Controller 23, Unit 17			
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" Gasketed Repair Coupling SS	1	39.30	39.30
Irrigation Technician Labor	1.5	80.00	120.00
Irrigation Helper Labor	1.5	50.00	75.00
Date of Service: 8/15/24 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 8/21/24	

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 \$237.82

\$35 fee for all returned checks

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

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

Payments/Credits \$0.00

Balance Due \$237.82



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

Invoice

Date	Invoice #
8/21/2024	196963

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/20/2024

Description	Quantity	Rate	Amount
Irrigation Repair - Controller 2, Unit 5			
2" SCH 40 Male Adapter TXS	2	1.76	3.52
Hunter 2" Valve PGV-201	1	115.75	115.75
2" x 1 1/2" SCH 40 RED Bushing SS	1	2.82	2.82
1 1/2" Slip-Fix	1	11.20	11.20
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor	1.5	80.00	120.00
Irrigation Helper Labor	3	50.00	150.00
Date of Service: 8/15/24 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 8/21/24	

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	\$413.59
Payments/Credits	\$0.00
Balance Due	\$413.59

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

INVOICE

Date	Invoice #
8/20/2024	196966

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

P.O. No.	Terms	Project
	Net 30	Tree Work

Quantity	Description	Rate	Amount
1	Tree removal in the natural area of LDR5 next to 2551 Grove Landing Remove live Oak, Grind the stump, remove large hangers and dead wood from the adjoining natural area to the left, haul all debris.	5,700.00	5,700.00
<div>46490 <i>Corbin deNagy</i> 8/21/24</div>			

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

Total \$5,700.00

\$35 fee for all returned checks

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

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



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

Invoice

Date	Invoice #
8/20/2024	196967

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/19/2024

Description	Quantity	Rate	Amount
4052 Shady View Lane - Remove (6) Pine Trees, cut stumps low, clean up and haul debris Remove (6) Pine Trees from Common Area		2,800.00	2,800.00
		46490 <i>Corbin deNagy</i> 8/21/24	

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	\$2,800.00
Payments/Credits	\$0.00
Balance Due	\$2,800.00



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

Invoice

Date	Invoice #
8/21/2024	196968

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
**LANDSCAPE
PROFESSIONALS**

P.O. No.	Terms	Due Date
	Net 30	9/20/2024

Description	Quantity	Rate	Amount
Trash Receptacle Lid / Frame Replacement (2) 10 Gallon Poly DOGIPOT Trash Receptacle Lid / Frame Replacement		52.00	52.00
		61000 <i>Corbin deNagy</i> 8/21/24	

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	\$52.00
Payments/Credits	\$0.00
Balance Due	\$52.00

Alexandra Salisbury

From: Tiziana Cessna
Sent: Friday, September 13, 2024 3:27 PM
To: Alexandra Salisbury
Subject: Capital Region
Attachments: CHK-INV ck 003439 08-26-24 GF.pdf

Hi Alex,

Please void this check on Monday and reissue. This was a fraud. I will let you know on Monday. Lets send check via FedEx.

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





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

Invoice

Date	Invoice #
9/11/2024	197051

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/11/2024

Description	Quantity	Rate	Amount
Controller 30; Unit 30 - Replace Decoder & Install Rain Sensor			
EZ-1 Hunter Single Station Decoder	1	91.01	91.01
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Hunter WRF-CLIK Wireless Rain/Freeze-Clk System	1	136.25	136.25
Irrigation Technician Labor	2	80.00	160.00
Date of Service: 9/4/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deVagy</i> 9/11/24	

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	\$407.86
Payments/Credits	\$0.00
Balance Due	\$407.86



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

Invoice

Date	Invoice #
9/11/2024	197058

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
**LANDSCAPE
PROFESSIONALS**

P.O. No.	Terms	Due Date
	Net 30	10/11/2024

Description	Quantity	Rate	Amount
Replace 2 valves - Controller 12, Unit 21			
Hunter 2" Valve PGV-201	1	115.75	115.75
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Irrigation Technician Labor	2	80.00	160.00
Irrigation Helper Labor	4	50.00	200.00
Date of Service: 9/5/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 9/11/24	

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	\$572.30
Payments/Credits	\$0.00
Balance Due	\$572.30



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

Invoice

Date	Invoice #
9/11/2024	197057

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/11/2024

Description	Quantity	Rate	Amount
Mainline Repair; Controller 6, CP			
4" Sch 40 Tee	1	19.92	19.92
4" x 3" PVC RED Bushing SS	1	7.95	7.95
4" Sch 40 Coupling	2	15.45	30.90
4" Gasketed Repair Coupling (NO stop)	1	98.18	98.18
Rectangular Valve Box (Green)	1	48.35	48.35
DBR/Y - 6 Splice Kit Wire Connector	6	5.15	30.90
Irrigation Technician Labor	4	80.00	320.00
Irrigation Helper Labor	8	50.00	400.00
Date of Service: 9/5/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 9/11/24	

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	\$956.20
Payments/Credits	\$0.00
Balance Due	\$956.20

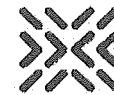


All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
7/8/2024	196841

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

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

Quantity	Description	Rate	Amount
	Unit # 26 - Behind 3180 Nathaniel Trace - Tree Work - Pruning hanging limbs along the trail Debris will be left in woods		
1	Pruning along Unit # 26 Trail - Limbs hanging behind 3180 Nathaniel Trace	900.00	900.00
	Date of Service: 7-2-24		
		46490 <i>Corbin deNagy</i> 7/16/24	

Thank you for your business! Please make checks payable to the address listed above.
Office: 850-656-0208 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/ or reasonable attorney fees will be charged to the customer

Total	\$900.00
Payments/Credits	\$0.00
Balance Due	\$900.00



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

Invoice

Date	Invoice #
7/10/2024	196843

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	8/9/2024

Description	Quantity	Rate	Amount
Controller # 22 Unit # 16 - Irrigation Repair - Replace Valve			
Hunter 2" Valve PGV-201	1	115.75	115.75
Irrigation Technician Labor Rate per hour	2	80.00	160.00
Date of Service: 7-1-24			
Damage Source: Normal Wear			
46450 <i>Corbin deNagy</i> 7/16/24			

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

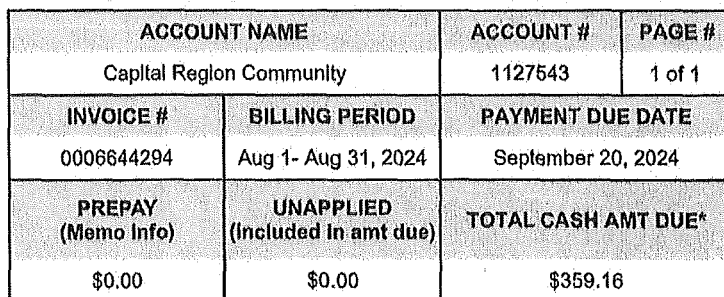
A Finance charge of 2% per month may be assessed on all 90 day past due balances

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

Total	\$275.75
Payments/Credits	\$0.00
Balance Due	\$275.75

Total	\$141.52
Payments/Credits	\$0.00
Balance Due	\$141.52

Balance Due	\$100.76
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All funds payable in US dollars.

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

0001127543000000000000066442940003591667178



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

CAPITAL REGION CDD
Governmental Management Services, LLC
Capital Region Community
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/23/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/23/2024

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$111.56
Tax Amount: \$0.00
Payment Cost: \$111.56
Order No: 10492493
Customer No: 1127543

of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will hold their regularly scheduled public meetings for Fiscal Year 2025 at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311 at 6:30 p.m. on the second Thursday of each month as follows or otherwise noted:

October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025
June 12, 2025
July 10, 2025
August 14, 2025
September 11, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
8/23/24 #10492493

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

Invoice

Invoice #: 542
Invoice Date: 9/15/24
Due Date: 9/15/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		13,043.00	13,043.00
	001.300.155000.10000		

Total	\$13,043.00
--------------	--------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$13,043.00
--------------------	--------------------

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER

DATE

BALANCE

708277

9/20/2024

\$332.00

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

00000000018515001000000021501900000003320075

Please Return this invoice with your payment and
notify us of any changes to your contact information.

SOUTHWOOD

3770 Cunard Dr Tallahassee, FL 32311

Invoice Due Date 9/27/2024

Invoice 1939164

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/17/2024	Water Management - Monthly		\$332.00	\$0.00	\$332.00

We doubled the amount of beneficial bacteria and nutrient abatement. We will be back in two weeks to inspect the pond. Please contact Jim Hawkins with any questions. Thank you

46500

Corbin deNagy
9/20/24

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$332.00

This Invoice Total:

\$332.00

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

Customer #: 708277
Portal Registration #: C96B1461
Customer E-mail(s): cdenagy@gmsnf.com, tcessna@gmssf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

			Aug-24
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	\$13.43
7580485610	100012701	3705 Four Oaks Blvd	\$90.23
6948377092	100012735	1901 Merchants Row Blvd	\$114.61
3077919780	100012813	3136 Dickinson Dr.	\$14.41
1894063223	100013816	2380 E Orange Ave Irr	\$1,523.75
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$13.86
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.57
8965428817	100013966	3559 Four Oaks Blvd	\$13.69
9143451140	100013997	3700 Spider Lily Way	\$13.78
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$13.86
3680485610	100014060	3765 Grove Park Dr	\$13.21
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$35.04
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$101.51
9732155598	100014729	4141 Artemis Way	\$193.56
8404454440	100014758	4140 Artemis Way	\$13.10
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.54
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$17.91
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.21
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.39
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	\$13.86
8270485610	100016426	3603 Capital Cir SE Irr.	\$873.03
9413485610	100017333	3000 School House Road	\$13.75
5399698926	100017365	3252 Updike Ave IRR	\$13.10
	100249585	3080 Merchants Row Blvd	\$0.00
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$43.11
3541485610	100198629	2301 E Orange Ave, Irr	\$14.18
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	\$13.10
9674588544	100212948	3735 Esplanade Way	\$13.54
8001821240	100202870	2450 Rain Lily Way	\$78.94
8001821240	100204566	4072 Invy Green Trl	\$78.94
8001821240	100205224	4216 Summertree Dr	\$157.89
8001821240	100206207	3749 Biltmore Ave	\$202.97
8001821240	100208571	4297 Avon Park	\$112.79
8001821240	100208804	3616 Longfellow Rd	\$56.38
8001821240	100209402	3900 Overlook Dr	\$191.69
8001821240	100210193	4046 Colleton CT	\$56.38
8001821240	100212804	4038 Shady View Ln	\$78.94
8001821240	100213814	3070 Bent Grass Ln	\$78.94
3183002658	100034498	3001 School House Rd Reclaimed pay by check	\$316.82
Total			\$4,992.80
V#29			001-320-57200-43000

Customer Name: Capital Region CDD
Account Number: 100012004
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.32
Payment Received - 08/19/2024	-13.32
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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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100012004	\$0.00	\$13.43	\$ 13.43

This account is on AutoPay. Payment will be drafted on or after 09/18/2024, 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

111 100012004 0 08292024 0000000000 0000001343 0000001343 100012004

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	3	Mar-24	2	Nov-23	3	Customer Charge	12.77
Jul-24	2	Feb-24	3	Oct-23	2	Energy Charge: 3 kwh at \$0.06878	0.21
Jun-24	3	Jan-24	3	Sep-23	3	Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
May-24	3	Dec-23	3	Aug-23	3	Gross Receipts Tax: 2.56406% of \$13.09	0.34
Apr-24	3					Subtotal	\$ 13.43

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292014	08/23/2024	246		07/24/2024	243		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: September 3, 2024

Page 1 of 3

Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.

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

Account Summary as of September 3, 2024

Previous Balance	89.68
Payment Received - 08/26/2024	-89.68
Current Charges	90.23
Total Amount Due	\$ 90.23

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

 Commercial Area Lighting	\$ 90.23
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/23/2024 Draft Amount
100012701	\$0.00	\$90.23	\$ 90.23

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

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

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City of Tallahassee
Your Own UtilitiesSM



Area Lighting

Service from 07/27/2024 - 08/26/2024

Commercial Area Lighting

8: 100 Watt HPS Dec Light Fixture(s)	71.44
Fuel & Purch Pwr: 439 kwh at \$0.03765	16.53
Gross Receipts Tax: 2.56406% of \$87.97	2.26
Subtotal	\$ 90.23

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600

Premise Id #: PRM0025272 **\$ 90.23**

Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	1,029.77
Payment Received - 08/19/2024	-1,029.77
Current Charges	114.61
Total Amount Due	\$ 114.61

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

 Elec General Svc-Non Demand	\$ 14.51
 Water - Reuse Service	\$ 100.10

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100012735	\$0.00	\$114.61	\$ 114.61

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

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

111 100012735 0 08292024 0000000000 0000011461 0000011461 100012735

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	13	Mar-24	1	Nov-23	14
Jul-24	14	Feb-24	11	Oct-23	12
Jun-24	6	Jan-24	12	Sep-23	13
May-24	0	Dec-23	4	Aug-23	13
Apr-24	4				

Customer Charge	12.77
Energy Charge: 13 kwh at \$0.06878	0.89
Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Gross Receipts Tax: 2.56406% of \$14.15	0.36
Subtotal	\$ 14.51

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	08/23/2024	1844		07/24/2024	1831		13	1.00	13 KWH	

**Water Service****Service from 07/24/2024 - 08/22/2024****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	582	May-23	1,226	Dec-22	0
Jul-24	5,902	Apr-23	2,275	Nov-22	0
Jun-24	1,763	Feb-23	206	Oct-22	0
Dec-23	84	Jan-23	0	Sep-22	3,348
Jun-23	2,042				

Reuse Gallonage Rate: 582 cgal at \$0.172	100.10
Subtotal	\$ 100.10

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	08/23/2024	138835		07/24/2024	138253		582	1.00	582 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0029045****\$ 114.61**

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	14.41
Payment Received - 08/19/2024	-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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Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100012813	\$0.00	\$14.41	\$ 14.41

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5385 N NOB HILL RD
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	0
Jun-24	0	Jan-24	0	Sep-23	1
May-24	0	Dec-23	0	Aug-23	0
Apr-24	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 Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E301604	08/23/2024	11		07/24/2024	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: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	1,725.50
Payment Received - 08/19/2024	-1,725.50
Current Charges	1,523.75
Total Amount Due	\$ 1,523.75

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

 Water - Reuse Service	\$ 1,523.75
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A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100013816	\$0.00	\$1,523.75	\$ 1,523.75

This account is on AutoPay. Payment will be drafted on or after 09/18/2024, 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

111 100013816 0 08292024 0000000000 0000152375 0000152375 100013816

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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CUSTOMER ASSISTANCE

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- ☐ Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

**Water Service****Service from 07/24/2024 - 08/22/2024****Historical Consumptions****Water - Reuse Service**

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	8,859	Mar-24	1,273	Aug-23	10,815
Jul-24	10,032	Feb-24	1,147	Jul-23	6,348
Jun-24	18,965	Nov-23	5,546	Jun-23	7,921
May-24	12,566	Sep-23	5,111	May-23	9,508
Apr-24	720				

Reuse Gallonage Rate: 8,859 cgal at \$0.172	1,523.75
Subtotal	\$ 1,523.75

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	08/23/2024	754027		07/24/2024	745168		8859	1.00	8859 CGAL	

Service Address Total: 2380 E Orange Ave, Tallahassee, FL 32301**Premise Id #: PRM0137044****\$ 1,523.75**

Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.86
Payment Received - 08/19/2024	-13.86
Current Charges	13.86
Total Amount Due	\$ 13.86

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

 Elec General Svc-Non Demand	\$ 13.86
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100013845	\$0.00	\$13.86	\$ 13.86

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	7	Mar-24	7	Nov-23	7	Customer Charge	12.77
Jul-24	7	Feb-24	6	Oct-23	7	Energy Charge: 7 kwh at \$0.06878	0.48
Jun-24	7	Jan-24	7	Sep-23	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
May-24	7	Dec-23	6	Aug-23	6	Gross Receipts Tax: 2.56406% of \$13.51	0.35
Apr-24	6					Subtotal	\$ 13.86

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305651	08/23/2024	1192		07/24/2024	1185		7	1.00	7 KWH	

Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0121634****\$ 13.86**

Customer Name: Capital Region CDD
Account Number: 100013878
Billing Date: August 30, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 30, 2024

Previous Balance	0.37
Payment Received - 06/20/2024	-0.37
Current Charges	0.57
Total Amount Due	\$ 0.57

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

 Water - Reuse Service	\$ 0.57
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/19/2024 Draft Amount
100013878	\$0.00	\$0.57	\$ 0.57

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Water Service****Service from 08/01/2024 - 08/22/2024****Historical Consumptions****Water - Reuse Service**

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	3	Nov-22	0	Jul-22	46
May-24	2	Oct-22	0	Jun-22	64
Dec-23	1	Sep-22	1,958	May-22	0
Mar-23	14	Aug-22	65	Apr-22	0
Dec-22	0				

Reuse Gallonage Rate: 3 cgal at \$0.172	0.52
Public Service Tax	0.05
Subtotal	\$ 0.57

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WR200000	08/23/2024	13	N	07/30/2024	10		3	1.00	3 CGAL	

Service Address Total: 3564 S Blair Stone Rd, Tallahassee, FL 32311**Premise Id #: PRM0018747****\$ 0.57**

Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	13.69
Payment Received - 08/19/2024	-13.69
Current Charges	13.69
Total Amount Due	\$ 13.69

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

 Elec General Svc-Non Demand	\$ 13.69
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Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100013966	\$0.00	\$13.69	\$ 13.69

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	6	Mar-24	6	Nov-23	7
Jul-24	6	Feb-24	6	Oct-23	6
Jun-24	7	Jan-24	6	Sep-23	7
May-24	6	Dec-23	6	Aug-23	6
Apr-24	6				

Customer Charge	12.77
Energy Charge: 6 kwh at \$0.06878	0.41
Church Discount: 6 kwh at -\$0.01	-0.06
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.35	0.34

Subtotal	\$ 13.69
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Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E188850	08/23/2024	433		07/24/2024	427		6	1.00	6 KWH	

Service Address Total: 3559 Four Oaks Blvd, Tallahassee, FL 32311**Premise Id #: PRM0105099****\$ 13.69**

Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	13.89
Payment Received - 08/19/2024	-13.89
Current Charges	13.78
Total Amount Due	\$ 13.78

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

 Elec General Svc-Non Demand	\$ 13.78
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Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100013997	\$0.00	\$13.78	\$ 13.78

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	7	Mar-24	8	Nov-23	8	Customer Charge	12.77
Jul-24	8	Feb-24	7	Oct-23	7	Energy Charge: 7 kwh at \$0.06878	0.48
Jun-24	8	Jan-24	7	Sep-23	8	Church Discount: 7 kwh at -\$0.01	-0.07
May-24	8	Dec-23	7	Aug-23	6	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Apr-24	7					Gross Receipts Tax: 2.56406% of \$13.44	0.34
Subtotal							\$ 13.78

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305561	08/23/2024	787		07/24/2024	780		7	1.00	7 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**Premise Id #: PRM0063638****\$ 13.78**

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.86
Payment Received - 08/19/2024	-13.86
Current Charges	13.86
Total Amount Due	\$ 13.86

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

 Elec General Svc-Non Demand	\$ 13.86
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100014028	\$0.00	\$13.86	\$ 13.86

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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

CUSTOMER SERVICE

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City of Tallahassee
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**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	7	Mar-24	7	Nov-23	8	Customer Charge	12.77
Jul-24	7	Feb-24	7	Oct-23	7	Energy Charge: 7 kwh at \$0.06878	0.48
Jun-24	7	Jan-24	7	Sep-23	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
May-24	8	Dec-23	7	Aug-23	8	Gross Receipts Tax: 2.56406% of \$13.51	0.35
Apr-24	7					Subtotal	\$ 13.86

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E173378	08/23/2024	834		07/24/2024	827		7	1.00	7 KWH	

Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0095275****\$ 13.86**

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.32
Payment Received - 08/19/2024	-13.32
Current Charges	13.21
Total Amount Due	\$ 13.21

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

 Elec General Svc-Non Demand	\$ 13.21
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A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	09/18/2024 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
Tallahassee, FL 32301

111 100014060 0 08292024 0000000000 0000001321 0000001321 100014060

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	1	Mar-24	0	Nov-23	1	Customer Charge	12.77
Jul-24	2	Feb-24	1	Oct-23	1	Energy Charge: 1 kwh at \$0.06878	0.07
Jun-24	1	Jan-24	1	Sep-23	1	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
May-24	1	Dec-23	0	Aug-23	1	Gross Receipts Tax: 2.56406% of \$12.88	0.33
Apr-24	0					Subtotal	\$ 13.21

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305692	08/23/2024	275		07/24/2024	274		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: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	34.93
Payment Received - 08/19/2024	-34.93
Current Charges	35.04
Total Amount Due	\$ 35.04

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

 Elec General Svc-Non Demand	\$ 35.04
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100014664	\$0.00	\$35.04	\$ 35.04

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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 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	201	Mar-24	206	Nov-23	219
Jul-24	200	Feb-24	185	Oct-23	211
Jun-24	199	Jan-24	198	Sep-23	247
May-24	199	Dec-23	194	Aug-23	230
Apr-24	189				

Customer Charge	12.77
Energy Charge: 201 kwh at \$0.06878	13.82
Fuel & Purch Pwr: 201 kwh at \$0.03765	7.57
Gross Receipts Tax: 2.56406% of \$34.16	0.88
Subtotal	\$ 35.04

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292057	08/23/2024	65402		07/24/2024	65201		201	1.00	201 KWH	

Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**Premise Id #: PRM0051911****\$ 35.04**

Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: September 3, 2024

Page 1 of 3

Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.

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

Account Summary as of September 3, 2024

Previous Balance	100.89
Payment Received - 08/26/2024	-100.89
Current Charges	101.51
Total Amount Due	\$ 101.51

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

 Commercial Area Lighting	\$ 101.51
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A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	09/23/2024 Draft Amount
100014696	\$0.00	\$101.51	\$ 101.51

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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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111 100014696 0 09032024 0000000000 0000010151 0000010151 100014696

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City of Tallahassee
Your Own UtilitiesSM



Area Lighting

Service from 07/27/2024 - 08/26/2024

Commercial Area Lighting

9: 100 Watt HPS Dec Light Fixture(s)	80.37
Fuel & Purch Pwr: 494 kwh at \$0.03765	18.60
Gross Receipts Tax: 2.56406% of \$98.97	2.54
Subtotal	\$ 101.51

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

Premise Id #: PRM0006021 **\$ 101.51**

Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	88.31
Payment Received - 08/19/2024	-88.31
Current Charges	193.56
Total Amount Due	\$ 193.56

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

 Water Service - Irrigation	\$ 193.56
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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	09/18/2024 Draft Amount
100014729	\$0.00	\$193.56	\$ 193.56

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

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

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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 07/24/2024 - 08/22/2024

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	522	Mar-24	120	Nov-23	0
Jul-24	80	Feb-24	140	Oct-23	0
Jun-24	156	Jan-24	0	Sep-23	37
May-24	145	Dec-23	0	Aug-23	371
Apr-24	93				

Water Service - Irrigation

Customer Charge	10.20
Water Usage - Tier 1: 292 cgal at \$0.24	70.08
Water Usage - Tier 2: 230 cgal at \$0.416	95.68
Public Service Tax	17.60
Subtotal	\$ 193.56

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	08/23/2024	50467		07/24/2024	49945		522	1.00	522 CGAL	

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

Premise Id #: PRM0034073

\$ 193.56

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: August 29, 2024

Page 1 of 3


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

Account Summary as of August 29, 2024

Previous Balance	13.10
Payment Received - 08/19/2024	-13.10
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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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 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

111 100014758 0 08292024 0000000000 0000001310 0000001310 100014758

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	1
Jun-24	0	Jan-24	0	Sep-23	0
May-24	0	Dec-23	0	Aug-23	0
Apr-24	1				

Customer Charge	12.77
Gross Receipts Tax: 2.56406% of \$12.77	0.33
Subtotal	\$ 13.10

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31450671	08/23/2024	9		07/24/2024	9		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: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	13.54
Payment Received - 08/19/2024	-13.54
Current Charges	13.54
Total Amount Due	\$ 13.54

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

 Elec General Svc-Non Demand	\$ 13.54
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100014789	\$0.00	\$13.54	\$ 13.54

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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

111 100014789 0 08292024 0000000000 0000001354 0000001354 100014789

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	4	Mar-24	4	Nov-23	4	Customer Charge	12.77
Jul-24	4	Feb-24	4	Oct-23	4	Energy Charge: 4 kwh at \$0.06878	0.28
Jun-24	4	Jan-24	4	Sep-23	4	Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
May-24	4	Dec-23	3	Aug-23	4	Gross Receipts Tax: 2.56406% of \$13.20	0.34
Apr-24	3					Subtotal	\$ 13.54

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305750	08/23/2024	1012		07/24/2024	1008		4	1.00	4 KWH	

Service Address Total: 4580 Grove Park Dr, Tallahassee, FL 32311**Premise Id #: PRM0087001****\$ 13.54**

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	17.79
Payment Received - 08/19/2024	-17.79
Current Charges	17.91
Total Amount Due	\$ 17.91

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

 Elec General Svc-Non Demand	\$ 17.91
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100014821	\$0.00	\$17.91	\$ 17.91

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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
Tallahassee, FL 32301

111 100014821 0 08292024 0000000000 0000001791 0000001791 100014821

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	44	Mar-24	53	Nov-23	62
Jul-24	43	Feb-24	52	Oct-23	50
Jun-24	43	Jan-24	58	Sep-23	53
May-24	44	Dec-23	56	Aug-23	45
Apr-24	46				

Customer Charge	12.77
Energy Charge: 44 kwh at \$0.06878	3.03
Fuel & Purch Pwr: 44 kwh at \$0.03765	1.66
Gross Receipts Tax: 2.56406% of \$17.46	0.45
Subtotal	\$ 17.91

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E171007	08/23/2024	11278		07/24/2024	11234		44	1.00	44 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807**Premise Id #: PRM0135581****\$ 17.91**

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	13.10
Payment Received - 08/19/2024	-13.10
Current Charges	13.21
Total Amount Due	\$ 13.21

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

 Elec General Svc-Non Demand	\$ 13.21
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Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100015608	\$0.00	\$13.21	\$ 13.21

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5385 N NOB HILL RD
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	1	Mar-24	1	Nov-23	0	Customer Charge	12.77
Jul-24	0	Feb-24	0	Oct-23	1	Energy Charge: 1 kwh at \$0.06878	0.07
Jun-24	0	Jan-24	0	Sep-23	0	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
May-24	6	Dec-23	1	Aug-23	11	Gross Receipts Tax: 2.56406% of \$12.88	0.33
Apr-24	5					Subtotal	\$ 13.21

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305636	08/23/2024	553		07/24/2024	552		1	1.00	1 KWH	

Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311**Premise Id #: PRM0083081****\$ 13.21**

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.39
Payment Received - 08/19/2024	-13.39
Current Charges	13.39
Total Amount Due	\$ 13.39

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

 Elec General Svc-Non Demand	\$ 13.39
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100015639	\$0.00	\$13.39	\$ 13.39

This account is on AutoPay. Payment will be drafted on or after 09/18/2024, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

- ☐ Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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CUSTOMER ASSISTANCE

- ☐ Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	3	Mar-24	3	Nov-23	2
Jul-24	3	Feb-24	3	Oct-23	1
Jun-24	3	Jan-24	3	Sep-23	3
May-24	3	Dec-23	3	Aug-23	2
Apr-24	2				

Customer Charge	12.77
Energy Charge: 3 kwh at \$0.06878	0.21
Church Discount: 3 kwh at -\$0.01	-0.03
Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Gross Receipts Tax: 2.56406% of \$13.06	0.33

Subtotal	\$ 13.39
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Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E183583	08/23/2024	193		07/24/2024	190		3	1.00	3 KWH	

Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303**Premise Id #: PRM0016862****\$ 13.39**

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: August 29, 2024

Page 1 of 3


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Account Summary as of August 29, 2024

Previous Balance	13.10
Payment Received - 08/19/2024	-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.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100015670	\$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
Tallahassee, FL 32301

111 100015670 0 08292024 0000000000 0000001310 0000001310 100015670

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	0
Jun-24	0	Jan-24	0	Sep-23	0
May-24	0	Dec-23	0	Aug-23	0
Apr-24	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	08/23/2024	1		07/24/2024	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: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	48.07
Payment Received - 08/19/2024	-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	09/18/2024 Draft Amount
100015703	\$0.00	\$48.07	\$ 48.07

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CAPITAL REGION CDD
5385 N NOB HILL RD
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435 N. Macomb St. Relay Box
Tallahassee, FL 32301

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	0
Jun-24	0	Jan-24	0	Sep-23	0
May-24	0	Dec-23	0	Aug-23	0
Apr-24	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	08/23/2024	33158		07/24/2024	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: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	257.21
Payment Received - 08/19/2024	-257.21
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.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100015738	\$0.00	\$257.21	\$ 257.21

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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
Tallahassee, FL 32301

111 100015738 0 08292024 0000000000 0000025721 0000025721 100015738

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	1
Jun-24	0	Jan-24	0	Sep-23	0
May-24	0	Dec-23	0	Aug-23	0
Apr-24	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	08/23/2024	61087		07/24/2024	61087		0	1.00	0 KWH	
E305419	08/23/2024	0		07/24/2024	0		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: August 29, 2024

Page 1 of 3

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Account Summary as of August 29, 2024

Previous Balance	13.86
Payment Received - 08/19/2024	-13.86
Current Charges	13.86
Total Amount Due	\$ 13.86

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

 Elec General Svc-Non Demand	\$ 13.86
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100016392	\$0.00	\$13.86	\$ 13.86

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CAPITAL REGION CDD
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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Aug-24	7	Mar-24	7	Nov-23	8	Customer Charge	12.77
Jul-24	7	Feb-24	6	Oct-23	6	Energy Charge: 7 kwh at \$0.06878	0.48
Jun-24	7	Jan-24	7	Sep-23	8	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
May-24	7	Dec-23	7	Aug-23	7	Gross Receipts Tax: 2.56406% of \$13.51	0.35
Apr-24	7					Subtotal	\$ 13.86

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E232946	08/23/2024	1279		07/24/2024	1272		7	1.00	7 KWH	

Service Address Total: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311**Premise Id #: PRM0127630****\$ 13.86**

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: August 29, 2024

Page 1 of 3


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

Account Summary as of August 29, 2024

Previous Balance	730.03
Payment Received - 08/19/2024	-730.03
Current Charges	873.03
Total Amount Due	\$ 873.03

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

 Elec General Svc-Non Demand	\$ 14.41
 Water - Reuse Service	\$ 858.62

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

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100016426	\$0.00	\$873.03	\$ 873.03

This account is on AutoPay. Payment will be drafted on or after 09/18/2024, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	12	Mar-24	12	Nov-23	4
Jul-24	13	Feb-24	11	Oct-23	12
Jun-24	12	Jan-24	12	Sep-23	13
May-24	12	Dec-23	12	Aug-23	12
Apr-24	11				

Customer Charge	12.77
Energy Charge: 12 kwh at \$0.06878	0.83
Fuel & Purch Pwr: 12 kwh at \$0.03765	0.45
Gross Receipts Tax: 2.56406% of \$14.05	0.36
Subtotal	\$ 14.41

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31236307	08/23/2024	357		07/24/2024	345		12	1.00	12 KWH	

**Water Service****Service from 07/24/2024 - 08/22/2024****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	4,992	Jan-24	188	Aug-23	8,845
Jul-24	4,160	Dec-23	380	Jul-23	11,469
Jun-24	12,881	Nov-23	5,370	Jun-23	6,962
May-24	7,586	Oct-23	5,159	May-23	7,685
Feb-24	844				

Reuse Gallonage Rate: 4,992 cgal at \$0.172	858.62
Subtotal	\$ 858.62

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA05224	08/23/2024	676559		07/24/2024	671567		4992	1.00	4992 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 873.03**

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.64
Payment Received - 08/19/2024	-13.64
Current Charges	13.75
Total Amount Due	\$ 13.75

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

 Elec General Svc-Non Demand	\$ 13.75
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100017333	\$0.00	\$13.75	\$ 13.75

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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

111 100017333 0 08292024 0000000000 0000001375 0000001375 100017333

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	6	Mar-24	5	Nov-23	6
Jul-24	5	Feb-24	6	Oct-23	5
Jun-24	6	Jan-24	5	Sep-23	7
May-24	6	Dec-23	6	Aug-23	5
Apr-24	6				

Customer Charge	12.77
Energy Charge: 6 kwh at \$0.06878	0.41
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.41	0.34
Subtotal	\$ 13.75

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305751	08/23/2024	1137		07/24/2024	1131		6	1.00	6 KWH	

Service Address Total: 3000 School House Rd, Tallahassee, FL 32311-7855**Premise Id #: PRM0039789****\$ 13.75**

Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: August 29, 2024

Page 1 of 3

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

Account Summary as of August 29, 2024

Previous Balance	13.10
Payment Received - 08/19/2024	-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.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	09/18/2024 Draft Amount
100017365	\$0.00	\$13.10	\$ 13.10

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

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

111 100017365 0 08292024 0000000000 0000001310 0000001310 100017365

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 07/24/2024 - 08/22/2024****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	0	Nov-23	0
Jul-24	0	Feb-24	0	Oct-23	0
Jun-24	0	Jan-24	0	Sep-23	0
May-24	0	Dec-23	0	Aug-23	0
Apr-24	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 Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E277362	08/23/2024	13		07/24/2024	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: September 3, 2024

Page 1 of 3

Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.

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

Account Summary as of September 3, 2024

Previous Balance	42.68
Payment Received - 08/26/2024	-42.68
Current Charges	43.11
Total Amount Due	\$ 43.11

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

 Commercial Area Lighting	\$ 43.11
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Account Number	Past Due Due Now	Current Charges	09/23/2024 Draft Amount
100092258	\$0.00	\$43.11	\$ 43.11

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

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City of Tallahassee
Your Own UtilitiesSM



Area Lighting

Service from 07/27/2024 - 08/26/2024

Commercial Area Lighting

6: 100 Watt HPS Std Light Fixture(s)	29.64
Fuel & Purch Pwr: 329 kwh at \$0.03765	12.39
Gross Receipts Tax: 2.56406% of \$42.03	1.08
Subtotal	\$ 43.11

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

Premise Id #: PRM0147983

\$ 43.11

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: August 28, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 28, 2024

Previous Balance	-56.95
Current Charges	16.20
Total Amount Due	-\$ 40.75

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

 Water Service - Irrigation	\$ 16.20
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/17/2024 Draft Amount
100249585	-\$56.95	\$16.20	-\$ 40.75

This account is on AutoPay. Payment will be drafted on or after 09/17/2024, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

- ☐ Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 07/23/2024 - 08/21/2024

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	2	n/a	n/a	n/a	n/a
Jul-24	2	n/a	n/a	n/a	n/a
Jun-24	2	n/a	n/a	n/a	n/a
May-24	2	n/a	n/a	n/a	n/a
Apr-24	2				

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	08/22/2024	2150		07/23/2024	2148		2	1.00	2 CGAL	

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

Premise Id #: PRM0110428

\$ 16.20

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: July 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of July 29, 2024

Previous Balance	-73.15
Current Charges	16.20
Total Amount Due	-\$ 56.95

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

 Water Service - Irrigation	\$ 16.20
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	08/19/2024 Draft Amount
100249585	-\$73.15	\$16.20	-\$ 56.95

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 06/21/2024 - 07/22/2024

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jul-24	2	n/a	n/a	n/a	n/a
Jun-24	2	n/a	n/a	n/a	n/a
May-24	2	n/a	n/a	n/a	n/a
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a				

Water Service - Irrigation

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	07/23/2024	2148		06/21/2024	2146		2	1.00	2 CGAL	

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

Premise Id #: PRM0110428

\$ 16.20

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: May 30, 2024

Page 1 of 3

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

Account Summary as of May 30, 2024

Previous Balance	-105.55
Current Charges	16.20
Total Amount Due	-\$ 89.35

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

 Water Service - Irrigation	\$ 16.20
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	06/19/2024 Draft Amount
100249585	-\$105.55	\$16.20	-\$ 89.35

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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



Water Service

Service from 04/23/2024 - 05/22/2024

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
May-24	2	n/a	n/a	n/a	n/a
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Subtotal	\$ 16.20

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU510874	05/23/2024	2144		04/23/2024	2142	N	2	1.00	2 CGAL	

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

Premise Id #: PRM0110428

\$ 16.20

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: April 29, 2024

Page 1 of 3

This bill includes charges and/or credits not appearing on a prior bill for the same time period. Please disregard the earlier bill. We apologize for any inconvenience this may have caused.

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

Account Summary as of April 29, 2024

Previous Balance	32.40
Current Charges	21.80
Adjustments	-159.75
Total Amount Due	-\$ 105.55

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

 Water Service - Irrigation	\$ 11.41
 Water Service - Irrigation	\$ 10.39
 Other Charges	-\$ 159.75

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 Due Now	Current Charges	05/21/2024 Draft Amount
100249585	\$32.40	-\$137.95	-\$ 105.55

Immediate Payment of \$32.40 is Required to Avoid Interruption of Service

This account is on AutoPay. Payment will be drafted on or after 05/21/2024, 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

111 100249585 0 04292024 0000003240 0000013795 0000010555 100249585

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City of Tallahassee
Your Own UtilitiesSM

**Water Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-24	1	Nov-23	0	n/a	n/a
Mar-24	24	Oct-23	1	n/a	n/a
Feb-24	1	n/a	n/a	n/a	n/a
Jan-24	2	n/a	n/a	n/a	n/a
Dec-23	1				

Service from 03/25/2024 - 04/09/2024 Closing Bill
Water Service - Irrigation (for 16 of 30 days)

Customer Charge	5.41
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Subtotal	\$ 11.41

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU510874	04/10/2024	2141	N	03/25/2024	2140		1	1.00	1 CGAL	

**Water Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Service from 04/10/2024 - 04/22/2024
Water Service - Irrigation (for 13 of 30 days)

Customer Charge	4.39
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Subtotal	\$ 10.39

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU510874	04/23/2024	2142	N	04/10/2024	2140	N	2	1.00	2 CGAL	

Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311
Premise Id #: PRM0110428
\$ 21.80
Other Charges

Billing Corrections	-141.25
Water Turn on Fee	-18.50

Total Other Account Charges:
-\$ 159.75



Visit: talgov.com



Call: 850-891-4968

Message Center

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

Consolidated Bill

Page 1 of 4

Account Name: Capital Region CDD
Billing Date: August 30, 2024
Total number of sub-accounts: 2
Amount Due: \$27.28
Please Pay By: September 19, 2024
Master Account Number: 100197401
Account Summary as of August 30, 2024
Previous Balance 27.28
Payment(s) Received -27.28
Current Charges 27.28
Total Amount Due \$ 27.28

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$14.18	-\$14.18	\$14.18	\$0.00	\$14.18
100207738	3591 Strolling Way	\$13.10	-\$13.10	\$13.10	\$0.00	\$13.10
100197401	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$27.28	-\$27.28	\$27.28	\$0.00	\$27.28

Detach this portion and return with your payment.

City of Tallahassee
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Account Number	Past Due Pay Now	Current Charges Due 09/19/2024	Total Amount Due
100197401	\$0.00	\$27.28	\$ 27.28

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: August 30, 2024

Account Summary as of August 30, 2024

Previous Balance	14.18
Payment Received - 08/19/2024	-14.18
Current Charges	14.18
Total Amount Due	\$ 14.18

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-24	11	Mar-24	11	Nov-23	11
Jul-24	11	Feb-24	10	Oct-23	11
Jun-24	11	Jan-24	11	Sep-23	12
May-24	11	Dec-23	11	Aug-23	11
Apr-24	11				

Service from 07/24/2024 - 08/22/2024
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 \$0.03765	0.41
Gross Receipts Tax: 2.56406% of \$13.83	0.35
Subtotal	\$ 14.18

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	08/23/2024	1695		07/24/2024	1684		11	1.00	11 KWH	

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

Premise Id #: PRM0003215

\$ 14.18

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: August 30, 2024

Account Summary as of August 30, 2024

Previous Balance	13.10
Payment Received - 08/19/2024	-13.10
Current Charges	13.10
Total Amount Due	\$ 13.10

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

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

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Service from 07/24/2024 - 08/26/2024**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.				
E166061	08/27/2024	0		07/24/2024	0	N	0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 13.10



Visit: talgov.com



Call: 850-891-4968

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Consolidated Bill

Page 1 of 6

Account Name: Capital Region CDD
Billing Date: August 29, 2024
Total number of sub-accounts: 4
Amount Due: \$52.95
Please Pay By: September 18, 2024
Master Account Number: 100198026
Account Summary as of August 29, 2024
 Previous Balance 53.17
 Payment(s) Received -53.17
Current Charges 52.95
Total Amount Due \$ 52.95

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	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	\$13.10	\$0.00	\$13.10
100212948	3735 Esplanade Way	\$13.54	-\$13.54	\$13.54	\$0.00	\$13.54
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$53.17	-\$53.17	\$52.95	\$0.00	\$52.95

Detach this portion and return with your payment.

City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 09/18/2024	Total Amount Due
100198026	\$0.00	\$52.95	\$ 52.95

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 100198026 0 09182024 0000000000 0000005295 0000005295 100198026

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: August 29, 2024

Account Summary as of August 29, 2024

Previous Balance	13.21
Payment Received - 08/19/2024	-13.21
Current Charges	13.21
Total Amount Due	\$ 13.21

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-24	1	Mar-24	0	Nov-23	1
Jul-24	1	Feb-24	1	Oct-23	1
Jun-24	1	Jan-24	1	Sep-23	1
May-24	1	Dec-23	0	Aug-23	0
Apr-24	1				

Service from 07/24/2024 - 08/22/2024
Elec General Svc-Non Demand

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	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	08/23/2024	345		07/24/2024	344		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: August 29, 2024

Account Summary as of August 29, 2024

Previous Balance	13.21
Payment Received - 08/19/2024	-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
Aug-24	0	Mar-24	1	Nov-23	0
Jul-24	1	Feb-24	0	Oct-23	1
Jun-24	0	Jan-24	0	Sep-23	0
May-24	1	Dec-23	1	Aug-23	1
Apr-24	0				

Service from 07/24/2024 - 08/22/2024**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	08/23/2024	7		07/24/2024	7		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: August 29, 2024

Account Summary as of August 29, 2024

Previous Balance	13.21
Payment Received - 08/19/2024	-13.21
Current Charges	13.10
Total Amount Due	\$ 13.10

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

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

Month	KWH	Month	KWH	Month	KWH
Aug-24	0	Mar-24	1	Nov-23	1
Jul-24	1	Feb-24	1	Oct-23	1
Jun-24	0	Jan-24	1	Sep-23	2
May-24	1	Dec-23	1	Aug-23	1
Apr-24	0				

Service from 07/24/2024 - 08/22/2024**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.				
E286502	08/23/2024	94		07/24/2024	94		0	1.00	0 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: August 29, 2024

Account Summary as of August 29, 2024

Previous Balance	13.54
Payment Received - 08/19/2024	-13.54
Current Charges	13.54
Total Amount Due	\$ 13.54

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

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

Month	KWH	Month	KWH	Month	KWH
Aug-24	4	Mar-24	4	Nov-23	5
Jul-24	4	Feb-24	4	Oct-23	3
Jun-24	4	Jan-24	4	Sep-23	5
May-24	4	Dec-23	5	Aug-23	3
Apr-24	3				

Service from 07/24/2024 - 08/22/2024**Elec General Svc-Non Demand**

Customer Charge	12.77
Energy Charge: 4 kwh at \$0.06878	0.28
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.20	0.34
Subtotal	\$ 13.54

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	08/23/2024	653		07/24/2024	649		4	1.00	4 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 13.54



Visit: talgov.com



Call: 850-891-4968

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Consolidated Bill

Page 1 of 12

Account Name: Capital Region CDD
Billing Date: September 3, 2024
Total number of sub-accounts: 10
Amount Due: \$1,093.86
Please Pay By: September 23, 2024
Master Account Number: 100198297
Account Summary as of September 3, 2024
 Previous Balance 1,087.25
 Payment(s) Received -1,087.25
Current Charges 1,093.86
Total Amount Due \$ 1,093.86

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100204566	4072 Ivy Green Trl Unit 7	\$78.48	-\$78.48	\$78.94	\$0.00	\$78.94
100206207	3749 Biltmore Ave Unit 2	\$201.74	-\$201.74	\$202.97	\$0.00	\$202.97
100205224	4216 Summertree Dr Unit 23	\$156.91	-\$156.91	\$157.89	\$0.00	\$157.89
100208571	4297 Avon Park Cir Unit 14	\$112.09	-\$112.09	\$112.79	\$0.00	\$112.79
100209402	3900 Overlook Dr Unit 10	\$190.53	-\$190.53	\$191.69	\$0.00	\$191.69
100208804	3616 Longfellow Rd Unit 25	\$78.48	-\$78.48	\$78.94	\$0.00	\$78.94
100212804	4038 Shady View Ln Unit 17	\$56.03	-\$56.03	\$56.38	\$0.00	\$56.38
100210193	4046 Colleton Ct Unit 15	\$56.03	-\$56.03	\$56.38	\$0.00	\$56.38
100213814	3070 Bent Grass Ln Unit 30	\$78.48	-\$78.48	\$78.94	\$0.00	\$78.94
100202870	2450 Rain Lily Way Unit 29	\$78.48	-\$78.48	\$78.94	\$0.00	\$78.94
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,087.25	-\$1,087.25	\$1,093.86	\$0.00	\$1,093.86

Detach this portion and return with your payment.

City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 09/23/2024	Total Amount Due
100198297	\$0.00	\$1,093.86	\$ 1,093.86

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 100198297 0 09232024 0000000000 0000109386 0000109386 100198297

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	78.48
Payment Received - 08/26/2024	-78.48
Current Charges	78.94
Total Amount Due	\$ 78.94

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

**Area Lighting****Service from 07/27/2024 - 08/26/2024****Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 384 kwh at \$0.03765	14.46
Gross Receipts Tax: 2.56406% of \$76.97	1.97

Subtotal	\$ 78.94
-----------------	-----------------

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

Premise Id #: PRM0083585

\$ 78.94

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	201.74
Payment Received - 08/26/2024	-201.74
Current Charges	202.97
Total Amount Due	\$ 202.97

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


Area Lighting
Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	160.74
Fuel & Purch Pwr: 987 kwh at \$0.03765	37.16
Gross Receipts Tax: 2.56406% of \$197.90	5.07

Subtotal	\$ 202.97
-----------------	------------------

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

Premise Id #: PRM0049496

\$ 202.97

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	156.91
Payment Received - 08/26/2024	-156.91
Current Charges	157.89
Total Amount Due	\$ 157.89

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


Area Lighting

Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	125.02
Fuel & Purch Pwr: 768 kwh at \$0.03765	28.92
Gross Receipts Tax: 2.56406% of \$153.94	3.95

Subtotal	\$ 157.89
-----------------	------------------

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

Premise Id #: PRM0076405

\$ 157.89

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	112.09
Payment Received - 08/26/2024	-112.09
Current Charges	112.79
Total Amount Due	\$ 112.79

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


Area Lighting

Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	89.30
Fuel & Purch Pwr: 549 kwh at \$0.03765	20.67
Gross Receipts Tax: 2.56406% of \$109.97	2.82

Subtotal	\$ 112.79
-----------------	------------------

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

Premise Id #: PRM0082899

\$ 112.79

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	190.53
Payment Received - 08/26/2024	-190.53
Current Charges	191.69
Total Amount Due	\$ 191.69

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


Area Lighting
Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	151.81
Fuel & Purch Pwr: 932 kwh at \$0.03765	35.09
Gross Receipts Tax: 2.56406% of \$186.90	4.79

Subtotal	\$ 191.69
-----------------	------------------

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

Premise Id #: PRM0122174

\$ 191.69

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	78.48
Payment Received - 08/26/2024	-78.48
Current Charges	78.94
Total Amount Due	\$ 78.94

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


Area Lighting

Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 384 kwh at \$0.03765	14.46
Gross Receipts Tax: 2.56406% of \$76.97	1.97

Subtotal	\$ 78.94
-----------------	-----------------

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

Premise Id #: PRM0122901

\$ 78.94

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	56.03
Payment Received - 08/26/2024	-56.03
Current Charges	56.38
Total Amount Due	\$ 56.38

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


Area Lighting

Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 274 kwh at \$0.03765	10.32
Gross Receipts Tax: 2.56406% of \$54.97	1.41

Subtotal	\$ 56.38
-----------------	-----------------

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

Premise Id #: PRM0129751

\$ 56.38

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	56.03
Payment Received - 08/26/2024	-56.03
Current Charges	56.38
Total Amount Due	\$ 56.38

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


Area Lighting

Service from 07/27/2024 - 08/26/2024
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 274 kwh at \$0.03765	10.32
Gross Receipts Tax: 2.56406% of \$54.97	1.41

Subtotal	\$ 56.38
-----------------	-----------------

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

Premise Id #: PRM0031038

\$ 56.38

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	78.48
Payment Received - 08/26/2024	-78.48
Current Charges	78.94
Total Amount Due	\$ 78.94

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

**Area Lighting****Service from 07/27/2024 - 08/26/2024****Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 384 kwh at \$0.03765	14.46
Gross Receipts Tax: 2.56406% of \$76.97	1.97

Subtotal	\$ 78.94
-----------------	-----------------

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

Premise Id #: PRM0028302

\$ 78.94

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: September 3, 2024

Account Summary as of September 3, 2024

Previous Balance	78.48
Payment Received - 08/26/2024	-78.48
Current Charges	78.94
Total Amount Due	\$ 78.94

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

**Area Lighting****Service from 07/27/2024 - 08/26/2024****Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 384 kwh at \$0.03765	14.46
Gross Receipts Tax: 2.56406% of \$76.97	1.97

Subtotal	\$ 78.94
-----------------	-----------------

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

Premise Id #: PRM0057932

\$ 78.94

Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: August 29, 2024

Page 1 of 3

Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.

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

Account Summary as of August 29, 2024

Previous Balance	313.90
Payment Received - 08/13/2024	-313.90
Current Charges	316.82
Total Amount Due	\$ 316.82

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



Water - Reuse Service

\$ 316.82

SEP 03 2024

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 09/18/2024	Total Amount Due
100034498	\$0.00	\$316.82	\$ 316.82

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

**Water Service****Service from 07/24/2024 - 08/22/2024****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Aug-24	1,842	Mar-24	62	Nov-23	2,767
Jul-24	1,825	Feb-24	58	Oct-23	4,073
Jun-24	5,380	Jan-24	44	Sep-23	4,415
May-24	6,080	Dec-23	512	Aug-23	2,396
Apr-24	159				

Reuse Gallonage Rate: 1,842 cgal at \$0.172	316.82
Subtotal	\$ 316.82

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	08/23/2024	184155		07/24/2024	182313		1842	1.00	1842 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311**Premise Id #:** PRM0046121**\$ 316.82**



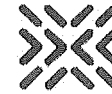
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
9/17/2024	197065

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/17/2024

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Mainline Repair			
2" SCH 40 PVC Tee SSS	1	3.75	3.75
2" x 1 1/2" SCH 40 RED Bushing SS	2	2.82	5.64
1 1/2" x 1" PVC RED Bushing SS	1	2.75	2.75
1 1/2" SCH 40 Male Adapter	1	1.70	1.70
1" Coupling	3	1.15	3.45
1" 90 Elbow SS	2	0.60	1.20
Irrigation Technician Labor	3.5	80.00	280.00
Irrigation Helper Labor	3.5	50.00	175.00
Date of Service: 9/9/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 9/19/24	

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	\$473.49
Payments/Credits	\$0.00
Balance Due	\$473.49



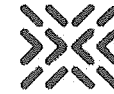
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
9/17/2024	197030

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/17/2024

Description	Quantity	Rate	Amount
ALL PONDS: Spraying of Outflow pipes and Cattails			
Non-Selective herbicide: Imazapyr 45-L (EPA # 81927-24) 30 gal.	1	14.54	14.54
Non-Selective herbicide: Round Up (EPA #524-343) 30 gal.	1	79.17	79.17
Non-Selective herbicide: Diquat (EPA # 81927-35) 30 gal.	1	8.31	8.31
IPM Technician Labor	16	80.00	1,280.00
IPM Helper Labor Rate per hour	16	50.00	800.00
Date of Service: 8/27/24, 8/28/24, and 8/29/24			
		46550 <i>Corbin deNagy</i> 9/19/24	

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	\$2,182.02
Payments/Credits	\$0.00
Balance Due	\$2,182.02



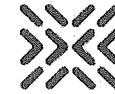
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
9/17/2024	197056

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/17/2024

Description	Quantity	Rate	Amount
Poly Dogipot Pet Station including Poly Dogipot Junior Bag Dispenser 10 Gallon Poly Trash Receptacle w/ attached lid, and Pet Sign - Endicott Park			
Poly Dogipot Pet Station	1	395.46	395.46
Concrete Mix	1	10.74	10.74
General Labor	1.5	60.00	90.00
Date of Service: 9/10/2024			
		61000 <i>Corbin deNagy</i> 9/19/24	

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	\$496.20
Payments/Credits	\$0.00
Balance Due	\$496.20



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

Invoice

Date	Invoice #
9/17/2024	197070

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/17/2024

Description	Quantity	Rate	Amount
Tree work at Unit #37 behind 3573 Esplanade Way Tree pruning to reduce weight on Live Oak limbs over houses in back & haul debris Date of Service: 9/11/2024		1,600.00	1,600.00
		46490 <i>Corbin deNagy</i> 9/19/24	

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

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

Total	\$1,600.00
Payments/Credits	\$0.00
Balance Due	\$1,600.00



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

Invoice

Date	Invoice #
9/19/2024	197077

Phone: 850-656-0208

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	10/19/2024

Description	Quantity	Rate	Amount
Installation of Dogipot Dispensers Biltmore/Stanhope, Four Oaks/Barringer Hill, Summertree/Trail, and Longfellow/Tremont General Labor Rate	3	60.00	180.00
		46900 <i>Corbin deNagy</i> 9/24/24	

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

\$35 fee for all returned checks

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

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

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



Invoice Number	Invoice Date	Account Number	Page
8-622-75999	Sep 17, 2024	8504-2882-4	1 of 2

Billing Address:

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

Shipping Address:

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

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges USD \$100.09
TOTAL THIS INVOICE USD \$100.09

Other discounts may apply.

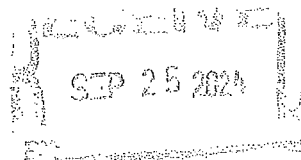
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Sep 17, 2024

Previous Balance 39.24
Payments 0.00
Adjustments 0.00
New Charges 100.09

New Account Balance \$139.33

Payments not received by Oct 02, 2024 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
8-622-75999	USD \$100.09	8504-2882-4	USD \$139.33

Remittance Advice

Your payment is due by Oct 02, 2024

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

862275999400001000998504288245000013933700001000990

0020575 01 AB 0.593 **AUTO T5 0 1259 32092-364939 -C01-P20595-11



CAPITAL REGION CDD
114
475 W TOWN PL



SAINT AUGUSTINE FL 32092-3648



63302600000036



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

Invoice Number	Invoice Date	Account Number	Page
8-622-75999	Sep 17, 2024	8504-2882-4	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 06, 2024

Cust. Ref.: CAPITAL REGION

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	778417239763	Joni Hayworth	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	5385 N. Nob Hill Road	US Bank, N.A.- CDD
Package Type	FedEx Envelope	FORT LAUDERDALE FL 33351 US	1200 Energy Park Drive
Zone	07		SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Sep 09, 2024 10:19	Transportation Charge	56.49
Svc Area	A1	Fuel Surcharge	9.18
Signed by	C.SCHWARTZ	Thrd Party Billing	2.96
FedEx Use	000000000/255/_	Total Charge	USD \$68.63

Ship Date: Sep 10, 2024

Cust. Ref.: CAPITAL REGION

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
- Distance Based Pricing, Zone 4

Automation	INET	Sender	Recipient
Tracking ID	778496472015	Joni Hayworth	JOSHUA W. WALTERS
Service Type	FedEx 2Day	5385 N. Nob Hill Road	MANAUSA, SHAW, & MINACCI PA
Package Type	FedEx Envelope	FORT LAUDERDALE FL 33351 US	1701 HERMITAGE BLVD
Zone	04		TALLAHASSEE FL 32308 US
Packages	1		
Rated Weight	N/A		
Delivered	Sep 12, 2024 13:06	Transportation Charge	25.90
Svc Area	A2	Fuel Surcharge	4.21
Signed by	S.DIAZ	Third Party Billing	1.35
FedEx Use	000000000/1110/_	Total Charge	USD \$31.46

Third Party Subtotal USD \$100.09

Total FedEx Express USD \$100.09

FedEx® Billing Online

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

FIFTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 21, 2024

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines and Frank ("we") audit Capital Region Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ended September 30, 2024, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2024.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

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

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

Fort Pierce / Stuart



Capital Region Community Development District
October 21, 2024
Page 2

- Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

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

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit unless they are inconsequential.

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants and Generally Accepted Governmental Auditing Standards.



Capital Region Community Development District
October 21, 2024
Page 3

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

Management is responsible for:

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

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

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

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



Capital Region Community Development District
October 21, 2024
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

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

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

Reporting

We will issue a written report upon completion of our audit of Capital Region Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of Capital Region Community Development District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

Records and Assistance

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

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



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October 21, 2024
Page 5

Other Relevant Information

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

Accounting Services

In connection with our audit, you have requested us to draft the financial statements.

James Oliver, District Manager, will oversee the service, make all significant judgments that are the proper responsibility of management, evaluate the adequacy of the service, make an informed judgment about the results of the service, and accept responsibility for them. You also agree to establish and maintain internal control over the service, including ongoing monitoring activities. At the conclusion of our audit, we will ask you to provide written representations to that effect.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2024, will not exceed \$3,925, unless the scope of the engagement is changed, the assistance which Capital Region Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. An optional one-year renewal is available if mutually agreed upon by Berger, Toombs, Elam, Gaines, and Frank and Capital Region Community Development District.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately.



Capital Region Community Development District
October 21, 2024
Page 6

Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our workpapers.

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

Information Security – Miscellaneous Terms

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

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

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

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



Capital Region Community Development District
October 21, 2024
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Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

We will not be responsible for any delay or failure in our performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our service are delayed more than 120 days; however, the District is not excused from paying to us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



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

Capital Region Community Development District
October 21, 2024
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

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

Confirmed on behalf of the addressee:

Signed by:
Corbin deNagy
9C8879D789D84CC...

2024-10-30



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

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

November 30, 2022

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

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

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

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



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 21, 2024)**

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

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

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

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

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 954-721-8681
EMAIL: JOLIVER@GMSNF.COM**

Auditor: J.W. Gaines

By: _____

Title: Director

Date: October 21, 2024



District: Capital Region CDD

By:  _____
Signed by: 9C8879D789D84CC...

Title: Assistant Secretary

Date: 2024-10-30

SIXTH ORDER OF BUSINESS

**NON-EXCLUSIVE LICENSE AGREEMENT
REGARDING USE OF THE DISTRICT'S FACILITIES**

[_____]

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into on _____,
20____, by and between:

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Tallahassee, Florida, and with offices at 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (“**District**”), and

_____, a [STATE] [ENTITY TYPE], with a mailing address of _____ (“**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District (“**Facilities**”); and

WHEREAS, Licensee currently operates [_____] and has asked the Board of Supervisors of the District (“**Board**”) for permission to operate a [_____] at the Facilities (“**Services**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Facilities as a public improvement.

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

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. LICENSE. The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Facilities for the purposes of providing the Services (“**License**”). At the District’s request, Licensee shall provide a list of a full roster of persons who utilize Licensee’s Services at the Facilities to the Operations Manager, as such list may change from time to time.

3. HOURS AND AREA. Licensee shall coordinate Services directly with the District’s Operations Manager or his/her designee (“**Operations Manager**”). Licensee shall schedule all

Services in advance pursuant to the means and methods set forth by the Operations Manager, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Facilities where such Services may be provided.

4. USE OF AREA. Licensee shall not have exclusive use of the Facilities, but shall have exclusive use of the designated portion or area of the Facilities for operation of the Services during the hours approved by Operations Manager. However, Licensee's use shall not interfere with the operation of the Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Facilities shall be subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

6. TERM. This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

7. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

8. CARE OF PROPERTY. The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

9. REVOCATION. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

10. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

12. RECOVERY OF COSTS AND FEES. In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Leon County, Florida.

17. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, Florida 32311
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. SEVERABILITY. Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

[LICENSEE NAME]

By: _____

Its: _____

SEVENTH ORDER OF BUSINESS

C.

1.

CRCDD Weekly Review

Monday 9/30/24	Tuesday 10/1/24	Wednesday 10/2/24	Thursday 10/3/24	Friday 10/4/24
Weather of the Week				
90° Hi 71° Lo 0.00" Rain	86° Hi 71° Lo 0.00" Rain	90° Hi 67° Lo 0.00" Rain	89° Hi 68° Lo 0.00" Rain	87° Hi 75° Lo 0.00" Rain
Full Maintenance				
Central Park:FL131 Swale Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)	Esplanade Way (Unit 5) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 8:WD140	Blair Stone Rd (Units 5,17) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Schoolhouse Rd (Units 3,4) UNIT 14:Green Space UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:WD230 UNIT 27:New Village UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr. UNIT 7:Grove Park Dr	NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 31:Parks, Green Space, Rows, Lift Sta Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower)
Standard Maintenance				
Central Park:Butterfly Garden UNIT 17:Shady View Pond (WD260)	LSF-7:Swale & GS (Upon Request) UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 1:WD240 UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer UNIT 5:Four Oaks (Shumard to Tram)	UNIT 16:Salinger Drainage Easement (LF) UNIT 27:TR221A UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail NON-UNIT:SB161 UNIT 31:FL070 UNIT 31:FL170 & Buffer
Debris Cleanup				
Central Park Storm Clean Up UNIT 27:New Village UNIT 35:Merchants Row West	Central Park Storm Clean Up UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 31:Jasmine Hill UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks Ponds and Rows UNIT 35:Merchants Row Entry Feature	Central Park ROWS, Parks, Ponds & Common Areas Storm Clean Up UNIT 10:Overlook Park UNIT 23:Parks, Ponds & Green Spaces	Central Park ROWS, Parks, Ponds & Common Areas Storm Clean Up UNIT 14:Avon Park	Central Park Mossy Creek Lane (Units 4,6,9) NON-UNIT:Mossy Creek Nature Trail UNIT 1:WD240 UNIT 10:Overlook Park UNIT 14:Avon Park UNIT 2:Carrollton Park UNIT 23:Parks, Ponds & Green Spaces UNIT 37:Esplanade Nature Trail
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
Controller 19	Unit 5	9/30	WT - Pipe Repair	#197155
Additional Contracted Work				
Invoice Number	Description			Date
197139	Tree work at Unit #26 Trail			9/23/2024
197146	Tree Removal: Storm Easement by FL080			10/1/2024
Proposals				
Description	Proposal Number			
Tree Removal: Unit 30 - Woodland Fields Park - Remove one dead pine, grind the stump and haul	#063142			
Tree Removal: LDR5, Phase 3 - Remove 2 dying live oaks in natural area and leave in woods cut stumps low	#063141			
Tree Removal: LFS-7 + Unit 26 Trail - Remove dead pine in natural area on Scarlet Sage and one dead oak near trail off Biltmore haul debris	#063140			
LFS-3 Maple Ridge Common Area - Remove 3 dying trees near the road, grind the stumps and haul	#063139			
Unit 31, Phase 3 - Natural Area Magnolia Park - Remove one dead water oak grind the stump, prune one small leaning oak, prune one oak above sidewalk near homes and from crepe myrtle haul debris	#063138			

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 10/7/24	Tuesday 10/8/24	Wednesday 10/9/24	Thursday 10/10/24	Friday 10/11/24
Weather of the Week				
88° Hi 69° Lo 0.00" Rain	88° Hi 64° Lo 0.00" Rain	76° Hi 68° Lo 0.22" Rain	84° Hi 62° Lo 0.00" Rain	81° Hi 54° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Community Garden LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:Dog Park Orange Ave UNIT 14:Avon Park UNIT 14:Buffers UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave	Biltmore Ave (Units 16,2,25) LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Shumard Oak Blvd (Units 3,5) UNIT 1:Mulberry Park Blvd UNIT 2:Carrollton Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks)		Central Park	FL080 NON-UNIT:LDR-5 (ph 1 & 2) UNIT 17:WD284 WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
LSF-3:Maple Ridge Buffer	Central Park LSF-3:Maple Ridge Buffer TR209		TR105 UNIT 21 & Arch Site:Arch Site Conservation	Central Park Area (Interior)
Debris Cleanup				
Central Park UNIT 27:New Village UNIT 35:Merchants Row West	Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	ROWS, Parks, Ponds & Common Areas Shumard Oak Blvd (Units 3,5) UNIT 18:Cummings Park	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
		UNIT 18:Cummings Park UNIT 18:WD281 UNIT 30:Woodland Fields Park		
Pruning				
	Esplanade Way (Units 5,20)	Esplanade Way (Unit 5, 20) WD281		
Non-Selective: Product used - Diquat & Compare-N-Save				
Biltmore Ave (Units 16,2,25) UNIT 5	Biltmore Ave (Units 16,2,25)		Four Oaks Blvd (Units 1,17,29) UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 18:WD281 UNIT 23:Parks, Ponds & Green Spaces	Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) Shumard Oak Blvd (Units 3,5)
Insecticide: Product Used Advion - Extinguish Plus				
				Central Park Central Park:Tot Lot
Irrigation Inspection				
Controller 2; Unit 2-5 - Wet Test Controller 23; Unit 17 - Wet Test				
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
23	17	10/11	Mower Damage	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
01	5	10/8	Finish Repair - Construction Damage	#197161
18	16	10/8	Male Adapter Repair, Mainline	#197162
22	35	10/9	Valve Replace	#197163
Additional Contracted Work				
Invoice Number	Description			Date
197080	Dogipot Dispensers, trash receptacles with lid and pet signs + labor			10/8/2024

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.

CR added Weekly Review

Monday 10/14/24	Tuesday 10/15/24	Wednesday 10/16/24	Thursday 10/17/24	Friday 10/18/24
Weather of the Week				
91° Hi 56° Lo 0.00" Rain	82° Hi 55° Lo 0.00" Rain	70° Hi 46° Lo 0.00" Rain	71° Hi 40° Lo 0.00" Rain	78° Hi 42° Lo 0.00" Rain
Full Maintenance				
Central Park:FL131 Swale Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 2:Endicott Park UNIT 23:Parks, Ponds & Green Spaces UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Terrebone Dr.	Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) TR209A UNIT 14:Green Space UNIT 2:Newberry Parks UNIT 20:Esplanade North (Unit 20) UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 31:FL170 & Buffer	Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Artemis Way UNIT 4:Grove Park Dr
Standard Maintenance				
Central Park:Butterfly Garden UNIT 17:WD253 UNIT 3:SB111A	LSF-7:Swale & GS (Upon Request) NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext. UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park UNIT 1:WD240 UNIT 20:WD162 on Esplanade North UNIT 21 & Arch Site:Arch Site Conservation Area (Interior) UNIT 5:Capital Circle SE Buffer	UNIT 5:Natural Area by Urban Park	
Debris Cleanup				
		Central Park ROWS, Parks, Ponds & Common Areas UNIT 1:Iberville Park UNIT 25:Longfellow Park & Pocket Parks UNIT 29:Coneflower Park	ROWS, Parks, Ponds & Common Areas	UNIT 10:Trails
Hand Weeding				
		WD090N (Pond) WD090S (Pond)		
Mulch Installation - Maint.				
				Schoolhouse Rd (Units 3,4)
Pruning				
Esplanade Way (Unit 5) UNIT 31:Spider Lily Park	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25)	UNIT 23: Summertree UNIT 23:Riverton Park (Four Oaks to Summit)
Fertilizer				
	Bermuda Plot (CP)			
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
	Bermuda Plot (CP)			
Non-Selective: Product used - Diquat & Compare-N-Save				
Central Park:Trail Shumard Oaks Blvd West (Unit 35) UNIT 1:Barringer Hill Nature Trail UNIT 35:Merchants Row West Utility Boxes	Blair Stone Rd (Units 5,17) NON-UNIT:Artemis Way Schoolhouse Rd (Units 3,4) TR209A UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 18:WD281 UNIT 29:Coneflower Park UNIT 4:Terrebone Dr. UNIT 5:Capital Circle SE Buffer UNIT 5:Four Oaks (Shumard to Tram) Utility Boxes	Esplanade Way (Units 5,20) UNIT 1:Mulberry Park Blvd UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 16:Salinger Way UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 30:Woodland Fields Park		Central Park:Butterfly Garden UNIT 31:FL070 UNIT 31:FL170 & Buffer
Insecticide: Product Used Advion - Extinguish Plus				
Central Park:Trail UNIT 1:Barringer Hill Nature Trail Utility Boxes				
Irrigation Inspection				
	Central Park - Wet Test			
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
23	17	10/15	Blair Stone Rd (Units 5,17) - Clean Valve Boxes	
23	1, 17, 29	10/15	Four Oaks Blvd (Units 1,17,29) - Clean Valve Boxes	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
11	4	10/16	Valve Replace	197174
Additional Contracted Work				
Invoice Number	Description			Date
197164	Tree Removal: Unit 30 - Woodland Fields Park - Remove one dead pine, grind the stump and haul away			10/14/2024
Proposals				
Description				Proposal Number
PROPOSAL - Reforestation of Parks @ Woodland Fields in Unit #30 - Installation of new Magnolias				#063158
PROPOSAL - Reforestation of Parks @ Faulkner park Installation of a new Live Oak after removal of stump				#063159
PROPOSAL - Reforestation of Parks and Common Areas At Maple Ridge Alley Way				#063160
PROPOSAL - Reforestation of Parks - Central Park - Installation of Trees				#063161
PROPOSAL - Removal of Storm Damaged Trees/Stumps and Installation of Sod				#063162

Accidents/Incidents: None

Safety and Trainings: 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 10/21/24	Tuesday 10/22/24	Wednesday 10/23/24	Thursday 10/24/24	Friday 10/25/24
Weather of the Week				
84° Hi 52° Lo 0.00" Rain	86° Hi 60° Lo 0.00" Rain	86° Hi 58° Lo 0.00" Rain	89° Hi 54° Lo 0.00" Rain	89° Hi 56° Lo 0.00" Rain
Full Maintenance				
Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Trail Park LSF-3:Maple Ridge Common Areas & ROWS Orange Ave UNIT 14:Avon Park UNIT 2:Carollton Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave	Biltmore Ave (Units 16,2,25) Central Park Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 2:Carollton Park	Central Park UNIT 1:Barringer Hill Nature Trail	Orange Ave UNIT 1:Barringer Hill Nature Trail	NON-UNIT:Dog Park Orange Ave
Standard Maintenance				
Central Park:West Side LSF-3:Maple Ridge Buffer	Central Park			Community Garden
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West	UNIT 29:Coneflower Park	Central Park:Butterfly Garden ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
		Orange Ave	UNIT 25:Longfellow Park & Pocket Parks	UNIT 26:Strolling Way Parks
Pruning				
Biltmore Ave (Units 16,2,25)	Four Oaks Blvd (Units 1,17,29) LSF-3:Maple Ridge Common Areas & ROWS	Central Park:Butterfly Garden Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) Mossy Creek Lane (Units 4,6,9) UNIT 1:Mulberry Park Blvd UNIT 19:Twain Park UNIT 27:New Village UNIT 29:Coneflower Park UNIT 31:FL170 & Buffer Unit 32:Lantana Lane	Central Park:FL131 Central Park:Memorial Walk (CP) LSF-3:Maple Ridge Common Areas & ROWS LSF-3:WD282 Orange Ave UNIT 1:TC1 Pond (FL130) UNIT 31:FL265	Orange Ave UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 36:Bluff Oak Way	Blair Stone Rd (Units 5,17) FL080 Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 1:WD240 UNIT 25:Longfellow Park & Pocket Parks	NON-UNIT:Dog Park UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks
Insecticide: Product Used Advion - Extinguish Plus				
Mossy Creek Lane (Units 4,6,9) UNIT 29:Coneflower Park		Central Park:Butterfly Garden	Hemingway Blvd & Trail (Units 2,4)	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
6	Central Park	10/23	Replace Rotor	197181
Additional Contracted Work				
Invoice Number	Description			Date
197178	Boxtractor was used at the Tot Lot to assist	the construction team. The tractor was necessary to pull out vehicles that became stuck		10/21/2024
197177	Maple Ridge Trail - Cut Asphalt and Patch			10/17/2024
197175	Tree Work: CP Playground Live Oak			10/18/2024

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 – October 2024

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

Week 1 (October 1 – October 4)

- Completed the stormwater operating permit renewal for FL-170.
- Coordinated delivery of playground equipment. Discussion with Pro Playgrounds and All-Pro.
- Requested a quote for additional playground mulch.
- Followed up with All-Pro regarding Blair Stone landscape enhancement quote.
- Discussed various items with Robert Berlin including Maple Ridge temporary construction easement, playground install, Lake Verdura maintenance, Unit 32, Phase 2 conservation easement.
- Responded to resident inquiry regarding possible temporary access agreement for pool construction (Unit 17).
- Met with Supervisor Burns on-site to discuss LDR-5 landscaping, Maple Ridge, and Lake Verdura.
- Received a call from a resident concerned about a tree off Bent Grass. The tree is in decline and Miller's is scheduled to have it removed.
- Received resident inquiry (via HOA) regarding appearance of stormwater pond FL-080 (Orange Ave.). Explained plan of action including Lake Doctors proposal and mowing in the winter months.
- Contacted Joel Foy to discuss City of Tallahassee Electric's plan for the entry sign lighting.
- Accepted proposals from Lake Doctors to treat weeds in stormwater ponds FL-080 and FL-170.
- Received a phone call from staff at Kimley-Horn regarding plans for the stormwater pond in LDR-1 (north of Old St. Augustine). Phone call was simply to let the district know that this stormwater pond will have an additional water quality component which requires specific maintenance. Additionally, this component is likely to cost more than our typical stormwater maintenance costs. They will send more information as this project progresses.
- Met with Robert Berlin to discuss the Unit 32 (Lantana/Goldenrod) conservation easement. Also discussed with Robert and the District Engineer the timber retaining wall on Mossy Creek.
- Removed one set of rusted swing set chains and replaced with new chains.
- Accepted proposals from All-Pro to remove dead trees in Maple Ridge, LSF-7, Unit 26, LDR-5 – Phase 3, and Unit 31 – Phase 3.
- Provided documentation on timber retaining wall to homeowner on Mossy Creek.
- Provided documentation on conservation easement in Unit 32 to homeowner on Lantana.
- Accepted quote for additional playground mulch.
- Attended pre-meeting conference call.
- Accepted proposal from All-Pro to remove dead pine tree in Unit 30 (Bent Grass).



- Completed the Certification of Financial Capability For Perpetual Operations and Maintenance Entities for the stormwater pond in LDR-1.
- Reviewed HOA Architectural Review Committee agenda for any potential items concerning the CDD.
- Met with Supervisor Rojas on-site to discuss LDR-5 landscaping.
- Received request from Kimley-Horn to provide a letter of intent to accept the stormwater pond in LDR-1. Discussed with Robert Berlin. Forwarded request to District Counsel.

Week 2 (October 7 – October 11)

- Discussed minor revision to the August 2024 meeting minutes with Supervisor Burns.
- Reviewed LDR-1 stormwater intent to accept letter from District Counsel. Also reviewed preliminary plat.
- Contacted Egis Insurance for Certificate of Liability for the City of Tallahassee. This is for the Halloween security services and road closures.
- Contacted Acme Barricades to rent barricades and sign board for Halloween night. Provided Halloween road closures document to the HOA.
- Followed up with All-Pro regarding tree trimming on Spider Lily.
- Contacted All-Pro regarding damaged meter on Biltmore.
- Followed up with Pro Playgrounds for an update on the shipping progress. Several components are on a container that is being held up from the strike going on at the ports. They will get an update on Friday or Monday.
- Contacted by resident to confirm meeting and discussion on agenda items.
- Received a phone call from a resident regarding limbs in the park off Poe Place. Worked with All-Pro to remove the limbs.
- Submitted (5) streetlight out issues via DigiTally.
- Met with Kimley-Horn staff to discuss LDR-1 preliminary plat.
- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Following Board approval, reached out to All-Pro regarding the Blair Stone landscaping enhancement project.
- Spoke to staff with City of Tallahassee Electric regarding Blair Stone entry sign lighting. Provided them with Joel Foy's contact for further discussion. City may not be able to provide 120V meter as originally proposed. Looking into moving sign on the other side of Esplanade which has a 120V/240V 3 cable pedestal nearby.
- Sent completed LDR-1 stormwater letter to Kimley-Horn.

Week 3 (October 14 – October 18)

- Followed up with insurance provider for certificate of liability insurance to complete City of Tallahassee Halloween road closure permit request.
- Met with Supervisor Burns and Robert Berlin to discuss LDR-5 maintenance.
- Reviewed draft All-Pro work authorization from District Counsel.
- Discussed with All-Pro their proposal to replace top timbers on the retaining walls along Grove Park. Will present proposal at the next Board meeting.
- Followed up with Pro Playgrounds after receiving a voicemail from someone describing equipment delivery.



- Followed up with Lake Doctors regarding pond treatment schedule for FL-170 and FL-080. Will be this week.
- Received communication from HOA regarding a dead deer near the dog park. Requested All-Pro remove it.
- Provided certificate of liability insurance to the City of Tallahassee to complete the Halloween road closures permit request.
- Worked with GMS staff to update the CDD website to include the 2024 Halloween road closures.
- Submitted issue via DigiTally for a downed street sign on School House Rd.
- Cancelled Lake Doctors weed treatment in stormwater pond FL-170. Used Longview Land Clearing to mow the pond. Lake Doctors will proceed with weed treatment in FL-080.
- Received follow up information from Pro Playgrounds: demo and shade will begin the week starting October 21 and equipment will be delivered on October 28. Discussed plan with All-Pro. They will put out Playground Closed signs in addition to Pro Playgrounds safety measures.
- City of Tallahassee Police Department provided preliminary count of personnel assisting with Halloween road closures. Requested 10 All-Pro staff assist with road closures. Also discussed with All-Pro the plan to pick up barricades from Acme. Will be delivered to the corner of Orange Ave. and Southwood Plantation.
- After receiving resident inquiry, met on-site to look at a low hanging branch on a Four Oaks street tree. Discussed maintenance plan with the resident and All-Pro.
- Discussed entry sign plan with Supervisor Burns. After receiving additional information from the City of Tallahassee Electric, we may need to move the location to the corner of Blair Stone and Coolidge Court. Will continue working with Supervisor Burns.
- Met with the HOA to discuss several items including plan for playground installation (requested information be included in the HOA's email blast), special event deposit requirements, LDR 5 maintenance, and Unit 35 (Lake Mary Forest).
- Reviewed the plats for Lake Mary Forest. Provided Phase 1 plat to the HOA.
- Followed up with Custom Reserves regarding the new reserve study. Should be ready "in the next few weeks."
- Responded to resident inquiry regarding tree trimming, Central Park Lake vegetation, and sidewalk cleaning.
- Received an email from a resident concerning retractable leashes on the trails. Contacted district counsel for feedback.

Week 4 (October 21 – October 25)

- Responded to resident email concerning retractable leashes.
- Contacted All-Pro and HOA regarding Tot Lot water fountain. HOA had a leak at their pump house. Leak was repaired and water fountain is working.

- Reviewed progress of playground demolition. Discussed plan for drainage with Robert Berlin.



- Researched solar light options for Blair Stone entry sign.
- Follow up conversation with All-Pro regarding staffing of Halloween road closures. All-Pro has 10 staff signed up to assist with another 6 on standby. Coordinated with Acme to have barricades picked up after 10am.
- Followed up with resident and City of Tallahassee Electric staff regarding solutions for street light brightness.
- Received phone call from resident concerning maintenance of stormwater pond FL-080. Discussed current plan of action (Lake Doctors out today spraying weeds).
- Researched options for adding furniture in LDR-5 common areas. Gathered quote information.
- Submitted City of Tallahassee Growth Management records request for Unit 50 landscape plan.
- Researched girdling tree roots causes/solutions. Contacted All-Pro for their feedback.
- Completed All-Pro work authorization for the Blair Stone landscape enhancement project.
- Provided an update to Apogee Signs regarding Blair Stone entry sign. They provided contact information for a solar lighting vendor and will reach out to them for a system suggestion and price out.
- Discussed Blair Stone landscape enhancement plan with a homeowner. Homeowner suggested alternative plants. Discussed with All-Pro.
- Contacted City of Tallahassee Growth Management regarding Unit 23 conservation easement access.
- Contacted vendor for pressure washing several trail/sidewalk areas.
- Contacted All-Pro for trail repair in Unit 23 (off Summertree).
- Spoke with homeowner regarding maintenance of stormwater pond FL-170 (Mossy Creek/Goldenrod). Discussed maintenance plan with Robert Berlin.
- Requested All-Pro remove trash on the FL-170 pond bottom.
- Followed up with homeowner regarding tree trimming on Spider Lily.
- Contacted vendor for concrete repairs on several stormwater ponds.

- Inspected stormwater ponds FL-170, WD90S, WD-282, and FL-080 (following Lake Doctors treatment – see photo below).



- Responded to inquiry from Soccer Shots regarding program change from Friday to Monday starting in January. Soccer Shots uses the field next to the tennis courts.

Week 5 (October 28 – October 31)

- Met with All-Pro and Miller's Tree Service to discuss plan of action on Artemis Way trees. All-Pro to gather soil for testing.
- Reviewed work being done on stormwater pond TR-209A:



- Met with Robert Berlin on-site to see and discuss progress on playground project:



- Followed up with District Counsel regarding FSU access agreement.
- Contacted City of Tallahassee regarding Meter Install Required emails (electric and water) at 3080 Merchants Row (address for the common area inclusive of the Dog Park and Community Garden). Also contacted Community Garden representatives.
- Received a call from a realtor who had questions about CDD fees.
- Reviewed locations for reforest trees (Maple Ridge, Woodland Fields, Central Park).
- Discussed plan of action for the smaller Central Park bridge with Robert Berlin.
- During general inspections, noticed several leaning trees. Discussed with All-Pro.
- Longview Land Clearing was contracted to mow stormwater pond FL-080. The west end of the pond was too wet to mow. Longview will keep an eye on it and will mow when the pond bottom is drier.
- Received email from Florida Division of Emergency Management that the district's application for public assistance (May tornados) was approved by FEMA. Started reviewed the required documentation.
- Final Halloween night coordination with TPD and All-Pro on road closures.

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

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services