

***CAPITAL REGION***  
*Community Development District*

*May 8, 2025*

## *AGENDA*

# Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website: [www.mysouthwoodcdd.com](http://www.mysouthwoodcdd.com)***

May 1, 2025

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, May 8, 2025 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Organizational Matters
  - A. Appointment of New Supervisor to Fill Unexpired Term of Office (Seat 4, 11/2028)
  - B. Oath of Office for Newly Appointed Supervisor
  - C. Election of Officers, Resolution 2025-05
- IV. Approval of Consent Agenda
  - A. Approval of the Minutes of the April 10, 2025, Meeting
  - B. Balance Sheet as of March 31, 2025, and Statement of Revenues & Expenditures for the Period Ending March 31, 2025
  - C. Allocation of Assessment Receipts
  - D. Check Register
- V. Acceptance of Minutes of the April 10, 2025 Audit Committee Meeting
- VI. Consideration of Agreement with Leon County Tax Collector
- VII. Consideration of Landscape & Irrigation Maintenance Services Proposal

- VIII. Discussion Items
  - A. Unit 2 Alleyway Utility Easement Encroachment
  - B. Unit 50 Trees
- IX. Fiscal Year 2026 Proposed Budget
  - A. Review of Fiscal Year 2026 Proposed Budget
  - B. Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt (08/14/25)
- X. Consideration of Work Authorization No. 13, Addendum #3 for AtkinsRéalis USA Inc.
- XI. Staff Reports
  - A. Attorney
  - B. Property Management
    - 1. All Pro Reports
    - 2. Operations Memorandum
    - 3. Discussion of Request for Maple Ridge Site Furniture
    - 4. Reminder to File Form 1 and Annual Ethics Training
  - D. Manager
- XII. Supervisors Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting: June 12, 2025 @ 6:30 p.m.
- XV. Adjournment

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

Sincerely,  
*Corbin deNagy*  
Corbin deNagy  
District Manager



**Community Interest:**

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

### *THIRD ORDER OF BUSINESS*

*A.*



## Jillian Green

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April 30, 2025

Sarah Sweeting  
CDD Recording Secretary  
Capital Region CDD

3196 Merchants Row Suite 130  
Tallahassee, FL 32311

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### Dear Board of Supervisors,

I am thrilled to submit my resume to apply for the vacant seat on the Board of Supervisors for the Capital Region Community Development District (CDD).

While I am a born and raised Floridian and Palm Beach county native, the majority of my residence has been spent in Leon county. I arrived in Tallahassee in 2009 to complete my Bachelor's degree with Florida State University. Shortly after graduation, I realized that I wanted to continue to call Tallahassee "home" and started a career with the State of Florida.

I always admired the Southwood community and had a personal goal to live there one day. While working in the state agencies surrounding the area, I often found myself enjoying the nearby outdoor oasis on my breaks. Between the aesthetics that reminded me of South Florida and the canopied atmosphere that reminded me of my journey to become an FSU Seminole, my passion was fueled to become a Southwood resident.

As a Specified State Employee as defined in [Section 112.3145\(1\)\(b\), Florida Statutes](#), I have been an acting steward of State of Florida tax payers' dollars for years. I understand and appreciate the importance of the management of these funds, and it would be an honor to serve on the Board.

Thank you for your consideration!

Sincerely,  
Jillian Green



3049 Dickinson Drive  
Tallahassee, FL 32311



561.704.1664



jhollygreen@gmail.com



[www.linkedin.com/in/jilliangreen2022](https://www.linkedin.com/in/jilliangreen2022)

# Jillian Green

Director of Procurement  
& Shared Initiatives



(561)  
704  
1664



[jhollygreen@gmail.com](mailto:jhollygreen@gmail.com)



[FL Contract managed](#)



- Ambitious state government professional with the desire to advance a unique skill set acquired as an eProcurement advocate, agency customer stakeholder, contract manager, and strategic PMP. My expertise and career with the State of Florida propel my holistic perspective to drive innovation and change management.
- Talented professional considered as a knowledgeable leader and dedicated problem solver. Brings ten years of valuable expertise pioneering state objectives.
- Collaborative leader dedicated to partnering with coworkers to promote an engaged, empowering work culture. Documented strengths in building and maintaining relationships with a diverse range of stakeholders in dynamic, fast-paced settings.

## Work History

**2025-09 – Current**

### **Director, Procurement & Shared Initiatives**

*State of Florida Board of Governors, Tallahassee, FL*

- Serves as the primary source of all procurement operations for the Florida state agency, the Board of Governors including insight over operations of travel, Pcard, contract management, and finance & accounting.
- Directs the activities of the Shared Initiatives program that collaborates on shared contracts across the 12 public state of Florida universities.

**2019-06 – 2024-09**

### **MFMP Program Manager**

*State of Florida Department of Management Services, Tallahassee, FL*

- Served as the Contract Manager per statute requirements.
- Coached team members on productivity strategies to accomplish challenging goals and ad hoc expectations.
- Established milestones and objectives for On-Premise to Cloud solution implementation project based on input from functional areas and stakeholders.
- Researched industry best practices in support of training development and program content.
- Demonstrated strong writing and presentation skills to develop an annual Communications & Training Plan for the program.
- Applied program management strategic and agile methods, practices, and execution during the implementation project.

- ❑ Made key design decisions and devised creative solutions to critical customer and end-user needs.
- ❑ Engaged and worked alongside cross-functional stakeholders throughout the state to manage strategic initiatives.
- ❑ Participated in vendor selection and management process for project initiatives.
- ❑ Collaborated with business leadership to set priorities based on business needs, resource capacity, and risk exposure.
- ❑ Identified program obstacles and communicated possible impacts to stakeholders with change management.
- ❑ Provided excellent contract management oversight by developing and maintaining an unprecedented Service Level Expectation (SLE) and deliverable verification process.
- ❑ Managed and supervised administrative and daily program operations, complying with policies and regulations.
- ❑ Devised prototype demonstrations for the Next Generation application to make key design decisions based on feedback and results from key stakeholders.
- ❑ Met with project stakeholders on weekly basis to assess progress and adjust project implementation.
- ❑ Addressed and resolved technical, financial, and operational concerns by working with team members and directors.
- ❑ Served as a Subject Matter Expert on the negotiations of the [Next Generation MyFloridaMarketPlace Contract](#).

**2015-12 - 2019-06**

### **Business Analyst/Specialist**

*State of Florida Department of Management Services, Tallahassee, FL*

- ❑ Management and oversight of the Buyer application for the State of Florida.
- ❑ Stakeholder utilization support for the use of all state eProcurement applications available.
- ❑ Verification of contractual SLEs and Deliverables.
- ❑ Streamlined state contracts in state eProcurement.
- ❑ Conducted interviews with key business users to collect information on business processes and user requirements.
- ❑ Applied honed problem-solving skills to analyze and resolve issues impacting business operations and goal achievement.
- ❑ Analyzed key aspects of business to evaluate factors driving results and summarized into presentations.
- ❑ Improved business direction by prioritizing customers and implementing changes based on collected feedback.

- ❑ Performed gap analysis to identify areas of improvement.
- ❑ Collaborated with stakeholders to define project objectives and criteria.
- ❑ Generated business intelligence reports to inform strategic decision-making.
- ❑ Interacted with internal customers to understand business needs and translate into requirements and project scope.
- ❑ Identified patterns and trends in large data sets and provided actionable insights.
- ❑ Collaborated with stakeholders to identify business needs and data sources.

**2014-07 - 2015-12**

## **Purchasing Specialist**

*State of Florida Department of Management Services, Tallahassee, FL*

- ❑ Procurement Officer of competitive solicitations including Invitations to Bid (ITB), Requests for Proposals (RFP), and Invitations to Negotiate (ITN).
- ❑ Training content development for applicable procurement-related activities including within the department's learning management system.
- ❑ Served as the Certified Minority Business Coordinator for the department.
- ❑ Reviewed and reconciled purchase requisitions for Central Purchasing office approval.
- ❑ Negotiated contracts and agreements with suppliers to achieve best pricing, terms, and value.

## **Education**

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**2013-05 - 2013-05**

### **Bachelor of Science: Social Science**

*Florida State University - Tallahassee, FL*

Honor Roll

**2009-05 - 2009-05**

### **Associate of Arts: Arts**

*Palm Beach Community College - Lake Worth, FL*

Dean's List

- ❑ Honor Roll - 3.6/4.0 GPA
- ❑ Florida Medallion Scholarship Recipient
- ❑ PTK Honor Society Member
- ❑ cum laude graduate

# Skills

Strategic Planning & Stakeholder Management	■ ■ ■ ■ ■ Excellent
Procurement & Negotiation	■ ■ ■ ■ ■ Excellent
Program leadership	■ ■ ■ ■ ■ Excellent
Performance monitoring	■ ■ ■ ■ ■ Excellent
Electronic and communication systems	■ ■ ■ ■ ■ Excellent
Cross functional Team Builder	■ ■ ■ ■ ■ Excellent

# Certifications

2022-01	PMP - Project Management Professional ( <b>Credential ID: 3202530</b> )
2020-07	Certified Public Manager, Florida State University
2015-07	Florida Certified Contract Manager ( <b>Credential ID: 1370-19082</b> )



**William W. Miller, PMP**

Tallahassee, FL • trailbster@yahoo.com • (850) 251-1240

**SUMMARY**

High energy manager, successful in building and motivating dynamic teams, who cultivates a company culture, as well as contributing new ideas that drive organizational growth.

**EDUCATION**

University of West Florida  
Master's in Public Administration

August 2021

Barry University  
Bachelor of Science in Legal Studies

Tallahassee, FL

August 2008

**EXPERIENCE**

Florida Department of Health

Tallahassee, FL

*Senior Project Manager*

2024-Present

- Successfully manages multiple projects simultaneously, consistently delivering on time and within budget.
- Developed and implemented: project plans, timelines, and budgets, resulting in a 15% improvement in project efficiency.
- Led cross-functional teams: to achieve project goals, fostering collaboration and communication.
- Identified and mitigated: project risks, ensuring successful project delivery.
- Utilized project management methodologies: (e.g., Agile, Waterfall) to streamline project processes.

Department of Management Services

Tallahassee, FL

*Customer Service Manager*

2021 - 2024

- Work with Tenants on internal project management
- Review workflow and develop efficient improvements in changing tenant environment
- Work alongside Tenants to solve issues within organizational managed facilities
- Analyze monthly safety reports, and develop trainings to improve safety

Florida Fish and Wildlife Conservation Commission

Tallahassee, FL

*Safety Program Manager*

2018 - 2021

- Analyzed monthly Origami reports to track workman's compensation claims
- Developed trend analysis reports, identifying trends in workman's compensation claims
- Reviewed safety inspections conducted throughout Florida
- Conducted educational training for staff regarding safety
- Reviewed Department of Financial Services bi-yearly reports, to then make recommendations to business leadership teams

Florida Department of Health

Tallahassee, FL

*Safety Officer*

2016 - 2018

- Managed the safety program for the department
- Held state-wide conference calls with safety committee members
- Held quarterly safety meetings with local safety coordinators
- Analyzed monthly Origami reports to track workman's compensation claims
- Conducted educational trainings for staff regarding safety

Florida Department of Health

Tallahassee,

*Facility Manager*

2015 - 2016

- Managed team of 11 professionals
- Served as a mentor to junior team members

- Completed weekly risk-based inspections at 12 different organizational buildings
- Worked alongside external stakeholders managing various projections within the department

Coca-Cola

Tallahassee, FL

*Area Merchandising Manager*

2011 - 2015

- Initiated program that standardized employee training and led to increase in customer satisfaction by 8%
- Increased profits by developing, initiating, and managing a payroll system using flex hours and personnel
- Developed an incentive performance plan that motivated staff and resulted in 6% sales increase
- Defined strategy and business plan for large store accounts
- Supervised, trained, and directed the work of 30 staff members, and 150 store accounts between 2013 and 2015

#### AREAS OF EXPERTISE

Collaboration with internal and external stakeholders	Creativity	Efficient in the workplace
Customer service driven	Managing priorities	Servant leadership
Ability to establish effective working relationships	Decision making	Result driven

#### SKILLS

Excellent communication	Teamwork	Build confidence
Dependable	Motivate others	Leadership
Problem solving	Ability to work under pressure	Highly organized

#### CERTIFICATIONS

Project Management Professional	Project Management Institute	2021-Current
Florida Certified Contract Manager	Department of Management Services	2024
Certified Paralegal	The Paralegal Association	2010 (Lapsed)

# VALERIE REGLAT



Cell: (850) 567-2069



City: Tallahassee, Florida



Email: ValerieReglat@gmail.com

## EXECUTIVE SUMMARY

**Results-driven business operations manager** with proven expertise in enhancing operational efficiencies and implementing strategic changes. Committed to adding value to organizations through meticulous strategic management, analytical thinking, and robust business analysis skills.

## SKILLS AND EXPERTISE

- Strategic & Operational Leadership
- Business Process Optimization
- Financial Reporting & Budget Management
- Project & Program Management
- Policy Development & Implementation
- Change Management & Stakeholder Engagement
- Human Resource Management

## PROFESSIONAL EXPERIENCE

### **Division of Service Operations, Department of Business and Professional Regulation**

#### **Deputy Director- Division, January 2024 – Present**

Manage the Quality Assurance, Customer Satisfaction Survey, Public Record Request, and Customer Advocacy Programs. Assists on special projects and provide recommendations to enhance productivity and quality. Optimize business processes to improve efficiency across the division. The Division of Service Operations services over 1.7 million licensees and handles consumer inquiries through the Customer Contact Center.

### **Division of Retirement, Department of Management Services**

#### **Deputy Director- Technology and Support Services, June 2022 – January 2024**

Directed strategic planning and operations for Research, Education & Training, Contact Center, Business Support Services functions (budget, HR, procurement, contracts, financial reporting) and Technology Services (IT procurements, implementation, budget, contract management). Led cross-functional projects, achieving IT modernizations and cost savings through streamlined processes. Ensured compliance with agency performance goals and state regulations. The Florida Retirement System, the nation's fourth-largest state retirement system, serves over 1.2 million active and retired employees, distributing \$12.5 billion in retiree benefits annually.

### **Division of Retirement, Department of Management Services**

#### **Bureau Chief, Business Support Services, September 2019 – June 2022**

Managed administrative operations, including human resource operations, financial reporting, budgeting at division level, contract management, procurements, and property management. Strategized operational efficiencies and led special projects to ensure workflow. Division had a total budget of \$26 billion.

### **Division of Rehabilitation and Liquidation, Florida Department of Financial Services**

#### **Director of Estate Management/ Deputy Receiver, July 2015 – September 2019**

Directed implementation of project management software for improved collaboration. Supervised audit activities for quality control and developed management and audit policies. Awarded the 2018 Florida Tax Watch Award for project management program implementation.

**Bureau of Life & Health Financial Oversight, Florida Office of Insurance Regulation  
Financial Administrator- Managed Care Entities, May 2014 – July 2015**

Set section objectives aligned with agency mission, guided financial analysis, and oversaw review of regulated entities. Directed the review and analysis of Certificate of Authority applications, mergers, and acquisitions.

**Bureau of Life & Health Financial Oversight, Florida Office of Insurance Regulation  
Financial Examiner and Analyst Supervisor- Insurance Companies, June 2008 – April 2014**

Led a team of financial analysts reviewing financial statements and regulatory compliance. Collaborated with companies and legal teams to resolve issues for financially troubled entities, creating corrective action plans. Oversaw the analysis of Certificate of Authority applications for mergers and acquisitions. Monitored NAIC activities and contributed to work groups and task forces.

**Previous Positions**

- Financial Examiner/ Analyst II, Bureau of Life & Health Financial Oversight, FL OIR
- Insurance Examiner II, Bureau of Life & Health Financial Oversight, FL OIR
- Actuary Technician, Bureau of Property & Casualty Forms and Rates, FL OIR
- Regulatory Consultant, Division of Agency & Agent Services, FL DFS
  - Awarded the merit-based 2003 Lump Sum Bonus for work above and beyond assigned duties.
- Actuarial Technician, Actuarial & Underwriting Services Dept., Fidelity Security LIC
- Contract Analyst, Contracts & Compliance Department, Fidelity Security LIC
- Insurance Specialist- Licensing, Division of Agency & Agent Services, FL DFS
- Workers' Compensation Examiner, Division of Risk Management, FL DFS

**EDUCATION & CERTIFICATIONS**

**Florida Certified Contract Negotiator (FCCM)**

June 2024 - present

**PMI Agile Certified Practitioner (PMI-ACP)**

December 2022 - present

**Florida Certified Public Manager (CPM)**

July 2021 - present

**Florida Certified Contract Manager (FCCM)**

August 2017 - present

**Professional Project Management Professional (PMP)**

June 2019 - present

**Graduate Certificate in Project Management, FSU**

School of Communications- May 2017

**Professional, Insurance Regulation (PIR)**

National Association of Insurance Commissioners - 2009

**Fellow, Life Management Institute (FLMI)**

Life Office Management Association - 2002

**Assoc., Insurance Regulation & Compliance (AIRC)**

Life Office Management Association - 1999

**Florida Insurance Agent**

215 – Life, Health & Variable Annuity

August 1991- present

**Fort Hays State University**

Bachelor Of Arts, Psychology- December 1988

*C.*

**RESOLUTION 2025-05**

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

**WHEREAS**, the Board of Supervisors of the Capital Region Community Development District at a regular business held on May 8, 2025 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice-Chairman
<u>Corbin deNagy</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Darrin Mossing</u>	Assistant Treasurer(s)
<u>Patti Powers</u>	
<u>Marilee Giles</u>	
<u>Daniel Laughlin</u>	
<u>Corbin deNagy</u>	
<u>Matt Biagetti</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>James Oliver</u>	
<u>Matt Biagetti</u>	
_____	
_____	
_____	

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF MAY, 2025.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FOURTH 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, April 10, 2025 at 6:34 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel	Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor

Also present were:

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

The following is a summary of the actions taken at the April 10, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Vogel called the meeting to order at 6:34 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Dolan stated I sent the board an email with an attachment regarding outdoor exercise equipment. This idea came from a friend who has visited communities outside the Tallahassee area, and he noticed in bike paths and walking paths some outdoor exercise equipment. I think that would be a benefit to this community. I would like the board to do a feasibility study.

**THIRD ORDER OF BUSINESS**

**Discussion of Process to Fill Board Vacancy**

Mr. deNagy stated at the last meeting the board directed staff to accept resumes until the end of March and unfortunately, we did not receive any applicants. The HOA posted it twice in their bi-weekly eblast.

Mr. Vogel stated we can extend it until someone volunteers.

Mr. Rojas stated let's open it back up to accept applications until the end of April and we can decide at the May meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Consent Agenda**

- A. Approval of the Minutes of the March 13, 2025 Meeting**
- B. Balance Sheet as of February 28, 2025 and Statement of Revenues & Expenditures for the Period Ending February 28, 2025**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the consent agenda was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Presentation from John Paul II Catholic High School**

Ms. Luisa Zalzman, Principal of St. John Paul II Catholic High School, thanked the board for past exemptions and requested an exemption from the non-ad valorem Operations & Maintenance assessment for the upcoming fiscal year. Supervisor Burns requested the school submit additionally numbers to the District by the next Board meeting in order to help the District understand why the school has a need for the exemption. Based on such request, the Board tabled the decision on whether to grant the requested exemption.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion of Landscape & Irrigation Maintenance RFP**

Mr. deNagy stated we had a public bid opening this morning at 10:00 a.m. and we received one bid and it was from All Pro.

Ms. Sandy stated I will go through the proposal and make sure it meets all the minimum requirements in the project manual. Discussion and consideration of the proposal would be included on the Board's May agenda.

**SEVENTH ORDER OF BUSINESS****Discussion of Draft Fiscal Year 2026 Budget**

Mr. deNagy gave an overview of different line items in the budget, that included permits, pond maintenance, landscape enhancements, and capital reserve study contribution that will be incorporated into the proposed budget to be presented at the next meeting.

**EIGHTH ORDER OF BUSINESS****Discussion of Memorial Policy**

Mr. deNagy stated we have a draft of a memorial policy for your review that formalizes how we handle these requests and tells applicants what their expectations are.

Ms. Sandy stated there are two parts to this, the policy itself and because we would be charging rates associated with the two memorials, a resolution setting a rate and rule hearing. Supervisor Vogel suggested ensuring the rates would be adjusted in future years should the rates no longer cover the District's costs for the memorials. Ms. Sandy stated the Board could approve the policy and resolution subject to adding an annual rate escalator of five percent (5%) that could be implemented at the discretion of District staff.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the memorial policy was approved in substantial form as amended to add the annual rate escalator as discussed.

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2025-04 Setting a Public Hearing Date to Adopt Rules, Rates, Fees and Charges**

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor Resolution 2025-04 was approved setting the hearing for June 12, 2025 at their normal meeting time and location, subject to adding an annual rate escalator as discussed in the meeting.

**TENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Sandy stated if you have any questions about the items covered in Capital Conversations that my firm sends out, let me know.

We went back in our files and found a letter from St. Joe for a specific use of their trademark, so it wasn't a blanket authorization to use their trade or service marks. If the board

would like me to look further into whether the CDD could use the word Southwood we would have to do some additional research. There are others in my firm that are more well versed in copywrite laws that I can reach out to.

Mr. Rojas stated give it one more month before we have legal look into it.

**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.

**3. Discussion of Request for Maple Ridge Site Furniture**

Mr. deNagy stated three residents requested site furniture in Maple Ridge. Do you want to give direction to staff to look into site furniture, benches. If it is something you want to pursue I can get prices and come back to the next meeting.

Mr. Vogel stated give us a map and estimated cost.

**D. Manager**

Mr. deNagy stated the public facilities report was last updated in 2018 and the statute requires that it be updated every seven years. I asked Atkins to update that, and he said it would be a few hundred to a max of \$1,800 depending on the information we provide. There was not much to update other than the maps that we already have. In addition, we did ask them to update the map used at the meetings for sites that are not on here and we would have to pay for that.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor staff was authorized to have Atkins update the public facilities report and map.
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**ELEVENTH ORDER OF BUSINESS****Supervisor's Requests**

Ms. Burns asked is there an update on the homeowner that had a streetlight enclosed in their property?

Mr. deNagy stated in Unit 2 there is a home that put in a fence on their property with plans approved by the HOA. The fence is outside the resident's property line and it is encroaching on CDD property and they have fenced in a streetlight. The neighbor has the same encroachment but there is no light on their property. I spoke with the HOA and they spoke to their legal counsel and there is nothing they can do from a legal perspective.

Ms. Sandy stated if the District were to take action we would need to get an updated survey to confirm the location of the fence and then send both residents letters demanding the fence's removal from our property with the district potentially take action to remove the fence itself if the residents did not. There would need to be notices and letters, and additional research. Ms. Sandy offered in the alternative the District could explore entering into an encroachment agreement with the residents.

Mr. deNagy stated he had contacted the City and Code Enforcement, but had yet to have them come out or issue a citation. Discussion ensued. Board consensus was for District staff to pursue the issue with Code Enforcement and to bring the issue back to the May meeting if no progress had been made and the Board would then consider sending demand letters for the removal of the fences.

**TWELFTH ORDER OF BUSINESS****Audience Comments**

A resident stated I follow the rules and I would be angry if we let someone bully his way into doing something he was told specifically not to, then we say, don't do it again. What precedent does that set? It proves that all you have to do is sneak it in and we will let you have it. On another note, the common areas look good and the grass is always well cut and edged.

**THIRTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – May 8, 2025 at 6:30 p.m. at the Southwood Community Center**

Mr. Vogel stated the next meeting will be held May 8, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:50 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

***Capital Region***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***





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**Capital Region**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 327,177	\$ -	\$ -	\$ 327,177
Capital Reserve Account	-	-	140	140
Due from General Fund - Series 2018A1	-	221,692	-	221,692
<u>Investments:</u>				
State Board of Administration (SBA)	1,335,654	-	569,591	1,905,245
<u>Series 2013</u>				
Revenue	-	726,316	-	726,316
Prepayment	-	35,462	-	35,462
<u>Series 2018A1</u>				
Reserve	-	605,783	-	605,783
Revenue	-	754,371	-	754,371
Prepayment	-	121,769	-	121,769
<u>Series 2018A2</u>				
Reserve	-	133,855	-	133,855
Revenue	-	268,939	-	268,939
Prepayment	-	33,157	-	33,157
<u>Series 2021</u>				
Revenue	-	349,907	-	349,907
<b>Total Assets</b>	<b>\$ 1,662,831</b>	<b>\$ 3,251,250</b>	<b>\$ 569,731</b>	<b>\$ 5,483,812</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 17,525	\$ -	\$ -	\$ 17,525
Due to Debt Service 2018A1	221,692	-	-	221,692
<b>Total Liabilities</b>	<b>\$ 239,217</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 239,217</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 3,251,250	\$ -	\$ 3,251,250
Assigned for:				-
Capital Reserve Fund	-	-	569,731	569,731
Unassigned	1,423,614	-	-	1,423,614
<b>Total Fund Balances</b>	<b>\$ 1,423,614</b>	<b>\$ 3,251,250</b>	<b>\$ 569,731</b>	<b>\$ 5,244,596</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,662,831</b>	<b>\$ 3,251,250</b>	<b>\$ 569,731</b>	<b>\$ 5,483,812</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,723,304	\$ 1,639,275	\$ (84,029)
Special Assessments - Direct St Joe	287,354	167,386	167,386	-
Interest	30,000	15,000	21,708	6,708
Miscellaneous Revenue	-	-	-	-
<b>Total Revenues</b>	<b>\$ 2,040,658</b>	<b>\$ 1,905,690</b>	<b>\$ 1,828,369</b>	<b>\$ (77,321)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,400	\$ 2,600
PR-FICA	918	459	260	199
Engineering	15,000	7,500	3,065	4,435
Attorney	37,000	18,500	11,582	6,918
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	-	-	-
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	600	600	-
Dissemination Agent	8,507	4,253	4,254	(0)
Trustee Fees	15,520	4,148	4,148	-
Management Fees	57,902	28,951	28,951	(0)
Information Technology	3,176	1,588	1,588	(0)
Website Maintenance	1,361	681	681	0
Records Storage	150	75	-	75
Travel & Per Diem	2,000	1,000	-	1,000
Telephone	300	150	106	44
Postage & Delivery	1,000	500	419	81
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	1,000	111	889
Legal Advertising	3,500	1,750	860	890
Other Current Charges	1,987	994	433	561
Office Supplies	50	25	42	(17)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 195,139</b>	<b>\$ 108,642</b>	<b>\$ 90,041</b>	<b>\$ 18,601</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	78,779	79,797	(1,019)
Utilities-Electric/Water	60,000	30,000	23,304	6,696
Landscape Maintenance - Contract	1,038,980	519,490	519,392	98
Landscape Maint - New Units/Street Trees	5,500	2,750	863	1,887
Pond Maintenance - Contract	11,172	5,586	3,456	2,130
Pond Repairs - Current Units	50,000	25,000	28,680	(3,680)
Irrigation Maintenance - Contract	51,621	25,811	25,811	-
Irrigation Maintenance - New Units	500	250	-	250
Irrigation Repairs - Current Units	45,000	22,500	15,254	7,246
SWMF Operating Permit Fees	2,754	1,377	1,377	-
Preserve Maintenance	40,000	20,000	4,719	15,281
Tot Lot Inspection/Maintenance	7,500	7,500	8,925	(1,425)
Tree Removal/Trimming/Cleanup	38,000	38,000	37,292	708
Alleyway Maintenance	10,000	5,000	74	4,926
Miscellaneous Maintenance	7,500	3,750	3,746	4
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	33,961	8,440	25,521
Capital Expenditures	25,000	25,000	27,029	(2,029)
Common Area Maintenance	12,000	12,000	22,614	(10,614)
Enhancement/Beautification	20,000	20,000	17,968	2,032
<b>Subtotal Field Expenditures</b>	<b>\$ 1,677,019</b>	<b>\$ 902,766</b>	<b>\$ 854,046</b>	<b>\$ 48,720</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,677,019</b>	<b>\$ 902,766</b>	<b>\$ 854,046</b>	<b>\$ 48,720</b>
<b>Total Expenditures</b>	<b>\$ 1,872,158</b>	<b>\$ 1,011,408</b>	<b>\$ 944,087</b>	<b>\$ 67,321</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 168,500</b>	<b>\$ 894,282</b>	<b>\$ 884,282</b>	<b>\$ (10,000)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Reserve for Capital - R&R	(168,500)	\$ (168,500)	\$ (168,500)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (168,500)</b>	<b>\$ (168,500)</b>	<b>\$ (168,500)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 725,782</b>	<b>\$ 715,782</b>	<b>\$ (10,000)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 707,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,423,614</b>	

**Capital Region**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 20,000	\$ 10,000	\$ 12,341	\$ 2,341
<b>Total Revenues</b>	<b>\$ 20,000</b>	<b>\$ 10,000</b>	<b>\$ 12,341</b>	<b>\$ 2,341</b>
<b><u>Expenditures:</u></b>				
Other Charges	\$ 600	\$ 300	\$ 283	\$ 17
Playground System	-	-	160,046	(160,046)
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 300</b>	<b>\$ 160,329</b>	<b>\$ (160,029)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 19,400</b>	<b>\$ 9,700</b>	<b>\$ (147,988)</b>	<b>\$ (157,688)</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 168,500</b>	<b>\$ 168,500</b>	<b>\$ 168,500</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 187,900</b>	<b>\$ 178,200</b>	<b>\$ 20,512</b>	<b>\$ (157,688)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 387,434</b>		<b>\$ 549,219</b>	
<b>Fund Balance - Ending</b>	<b>\$ 575,334</b>		<b>\$ 569,731</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 295,774	\$ (27,607)
Special Assessments - Commercial Tax Roll	432,569	432,569	420,821	(11,748)
Special Assessments - Prepayments	-	-	35,462	35,462
Interest Income	20,000	10,000	6,641	(3,359)
<b>Total Revenues</b>	<b>\$ 775,949</b>	<b>\$ 765,949</b>	<b>\$ 758,698</b>	<b>\$ (7,251)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 139,519	\$ 139,519	\$ 139,519	\$ -
Interest - 5/1	139,519	-	-	-
Principal - 5/1	485,000	-	-	-
Cost of Issuance	-	-	551	(551)
<b>Total Expenditures</b>	<b>\$ 764,038</b>	<b>\$ 139,519</b>	<b>\$ 140,070</b>	<b>\$ (551)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 11,912</b>	<b>\$ 626,431</b>	<b>\$ 618,628</b>	<b>\$ (7,802)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,912</b>	<b>\$ 626,431</b>	<b>\$ 618,628</b>	<b>\$ (7,802)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 139,465</b>		<b>\$ 143,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ 151,376</b>		<b>\$ 761,778</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2018A1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 325,550	\$ 248,608	\$ (76,942)
Special Assessments - Commercial Tax Roll	240,415	240,415	196,918	(43,497)
Special Assessments - Direct St Joe	740,129	517,280	517,280	-
Interest Income	15,000	7,500	20,882	13,382
<b>Total Revenues</b>	<b>\$ 1,321,094</b>	<b>\$ 1,090,745</b>	<b>\$ 983,688</b>	<b>\$ (107,057)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 341,878	\$ 341,878	\$ 318,638	\$ 23,241
Special Call - 11/1	-	-	50,000	(50,000)
Interest - 5/1	341,878	-	-	-
Principal - 5/1	630,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,313,756</b>	<b>\$ 341,878</b>	<b>\$ 368,638</b>	<b>\$ (26,759)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 7,337</b>	<b>\$ 748,867</b>	<b>\$ 615,051</b>	<b>\$ (133,816)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,337</b>	<b>\$ 748,867</b>	<b>\$ 615,051</b>	<b>\$ (133,816)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 404,597</b>		<b>\$ 1,088,564</b>	
<b>Fund Balance - Ending</b>	<b>\$ 411,934</b>		<b>\$ 1,703,614</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2018A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 264,769	\$ (9,378)
Interest Income	5,000	2,500	5,765	3,265
<b>Total Revenues</b>	<b>\$ 279,147</b>	<b>\$ 276,647</b>	<b>\$ 270,535</b>	<b>\$ (6,113)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 36,570	\$ 36,570	\$ 36,455	\$ 115
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	36,570	-	-	-
Principal - 5/1	200,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 273,140</b>	<b>\$ 36,570</b>	<b>\$ 41,455</b>	<b>\$ (4,885)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 6,007</b>	<b>\$ 240,077</b>	<b>\$ 229,080</b>	<b>\$ (10,998)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,007</b>	<b>\$ 240,077</b>	<b>\$ 229,080</b>	<b>\$ (10,998)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,111</b>		<b>\$ 206,872</b>	
<b>Fund Balance - Ending</b>	<b>\$ 62,118</b>		<b>\$ 435,951</b>	



**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 309,497	\$ (9,441)
Interest Income	2,750	1,375	3,485	2,110
<b>Total Revenues</b>	<b>\$ 321,687</b>	<b>\$ 320,312</b>	<b>\$ 312,982</b>	<b>\$ (7,330)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 25,438	\$ 25,438	\$ 25,438	\$ -
Interest - 5/1	25,438	-	-	-
Principal - 5/1	270,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 320,875</b>	<b>\$ 25,438</b>	<b>\$ 25,438</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 812</b>	<b>\$ 294,875</b>	<b>\$ 287,544</b>	<b>\$ (7,330)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 812</b>	<b>\$ 294,875</b>	<b>\$ 287,544</b>	<b>\$ (7,330)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 50,731</b>		<b>\$ 62,363</b>	
<b>Fund Balance - Ending</b>	<b>\$ 51,544</b>		<b>\$ 349,907</b>	

**Capital Region**  
**Community Development District**  
**Month to Month**

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>														
Special Assessments - Tax Roll	\$ 1,723,304	\$ -	\$ 80,465	\$ 1,346,666	\$ 99,257	\$ 44,310	\$ 68,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639,275
Special Assessments - Direct St Joe	287,354	23,912	23,912	23,912	23,912	23,912	47,824	-	-	-	-	-	-	167,386
Interest	30,000	2,347	1,768	2,601	5,168	4,730	5,093	-	-	-	-	-	-	21,708
<b>Total Revenues</b>	<b>\$ 2,040,658</b>	<b>\$ 26,259</b>	<b>\$ 106,146</b>	<b>\$ 1,373,179</b>	<b>\$ 128,338</b>	<b>\$ 72,953</b>	<b>\$ 121,495</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,828,369</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 400	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
PR-FICA	918	46	77	-	61	31	46	-	-	-	-	-	-	260
Engineering	15,000	-	-	-	-	1,186	1,879	-	-	-	-	-	-	3,065
Attorney	37,000	2,262	1,016	308	5,280	2,716	-	-	-	-	-	-	-	11,582
Annual Audit	3,925	-	-	3,925	-	-	-	-	-	-	-	-	-	3,925
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	13,043	13,043	-	-	-	-	-	-	-	-	-	-	-	13,043
Arbitrage Rebate	1,800	-	600	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	8,507	709	709	709	709	709	709	-	-	-	-	-	-	4,254
Trustee Fees	15,520	-	4,148	-	-	-	-	-	-	-	-	-	-	4,148
Management Fees	57,902	4,825	4,825	4,825	4,825	4,825	4,825	-	-	-	-	-	-	28,951
Information Technology	3,176	265	265	265	265	265	265	-	-	-	-	-	-	1,588
Website Maintenance	1,361	113	113	113	113	113	113	-	-	-	-	-	-	681
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	19	-	19	22	13	32	-	-	-	-	-	-	106
Postage & Delivery	1,000	77	1	116	74	148	3	-	-	-	-	-	-	419
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398
Printing & Binding	2,000	13	63	14	0	6	14	-	-	-	-	-	-	111
Legal Advertising	3,500	83	-	166	-	83	527	-	-	-	-	-	-	860
Other Current Charges	1,987	350	63	-	-	20	-	-	-	-	-	-	-	433
Office Supplies	50	42	0	0	-	-	0	-	-	-	-	-	-	42
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 195,139</b>	<b>\$ 35,020</b>	<b>\$ 12,880</b>	<b>\$ 10,461</b>	<b>\$ 12,150</b>	<b>\$ 10,515</b>	<b>\$ 9,014</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,041</b>

**Capital Region**  
**Community Development District**  
**Month to Month**

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>														
<b>Field Expenditures</b>														
Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,050
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	-	-	-	-	-	-	78,779
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,161	2,546	-	-	-	-	-	-	23,304
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	86,565	-	-	-	-	-	-	519,392
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	153	-	-	-	-	-	-	863
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	1,064	-	-	-	-	-	-	3,456
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	4,738	360	5,146	-	-	-	-	-	-	28,680
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	4,302	4,302	4,302	-	-	-	-	-	-	25,811
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	2,697	-	-	-	-	-	-	15,254
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377
Preserve Maintenance	40,000	3,828	7	-	7	41	835	-	-	-	-	-	-	4,719
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	3,674	-	-	-	-	-	-	-	-	8,925
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	15,196	920	-	-	-	-	-	-	-	37,292
Alleyway Maintenance	10,000	-	-	-	-	-	74	-	-	-	-	-	-	74
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	134	-	-	-	-	-	-	3,746
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254
Other-Contingency	67,921	-	-	-	-	-	8,440	-	-	-	-	-	-	8,440
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	-	-	-	-	-	27,029
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	2,582	-	-	-	-	-	-	22,614
Enhancement/Beautification	20,000	-	17,812	-	-	-	156	-	-	-	-	-	-	17,968
Hurrican Clean up	-	-	-	-	-	1,019	-	-	-	-	-	-	-	1,019
<b>Subtotal Field Expenditures</b>	<b>\$ 1,677,019</b>	<b>\$ 164,654</b>	<b>\$ 157,298</b>	<b>\$ 133,077</b>	<b>\$ 149,510</b>	<b>\$ 121,685</b>	<b>\$ 127,823</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 854,046</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,677,019</b>	<b>\$ 164,654</b>	<b>\$ 157,298</b>	<b>\$ 133,077</b>	<b>\$ 149,510</b>	<b>\$ 121,685</b>	<b>\$ 127,823</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 854,046</b>
<b>Total Expenditures</b>	<b>\$ 1,872,158</b>	<b>\$ 199,675</b>	<b>\$ 170,178</b>	<b>\$ 143,538</b>	<b>\$ 161,660</b>	<b>\$ 132,200</b>	<b>\$ 136,837</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 944,087</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 168,500</b>	<b>\$ (173,415)</b>	<b>\$ (64,033)</b>	<b>\$ 1,229,641</b>	<b>\$ (33,323)</b>	<b>\$ (59,247)</b>	<b>\$ (15,342)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 884,282</b>
<b>Other Financing Sources/Uses:</b>														
Transfer In/(Out)	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(168,500)
<b>Total Other Financing Sources/Uses</b>	<b>\$ (168,500)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (168,500)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(168,500)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (173,415)</b>	<b>\$ (64,033)</b>	<b>\$ 1,061,141</b>	<b>\$ (33,323)</b>	<b>\$ (59,247)</b>	<b>\$ (15,342)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 715,782</b>

# Capital Region

## Community Development District

### Long Term Debt Report

Series 2013, Capital Improvement Refunding Bonds		
Interest Rate:	5.050%, 5.250%, 5.750%, 6.000%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 8/15/24		\$4,805,000
<b>Current Bonds Outstanding</b>		<b>\$4,805,000</b>

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	\$605,783	
Reserve Fund Balance	605,783	
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)
Less: Special Call 11/1/24		(\$50,000)
<b>Current Bonds Outstanding</b>		<b>\$12,630,000</b>

# 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	\$133,855	
Reserve Fund Balance	133,855	
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)
Less: Special Call 11/1/24		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$1,580,000</b>

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	\$0	
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)
<b>Current Bonds Outstanding</b>		<b>\$2,035,000</b>

*C.*

**Capital Region**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**ASSESSMENT RECEIPTS FISCAL YEAR 2025**

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
<b>TOTAL NET ASSESSED</b>	<b>5788.91</b>	<b>\$271,812.11</b>	<b>\$941,387.18</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$432,568.73</b>	<b>\$2,010,240.36</b>	<b>\$4,572,474.01</b>
<b>% ASSESSMENTS</b>		5.94%	20.59%	6.98%	6.00%	7.07%	9.46%	43.96%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$517,280.33	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.68	\$684,666.01
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$221,691.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$119,561.19</b>	<b>\$341,252.76</b>
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4	12/20/24	\$42,966.47	\$34,784.18	\$54,628.99	\$71,707.89	\$51,118.11	\$74,335.05	\$306,290.80	\$635,831.49
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
Interest	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
LEON CO DIST 7	03/06/25	\$2,669.83	\$20,755.52	\$1,623.31	\$1,489.23	\$3,176.36	\$44,355.30	\$68,577.09	\$142,646.64
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$248,607.91</b>	<b>\$196,918.14</b>	<b>\$309,496.53</b>	<b>\$264,769.48</b>	<b>\$295,774.07</b>	<b>\$420,821.16</b>	<b>\$1,639,275.35</b>	<b>\$3,375,662.64</b>
<b>TOTAL DUE TAX ROLL</b>		<b>\$23,204.20</b>	<b>\$5,497.14</b>	<b>\$9,441.15</b>	<b>\$9,377.87</b>	<b>\$27,606.53</b>	<b>\$11,747.57</b>	<b>\$84,018.14</b>	<b>\$170,892.60</b>
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	2025 O&M	TOTAL ASSESSED
<b>% RECEIVED DIRECT INVOICE</b>		0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
<b>% RECEIVED TAX ROLL</b>		91.46%	97.28%	97.04%	96.58%	91.46%	97.28%	95.12%	95.18%

*D.*



**Capital Region**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
3/1 - 3/31/25	3554-3569	\$262,250.89
<b>Capital Reserve Fund</b>		
n/a		
<b>TOTAL</b>		<b>\$262,250.89</b>





CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									262,250.89		

# Capital Region

## City of Tallahassee Utilities

**all on auto pay and e bill**

			Feb-25
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	
7580485610	100012701	3705 Four Oaks Blvd	\$93.47
6948377092	100012735	1901 Merchants Row Blvd	\$86.39
3077919780	100012813	3136 Dickinson Dr.	\$14.90
1894063223	100013816	2380 E Orange Ave Irr	\$18.87
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$14.23
2429471295	100013878	3564 S Blair Stone Rd Reclaim	
8965428817	100013966	3559 Four Oaks Blvd	\$14.23
9143451140	100013997	3700 Spider Lily Way	\$14.26
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$14.33
3680485610	100014060	3765 Grove Park Dr	\$13.66
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$33.74
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$105.14
9732155598	100014729	4141 Artemis Way	\$91.59
8404454440	100014758	4140 Artemis Way	\$13.55
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.88
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$19.24
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.55
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.65
9356890232	100015670	4583 Grove Park Dr. Temp.	\$13.55
7670485610	100015703	3766 Greyfield Dr	\$49.75
3543485610	100015738	3701 Mossy Creek Ln - Unit 1	\$266.11
1780485610	100016392	2150 Merchants Row Blvd - Pump	\$14.23
8270485610	100016426	3603 Capital Cir SE Irr.	\$847.01
9413485610	100017333	3000 School House Road	\$14.23
5399698926	100017365	3252 Updike Ave IRR	\$13.55
	100249585	3080 Merchants Row Blvd	\$14.71
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$44.66
3541485610	100198629	2301 E Orange Ave, Irr	\$14.26
3541485610	100207738	3591 Strolling Way	\$13.55
9674588544	100201943	3232 Riverton Trl	\$13.55
9674588544	100205698	4295 Avon Park Cir	\$13.66
9674588544	100210950	3611 Biltmore Ave	\$13.66
9674588544	100212948	3735 Esplanade Way	\$13.99
8001821240	100202870	2450 Rain Lily Way	\$81.74
8001821240	100204566	4072 Invy Green Trl	\$81.74
8001821240	100205224	4216 Summertree Dr	\$163.53
8001821240	100206207	3749 Biltmore Ave	\$210.25
8001821240	100208571	4297 Avon Park	\$116.78
8001821240	100208804	3616 Longfellow Rd	\$81.74
8001821240	100209402	3900 Overlook Dr	\$198.52
8001821240	100210193	4046 Colleton CT	\$58.39
8001821240	100212804	4038 Shady View Ln	\$58.39
8001821240	100213814	3070 Bent Grass Ln	\$81.74
3183002658	100034498	3001 School House Rd Reclaimed pay online	\$79.39
<b>Total</b>			<b>\$3,161.36</b>
<b>V#29</b>			<b>001-320-57200-43000</b>

**Customer Name:** Capital Region CDD  
**Account Number:** 100012701  
**Billing Date:** March 3, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of March 3, 2025**

Previous Balance	93.47
Payment Received - 02/24/2025	-93.47
<b>Current Charges</b>	<b>93.47</b>
<b>Total Amount Due</b>	<b>\$ 93.47</b>

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

 Commercial Area Lighting	\$ 93.47
--	----------

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

Account Number	Past Due Due Now	Current Charges	03/24/2025 Draft Amount
100012701	\$0.00	\$93.47	<b>\$ 93.47</b>

This account is on AutoPay. Payment will be drafted on or after 03/24/2025, unless a different date has been selected. Do not send payment.

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

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

#### CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit [Talgov.com/YOU](http://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](http://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](http://Talgov.com/Remote) or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

Visit [Talgov.com/YOU](http://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](http://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 Utilities<sup>SM</sup>**

**Area Lighting****Service from 01/27/2025 - 02/26/2025****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	73.92
Fuel & Purch Pwr: 457 kwh at \$0.03765	17.21
Gross Receipts Tax: 2.56406% of \$91.13	2.34
<b>Subtotal</b>	<b>\$ 93.47</b>

**Service Address Total:** 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 93.47**



**Customer Name:** Capital Region CDD  
**Account Number:** 100012735  
**Billing Date:** February 28, 2025

Page 1 of 3


*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	15.33
Payment Received - 02/20/2025	-15.33
<b>Current Charges</b>	<b>86.39</b>
<b>Total Amount Due</b>	<b>\$ 86.39</b>

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

 Elec General Svc-Non Demand	\$ 15.01
 Water - Reuse Service	\$ 71.38

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

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100012735	\$0.00	\$86.39	<b>\$ 86.39</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100012735 0 02282025 0000000000 0000008639 0000008639 100012735

#### CUSTOMER SERVICE

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>13</b>	Sep-24	14	May-24	0
<b>Jan-25</b>	<b>16</b>	Aug-24	13	Apr-24	4
Dec-24	16	Jul-24	14	Mar-24	1
Nov-24	13	Jun-24	6	<b>Feb-24</b>	<b>11</b>
Oct-24	14				

Customer Charge	13.21
Energy Charge: 13 kwh at \$0.07118	0.93
Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Gross Receipts Tax: 2.56406% of \$14.63	0.38
<b>Subtotal</b>	<b>\$ 15.01</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	02/24/2025	1930		01/27/2025	1917		13	1.00	13 KWH	

**Water Service****Service from 01/27/2025 - 02/23/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-25</b>	<b>401</b>	Jun-24	1,763	Apr-23	2,275
<b>Oct-24</b>	<b>3,191</b>	Dec-23	84	Feb-23	206
Sep-24	896	Jun-23	2,042	Jan-23	0
Aug-24	582	May-23	1,226	<b>Dec-22</b>	<b>0</b>
Jul-24	5,902				

Reuse Gallonage Rate: 401 cgal at \$0.178	71.38
<b>Subtotal</b>	<b>\$ 71.38</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	02/24/2025	143323		01/27/2025	142922		401	1.00	401 CGAL	

**Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311****Premise Id #: PRM0029045****\$ 86.39**

**Customer Name:** Capital Region CDD  
**Account Number:** 100012813  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	14.90
Payment Received - 02/20/2025	-14.90
<b>Current Charges</b>	<b>14.90</b>
<b>Total Amount Due</b>	<b>\$ 14.90</b>

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



Elec General Svc-Non Demand

\$ 14.90

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100012813	\$0.00	\$14.90	<b>\$ 14.90</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100012813 0 02282025 0000000000 0000001490 0000001490 100012813

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/29/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Public Service Tax	1.35
<b>Subtotal</b>	<b>\$ 14.90</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	02/24/2025	11		01/29/2025	11		0	1.00	0 KWH	

**Service Address Total: 3136 Dickinson Dr, Tallahassee, FL 32311****Premise Id #: PRM0121511****\$ 14.90**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013816  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	9.43
Payment Received - 02/20/2025	-9.43
<b>Current Charges</b>	<b>18.87</b>
<b>Total Amount Due</b>	<b>\$ 18.87</b>

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



Water - Reuse Service

\$ 18.87

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100013816	\$0.00	\$18.87	<b>\$ 18.87</b>

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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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**Water Service****Service from 01/27/2025 - 02/23/2025****Historical Consumptions****Water - Reuse Service**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-25</b>	<b>106</b>	Aug-24	8,859	Apr-24	720
<b>Jan-25</b>	<b>53</b>	Jul-24	10,032	Mar-24	1,273
Nov-24	9,949	Jun-24	18,965	Feb-24	1,147
Oct-24	9,379	May-24	12,566	<b>Nov-23</b>	<b>5,546</b>
Sep-24	7,737				

Reuse Gallonage Rate: 106 cgal at \$0.178	18.87
<b>Subtotal</b>	<b>\$ 18.87</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	02/24/2025	781251		01/27/2025	781145		106	1.00	106 CGAL	

**Service Address Total: 2380 E Orange Ave, Tallahassee, FL 32301****Premise Id #: PRM0137044****\$ 18.87**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013845  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	14.44
Payment Received - 02/20/2025	-14.44
<b>Current Charges</b>	<b>14.23</b>
<b>Total Amount Due</b>	<b>\$ 14.23</b>

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

 Elec General Svc-Non Demand	\$ 14.23
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100013845	\$0.00	\$14.23	<b>\$ 14.23</b>

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CAPITAL REGION CDD  
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SUNRISE, FL 33351-4761

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

111 100013845 0 02282025 0000000000 0000001423 0000001423 100013845

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**City of Tallahassee**  
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**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>6</b>	Sep-24	7	May-24	7
<b>Jan-25</b>	<b>8</b>	Aug-24	7	Apr-24	6
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	<b>Feb-24</b>	<b>6</b>
Oct-24	7				

Customer Charge	13.21
Energy Charge: 6 kwh at \$0.07118	0.43
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.87	0.36
<b>Subtotal</b>	<b>\$ 14.23</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	02/24/2025	1235		01/27/2025	1229		6	1.00	6 KWH	

**Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311****Premise Id #: PRM0121634****\$ 14.23**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013878  
**Billing Date:** November 27, 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 electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

**Account Summary as of November 27, 2024**

Previous Balance	383.37
Payment Received - 11/18/2024	-383.37
<b>Current Charges</b>	<b>60.31</b>
Adjustments	-383.37
<b>Total Amount Due</b>	<b>-\$ 323.06</b>

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

 Water - Reuse Service	\$ 60.31
 Other Charges	-\$ 383.37

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**City of Tallahassee**  
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013878	\$0.00	-\$323.06	<b>-\$ 323.06</b>

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

City of Tallahassee  
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111 100013878 0 11272024 0000000000 0000032306 0000032306 100013878

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

**Water Service****Service from 09/24/2024 - 11/20/2024****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Nov-24</b>	<b>124</b>	Mar-23	14	Sep-22	1,958
<b>Oct-24</b>	<b>184</b>	Dec-22	0	Aug-22	65
Aug-24	3	Nov-22	0	Jul-22	46
May-24	2	Oct-22	0	<b>Jun-22</b>	<b>64</b>
Dec-23	1				

**Water - Reuse Service**

Reuse Gallonage Rate: 184 cgal at \$0.178	32.75
Reuse Gallonage Rate: 124 cgal at \$0.178	22.07
Public Service Tax	3.28
Public Service Tax	2.21
<b>Subtotal</b>	<b>\$ 60.31</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WR200000	11/21/2024	321		10/25/2024	197	N	124	1.00	124 CGAL	

**Service Address Total: 3564 S Blair Stone Rd, Tallahassee, FL 32311****Premise Id #: PRM0018747****\$ 60.31****Other Charges**

Billing Corrections

-383.37

**Total Other Account Charges:****-\$ 383.37**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013966  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	14.33
Payment Received - 02/20/2025	-14.33
<b>Current Charges</b>	<b>14.23</b>
<b>Total Amount Due</b>	<b>\$ 14.23</b>

**Service Address:** 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311 (CITY )

 Elec General Svc-Non Demand	\$ 14.23
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100013966	\$0.00	\$14.23	<b>\$ 14.23</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100013966 0 02282025 0000000000 0000001423 0000001423 100013966



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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
<b>Feb-25</b>	<b>6</b>	n/a	n/a	n/a	n/a	Customer Charge	13.21
<b>Jan-25</b>	<b>7</b>	n/a	n/a	n/a	n/a	Energy Charge: 6 kwh at \$0.07118	0.43
Dec-24	7	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Nov-24	6	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.87	0.36
n/a	n/a					<b>Subtotal</b>	<b>\$ 14.23</b>

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	02/24/2025	472		01/27/2025	466		6	1.00	6 KWH	

**Service Address Total: 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311****Premise Id #: PRM0105099****\$ 14.23**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013997  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	14.46
Payment Received - 02/20/2025	-14.46
<b>Current Charges</b>	<b>14.26</b>
<b>Total Amount Due</b>	<b>\$ 14.26</b>

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



Elec General Svc-Non Demand

\$ 14.26

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

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100013997	\$0.00	\$14.26	<b>\$ 14.26</b>

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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 Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>7</b>	Sep-24	8	May-24	8
<b>Jan-25</b>	<b>9</b>	Aug-24	7	Apr-24	7
Dec-24	9	Jul-24	8	Mar-24	8
Nov-24	7	Jun-24	8	<b>Feb-24</b>	<b>7</b>
Oct-24	8				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Church Discount: 7 kwh at -\$0.01	-0.07
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.90	0.36

**Subtotal \$ 14.26**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	02/24/2025	835		01/27/2025	828		7	1.00	7 KWH	

**Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311****Premise Id #: PRM0063638****\$ 14.26**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014028  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	14.44
Payment Received - 02/20/2025	-14.44
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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

 Elec General Svc-Non Demand	\$ 14.33
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**A detailed breakdown of your account charges is available on the following pages.**

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100014028	\$0.00	\$14.33	<b>\$ 14.33</b>

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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 100014028 0 02282025 0000000000 0000001433 0000001433 100014028

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>7</b>	Sep-24	8	May-24	8
<b>Jan-25</b>	<b>8</b>	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	<b>Feb-24</b>	<b>7</b>
Oct-24	7				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.97	0.36
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	02/24/2025	879		01/27/2025	872		7	1.00	7 KWH	

**Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311****Premise Id #: PRM0095275****\$ 14.33**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014060  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	13.66
Payment Received - 02/20/2025	-13.66
<b>Current Charges</b>	<b>13.66</b>
<b>Total Amount Due</b>	<b>\$ 13.66</b>

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



Elec General Svc-Non Demand

\$ 13.66

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**City of Tallahassee**  
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111 100014060 0 02282025 0000000000 0000001366 0000001366 100014060

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**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>1</b>	Sep-24	0	May-24	1
<b>Jan-25</b>	<b>1</b>	Aug-24	1	Apr-24	0
Dec-24	1	Jul-24	2	Mar-24	0
Nov-24	1	Jun-24	1	<b>Feb-24</b>	<b>1</b>
Oct-24	1				

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.32	0.34
<b>Subtotal</b>	<b>\$ 13.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	02/24/2025	280		01/27/2025	279		1	1.00	1 KWH	

**Service Address Total: 3765 Grove Park Dr, Tallahassee, FL 32311****Premise Id #: PRM0135982****\$ 13.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014664  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	37.44
Payment Received - 02/20/2025	-37.44
<b>Current Charges</b>	<b>33.74</b>
<b>Total Amount Due</b>	<b>\$ 33.74</b>

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

 Elec General Svc-Non Demand	\$ 33.74
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**A detailed breakdown of your account charges is available on the following pages.**

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100014664	\$0.00	\$33.74	<b>\$ 33.74</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100014664 0 02282025 0000000000 0000003374 0000003374 100014664

### CUSTOMER SERVICE

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>181</b>	Sep-24	212	May-24	199
<b>Jan-25</b>	<b>214</b>	Aug-24	201	Apr-24	189
Dec-24	212	Jul-24	200	Mar-24	206
Nov-24	189	Jun-24	199	<b>Feb-24</b>	<b>185</b>
Oct-24	192				

Customer Charge	13.21
Energy Charge: 181 kwh at \$0.07118	12.88
Fuel & Purch Pwr: 181 kwh at \$0.03765	6.81
Gross Receipts Tax: 2.56406% of \$32.90	0.84
<b>Subtotal</b>	<b>\$ 33.74</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	02/24/2025	66602		01/27/2025	66421		181	1.00	181 KWH	

**Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311****Premise Id #: PRM0051911****\$ 33.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014696  
**Billing Date:** March 3, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of March 3, 2025**

Previous Balance	105.14
Payment Received - 02/24/2025	-105.14
<b>Current Charges</b>	<b>105.14</b>
<b>Total Amount Due</b>	<b>\$ 105.14</b>

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

 Commercial Area Lighting	\$ 105.14
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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	03/24/2025 Draft Amount
100014696	\$0.00	\$105.14	<b>\$ 105.14</b>

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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 100014696 0 03032025 0000000000 0000010514 0000010514 100014696

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**



**Area Lighting****Service from 01/27/2025 - 02/26/2025****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	83.16
Fuel & Purch Pwr: 514 kwh at \$0.03765	19.35
Gross Receipts Tax: 2.56406% of \$102.51	2.63
<b>Subtotal</b>	<b>\$ 105.14</b>

**Service Address Total:** 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 105.14**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014729  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	91.59
Payment Received - 02/20/2025	-91.59
<b>Current Charges</b>	<b>91.59</b>
<b>Total Amount Due</b>	<b>\$ 91.59</b>

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



Water Service - Irrigation

\$ 91.59

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

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100014729	\$0.00	\$91.59	<b>\$ 91.59</b>

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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 100014729 0 02282025 0000000000 0000009159 0000009159 100014729

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Water Service****Service from 01/27/2025 - 02/23/2025****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-25</b>	<b>0</b>	Sep-24	1,767	May-24	145
<b>Jan-25</b>	<b>0</b>	Aug-24	522	Apr-24	93
Dec-24	1,159	Jul-24	80	Mar-24	120
Nov-24	1,110	Jun-24	156	<b>Feb-24</b>	<b>140</b>
Oct-24	1,737				

**Water Service - Irrigation**

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Public Service Tax	8.33
<b>Subtotal</b>	<b>\$ 91.59</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	02/24/2025	56240		01/27/2025	56240		0	1.00	0 CGAL	

**Service Address Total: 4141 Artemis Way, Tallahassee, FL 32311****Premise Id #: PRM0034073****\$ 91.59**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014758  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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

 Elec General Svc-Non Demand	\$ 13.55
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100014758	\$0.00	\$13.55	<b>\$ 13.55</b>

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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 02282025 0000000000 0000001355 0000001355 100014758

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	1
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

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	02/24/2025	9		01/27/2025	9		0	1.00	0 KWH	

**Service Address Total: 4140 Artemis Way, Tallahassee, FL 32311****Premise Id #: PRM0028532****\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014789  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	14.11
Payment Received - 02/20/2025	-14.11
<b>Current Charges</b>	<b>13.88</b>
<b>Total Amount Due</b>	<b>\$ 13.88</b>

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

 Elec General Svc-Non Demand	\$ 13.88
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

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111 100014789 0 02282025 0000000000 0000001388 0000001388 100014789



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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>3</b>	Sep-24	3	May-24	4
<b>Jan-25</b>	<b>5</b>	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	Mar-24	4
Nov-24	4	Jun-24	4	<b>Feb-24</b>	<b>4</b>
Oct-24	4				

Customer Charge	13.21
Energy Charge: 3 kwh at \$0.07118	0.21
Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Gross Receipts Tax: 2.56406% of \$13.53	0.35
<b>Subtotal</b>	<b>\$ 13.88</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	02/24/2025	1035		01/27/2025	1032		3	1.00	3 KWH	

**Service Address Total:** 4580 Grove Park Dr, Tallahassee, FL 32311**Premise Id #:** PRM0087001**\$ 13.88**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014821  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	20.91
Payment Received - 02/20/2025	-20.91
<b>Current Charges</b>	<b>19.24</b>
<b>Total Amount Due</b>	<b>\$ 19.24</b>

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



Elec General Svc-Non Demand

\$ 19.24

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

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100014821	\$0.00	\$19.24	<b>\$ 19.24</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100014821 0 02282025 0000000000 0000001924 0000001924 100014821

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>51</b>	Sep-24	51	May-24	44
<b>Jan-25</b>	<b>66</b>	Aug-24	44	Apr-24	46
Dec-24	63	Jul-24	43	Mar-24	53
Nov-24	54	Jun-24	43	<b>Feb-24</b>	<b>52</b>
Oct-24	51				

Customer Charge	13.21
Energy Charge: 51 kwh at \$0.07118	3.63
Fuel & Purch Pwr: 51 kwh at \$0.03765	1.92
Gross Receipts Tax: 2.56406% of \$18.76	0.48
<b>Subtotal</b>	<b>\$ 19.24</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	02/24/2025	11614		01/27/2025	11563		51	1.00	51 KWH	

**Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807****Premise Id #: PRM0135581****\$ 19.24**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015608  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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



Elec General Svc-Non Demand

\$ 13.55

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100015608	\$0.00	\$13.55	<b>\$ 13.55</b>

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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 100015608 0 02282025 0000000000 0000001355 0000001355 100015608

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	6
<b>Jan-25</b>	<b>0</b>	Aug-24	1	Apr-24	5
Dec-24	0	Jul-24	0	Mar-24	1
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	1				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	02/24/2025	553		01/27/2025	553		0	1.00	0 KWH	

**Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311****Premise Id #: PRM0083081****\$ 13.55**



**Customer Name:** Capital Region CDD  
**Account Number:** 100015639  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	13.65
Payment Received - 02/20/2025	-13.65
<b>Current Charges</b>	<b>13.65</b>
<b>Total Amount Due</b>	<b>\$ 13.65</b>

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



Elec General Svc-Non Demand

\$ 13.65

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100015639	\$0.00	\$13.65	<b>\$ 13.65</b>

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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 100015639 0 02282025 0000000000 0000001365 0000001365 100015639

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>1</b>	Sep-24	2	May-24	3
<b>Jan-25</b>	<b>1</b>	Aug-24	3	Apr-24	2
Dec-24	2	Jul-24	3	Mar-24	3
Nov-24	2	Jun-24	3	<b>Feb-24</b>	<b>3</b>
Oct-24	3				

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Church Discount: 1 kwh at -\$0.01	-0.01
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.31	0.34

<b>Subtotal</b>	<b>\$ 13.65</b>
-----------------	-----------------

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	02/24/2025	204		01/27/2025	203		1	1.00	1 KWH	

**Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303****Premise Id #: PRM0016862****\$ 13.65**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015670  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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



Elec General Svc-Non Demand

\$ 13.55

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

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100015670	\$0.00	\$13.55	<b>\$ 13.55</b>

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ATTN C/O GMS, LLC  
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111 100015670 0 02282025 0000000000 0000001355 0000001355 100015670

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	13.21
Church Discount: 0 kwh at -\$0.01	0.00
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	02/24/2025	1		01/27/2025	1		0	1.00	0 KWH	

**Service Address Total: 4583 Grove Park Dr, Tallahassee, FL 32311****Premise Id #: PRM0103898****\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015703  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	49.75
Payment Received - 02/20/2025	-49.75
<b>Current Charges</b>	<b>49.75</b>
<b>Total Amount Due</b>	<b>\$ 49.75</b>

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

 Elec General Svc-Non Demand	\$ 49.75
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**A detailed breakdown of your account charges is available on the following pages.**

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100015703	\$0.00	\$49.75	<b>\$ 49.75</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100015703 0 02282025 0000000000 0000004975 0000004975 100015703

### CUSTOMER SERVICE

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**



**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	48.51
Gross Receipts Tax: 2.56406% of \$48.51	1.24
<b>Subtotal</b>	<b>\$ 49.75</b>

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
E298743	02/24/2025	33158		01/27/2025	33158		0	1.00	0 KWH	

**Service Address Total: 3766 Greyfield Dr, Tallahassee, FL 32311****Premise Id #: PRM0018469****\$ 49.75**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015738  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	266.11
Payment Received - 02/20/2025	-266.11
<b>Current Charges</b>	<b>266.11</b>
<b>Total Amount Due</b>	<b>\$ 266.11</b>

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

 Elec General Svc Demand	\$ 266.11
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**A detailed breakdown of your account charges is available on the following pages.**

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100015738	\$0.00	\$266.11	<b>\$ 266.11</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, unless a different date has been selected. Do not send payment.

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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 100015738 0 02282025 0000000000 0000026611 0000026611 100015738

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	91.06
Demand Charge: 10.00 kw at \$16.84	168.40
Gross Receipts Tax: 2.56406% of \$259.46	6.65
<b>Subtotal</b>	<b>\$ 266.11</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	02/24/2025	61087		01/27/2025	61087		0	1.00	0 KWH	
E305419	02/24/2025	0		01/27/2025	0		0	1.00	0 KW	

**Service Address Total: 3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311****Premise Id #: PRM0118260****\$ 266.11**

**Customer Name:** Capital Region CDD  
**Account Number:** 100016392  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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**Account Summary as of February 28, 2025**

Previous Balance	14.44
Payment Received - 02/20/2025	-14.44
<b>Current Charges</b>	<b>14.23</b>
<b>Total Amount Due</b>	<b>\$ 14.23</b>

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

 Elec General Svc-Non Demand	\$ 14.23
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100016392	\$0.00	\$14.23	<b>\$ 14.23</b>

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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 Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>6</b>	Sep-24	7	May-24	7
<b>Jan-25</b>	<b>8</b>	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	<b>Feb-24</b>	<b>6</b>
Oct-24	7				

Customer Charge	13.21
Energy Charge: 6 kwh at \$0.07118	0.43
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.87	0.36
<b>Subtotal</b>	<b>\$ 14.23</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	02/24/2025	1322		01/27/2025	1316		6	1.00	6 KWH	

**Service Address Total: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311****Premise Id #: PRM0127630****\$ 14.23**

**Customer Name:** Capital Region CDD  
**Account Number:** 100016426  
**Billing Date:** February 28, 2025

Page 1 of 3

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**Account Summary as of February 28, 2025**

Previous Balance	36.85
Payment Received - 02/20/2025	-36.85
<b>Current Charges</b>	<b>847.01</b>
<b>Total Amount Due</b>	<b>\$ 847.01</b>

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

 Elec General Svc-Non Demand	\$ 15.22
 Water - Reuse Service	\$ 831.79

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100016426	\$0.00	\$847.01	<b>\$ 847.01</b>

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5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

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

111 100016426 0 02282025 0000000000 0000084701 0000084701 100016426



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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>15</b>	Sep-24	14	May-24	12
<b>Jan-25</b>	<b>27</b>	Aug-24	12	Apr-24	11
Dec-24	11	Jul-24	13	Mar-24	12
Nov-24	9	Jun-24	12	<b>Feb-24</b>	<b>11</b>
Oct-24	12				

Customer Charge	13.21
Energy Charge: 15 kwh at \$0.07118	1.07
Fuel & Purch Pwr: 15 kwh at \$0.03765	0.56
Gross Receipts Tax: 2.56406% of \$14.84	0.38
<b>Subtotal</b>	<b>\$ 15.22</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	02/24/2025	445		01/27/2025	430		15	1.00	15 KWH	

**Water Service****Service from 01/27/2025 - 02/23/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-25</b>	<b>4,673</b>	Sep-24	6,322	May-24	7,586
<b>Jan-25</b>	<b>114</b>	Aug-24	4,992	Feb-24	844
Dec-24	2,963	Jul-24	4,160	Jan-24	188
Nov-24	1,588	Jun-24	12,881	<b>Dec-23</b>	<b>380</b>
Oct-24	8,139				

Reuse Gallonage Rate: 4,673 cgal at \$0.178	831.79
<b>Subtotal</b>	<b>\$ 831.79</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	02/24/2025	700358		01/27/2025	695685		4673	1.00	4673 CGAL	

**Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311****Premise Id #: PRM0060475****\$ 847.01**

**Customer Name:** Capital Region CDD  
**Account Number:** 100017333  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	14.23
Payment Received - 02/20/2025	-14.23
<b>Current Charges</b>	<b>14.23</b>
<b>Total Amount Due</b>	<b>\$ 14.23</b>

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

 Elec General Svc-Non Demand	\$ 14.23
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A detailed breakdown of your account charges is available on the following pages.

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100017333	\$0.00	\$14.23	<b>\$ 14.23</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100017333 0 02282025 0000000000 0000001423 0000001423 100017333

### 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

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### PAYING YOUR BILL

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>6</b>	Sep-24	6	May-24	6
<b>Jan-25</b>	<b>6</b>	Aug-24	6	Apr-24	6
Dec-24	6	Jul-24	5	Mar-24	5
Nov-24	6	Jun-24	6	<b>Feb-24</b>	<b>6</b>
Oct-24	5				

Customer Charge	13.21
Energy Charge: 6 kwh at \$0.07118	0.43
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.87	0.36
<b>Subtotal</b>	<b>\$ 14.23</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	02/24/2025	1172		01/27/2025	1166		6	1.00	6 KWH	

**Service Address Total: 3000 School House Rd, Tallahassee, FL 32311-7855****Premise Id #: PRM0039789****\$ 14.23**

**Customer Name:** Capital Region CDD  
**Account Number:** 100017365  
**Billing Date:** February 28, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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



Elec General Svc-Non Demand

\$ 13.55

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

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/20/2025 Draft Amount
100017365	\$0.00	\$13.55	<b>\$ 13.55</b>

This account is on AutoPay. Payment will be drafted on or after 03/20/2025, 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 100017365 0 02282025 0000000000 0000001355 0000001355 100017365

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### PAYING YOUR BILL

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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	May-24	0
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

Customer Charge	13.21
Church Discount: 0 kwh at -\$0.01	0.00
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E277362	02/24/2025	13		01/27/2025	13		0	1.00	0 KWH	

**Service Address Total: 3252 Updike Ave, Tallahassee, FL 32301****Premise Id #: PRM0043552****\$ 13.55**



**Customer Name:** Capital Region CDD  
**Account Number:** 100092258  
**Billing Date:** March 3, 2025

Page 1 of 3

*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of March 3, 2025**

Previous Balance	44.66
Payment Received - 02/24/2025	-44.66
<b>Current Charges</b>	<b>44.66</b>
<b>Total Amount Due</b>	<b>\$ 44.66</b>

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

 Commercial Area Lighting	\$ 44.66
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**A detailed breakdown of your account charges is available on the following pages.**

**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/24/2025 Draft Amount
100092258	\$0.00	\$44.66	<b>\$ 44.66</b>

This account is on AutoPay. Payment will be drafted on or after 03/24/2025, 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 100092258 0 03032025 0000000000 0000004466 0000004466 100092258

#### CUSTOMER SERVICE

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Area Lighting****Service from 01/27/2025 - 02/26/2025****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	30.66
Fuel & Purch Pwr: 342 kwh at \$0.03765	12.88
Gross Receipts Tax: 2.56406% of \$43.54	1.12
<b>Subtotal</b>	<b>\$ 44.66</b>

**Service Address Total:** 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 44.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** February 27, 2025

Page 1 of 3


*Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.*

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

**Account Summary as of February 27, 2025**

Previous Balance	33.21
Payment Received - 02/19/2025	-33.21
<b>Current Charges</b>	<b>33.21</b>
<b>Total Amount Due</b>	<b>\$ 33.21</b>

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

 Elec General Svc-Non Demand	\$ 16.43
 Water Service - Irrigation	\$ 16.78

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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

Account Number	Past Due Due Now	Current Charges	03/19/2025 Draft Amount
100249585	\$0.00	\$33.21	<b>\$ 33.21</b>

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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 100249585 0 02272025 0000000000 0000003321 0000003321 100249585

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**City of Tallahassee**  
**Your Own Utilities<sup>SM</sup>**

**Electric Service****Service from 01/24/2025 - 02/20/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>3</b>	n/a	n/a	n/a	n/a
<b>Jan-25</b>	<b>3</b>	n/a	n/a	n/a	n/a
Dec-24	1	n/a	n/a	n/a	n/a
Nov-24	2	n/a	n/a	<b>n/a</b>	<b>n/a</b>
n/a	n/a				

Customer Charge	13.21
Energy Charge: 3 kwh at \$0.07118	0.21
Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Public Service Tax	1.38
State Sales Tax	1.17

**Subtotal \$ 16.43**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
Date	Reading	Est.	Date	Reading	Est.					
E292014	02/21/2025	258		01/24/2025	255		3	1.00	3 KWH	

**Water Service****Service from 01/24/2025 - 02/20/2025****Water Service - Irrigation****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-25</b>	<b>0</b>	Sep-24	1	May-24	2
<b>Jan-25</b>	<b>1</b>	Aug-24	2	Apr-24	2
Dec-24	2	Jul-24	2	n/a	n/a
Nov-24	1	Jun-24	2	<b>n/a</b>	<b>n/a</b>
Oct-24	2				

Customer Charge	10.55
Water Usage - Tier 1: 25 cgal at \$0.249	6.23
<b>Subtotal</b>	<b>\$ 16.78</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
Date	Reading	Est.	Date	Reading	Est.					
WBU510874	02/21/2025	2157		01/24/2025	2157		0	1.00	0 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311****Premise Id #: PRM0110428****\$ 33.21**



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:** February 28, 2025  
**Total number of sub-accounts:** 2  
**Amount Due:** \$27.81  
**Please Pay By:** March 20, 2025  
**Master Account Number:** 100197401  
**Account Summary as of February 28, 2025**  
 Previous Balance 28.11  
 Payment(s) Received -28.11  
**Current Charges 27.81**  
**Total Amount Due \$ 27.81**

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$14.56	-\$14.56	\$14.26	\$0.00	\$14.26
100207738	3591 Strolling Way	\$13.55	-\$13.55	\$13.55	\$0.00	\$13.55
100197401	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$28.11</b>	<b>-\$28.11</b>	<b>\$27.81</b>	<b>\$0.00</b>	<b>\$27.81</b>

Detach this portion and return with your payment.

**City of Tallahassee**  
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 03/20/2025	Total Amount Due
100197401	\$0.00	\$27.81	<b>\$ 27.81</b>

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

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

111 100197401 0 03202025 0000000000 0000002781 0000002781 100197401

**CUSTOMER SERVICE**

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**City of Tallahassee**  
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**Customer Name:** Capital Region CDD  
**Account Number:** 100198629  
**Billing Date:** February 28, 2025

---

**Account Summary as of February 28, 2025**

Previous Balance	14.56
Payment Received - 02/20/2025	-14.56
<b>Current Charges</b>	<b>14.26</b>
<b>Total Amount Due</b>	<b>\$ 14.26</b>

---

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


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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>7</b>	Sep-24	11	May-24	11
<b>Jan-25</b>	<b>10</b>	Aug-24	11	Apr-24	11
Dec-24	8	Jul-24	11	Mar-24	11
Nov-24	8	Jun-24	11	<b>Feb-24</b>	<b>10</b>
Oct-24	8				

**Service from 01/27/2025 - 02/23/2025**
**Elec General Svc-Non Demand**

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Church Discount: 7 kwh at -\$0.01	-0.07
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.90	0.36
<b>Subtotal</b>	<b>\$ 14.26</b>

---

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	02/24/2025	1747		01/27/2025	1740		7	1.00	7 KWH	

---

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

**Premise Id #:** PRM0003215

**\$ 14.26**

**Customer Name:** Capital Region CDD  
**Account Number:** 100207738  
**Billing Date:** February 28, 2025

**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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

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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	0	n/a	n/a
<b>Jan-25</b>	<b>0</b>	Aug-24	0	n/a	n/a
Dec-24	0	n/a	n/a	n/a	n/a
Nov-24	0	n/a	n/a	<b>n/a</b>	<b>n/a</b>
Oct-24	0				

**Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	02/24/2025	0		01/27/2025	0		0	1.00	0 KWH	

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

**Premise Id #:** PRM0128070

**\$ 13.55**



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**Consolidated Bill**

Page 1 of 6

**Account Name:**

**Capital Region CDD**

**Billing Date:**

February 28, 2025

**Total number of sub-accounts:**

4

**Amount Due:**

\$54.86

**Please Pay By:**

March 20, 2025

**Master Account Number:**

100198026

**Account Summary as of February 28, 2025**

Previous Balance 54.75

Payment(s) Received -54.75

**Current Charges 54.86**

**Total Amount Due \$ 54.86**

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.66	-\$13.66	\$13.55	\$0.00	\$13.55
100205698	4295 Avon Park Cir	\$13.55	-\$13.55	\$13.66	\$0.00	\$13.66
100210950	3611 Biltmore Ave	\$13.55	-\$13.55	\$13.66	\$0.00	\$13.66
100212948	3735 Esplanade Way	\$13.99	-\$13.99	\$13.99	\$0.00	\$13.99
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$54.75</b>	<b>-\$54.75</b>	<b>\$54.86</b>	<b>\$0.00</b>	<b>\$54.86</b>

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**City of Tallahassee**  
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Account Number	Past Due Pay Now	Current Charges Due 03/20/2025	Total Amount Due
100198026	\$0.00	\$54.86	<b>\$ 54.86</b>

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

City of Tallahassee  
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111 100198026 0 03202025 0000000000 0000005486 0000005486 100198026

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**Customer Name:** Capital Region CDD  
**Account Number:** 100201943  
**Billing Date:** February 28, 2025

---

**Account Summary as of February 28, 2025**

Previous Balance	13.66
Payment Received - 02/20/2025	-13.66
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

---

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


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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>0</b>	Sep-24	1	May-24	1
<b>Jan-25</b>	<b>1</b>	Aug-24	1	Apr-24	1
Dec-24	1	Jul-24	1	Mar-24	0
Nov-24	1	Jun-24	1	<b>Feb-24</b>	<b>1</b>
Oct-24	2				

**Service from 01/27/2025 - 02/23/2025**
**Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

---

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	02/24/2025	351		01/27/2025	351		0	1.00	0 KWH	

---

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

**Premise Id #:** PRM0034645

**\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100205698  
**Billing Date:** February 28, 2025

**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.66</b>
<b>Total Amount Due</b>	<b>\$ 13.66</b>

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

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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>1</b>	Sep-24	1	May-24	1
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	1	Mar-24	1
Nov-24	1	Jun-24	0	<b>Feb-24</b>	<b>0</b>
Oct-24	0				

**Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand**

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.32	0.34
<b>Subtotal</b>	<b>\$ 13.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	02/24/2025	10		01/27/2025	9		1	1.00	1 KWH	

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

**Premise Id #:** PRM0049005

**\$ 13.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100210950  
**Billing Date:** February 28, 2025

**Account Summary as of February 28, 2025**

Previous Balance	13.55
Payment Received - 02/20/2025	-13.55
<b>Current Charges</b>	<b>13.66</b>
<b>Total Amount Due</b>	<b>\$ 13.66</b>

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

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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>1</b>	Sep-24	1	May-24	1
<b>Jan-25</b>	<b>0</b>	Aug-24	0	Apr-24	0
Dec-24	1	Jul-24	1	Mar-24	1
Nov-24	0	Jun-24	0	<b>Feb-24</b>	<b>1</b>
Oct-24	0				

**Service from 01/29/2025 - 02/23/2025****Elec General Svc-Non Demand**

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.32	0.34
<b>Subtotal</b>	<b>\$ 13.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	02/24/2025	97		01/29/2025	96		1	1.00	1 KWH	

**Service Address Total:** 3611 Biltmore Ave Tallahassee, FL 32311

**Premise Id #:** PRM0072019

**\$ 13.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100212948  
**Billing Date:** February 28, 2025

**Account Summary as of February 28, 2025**

Previous Balance	13.99
Payment Received - 02/20/2025	-13.99
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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

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

Month	KWH	Month	KWH	Month	KWH
<b>Feb-25</b>	<b>4</b>	Sep-24	4	May-24	4
<b>Jan-25</b>	<b>4</b>	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	Mar-24	4
Nov-24	4	Jun-24	4	<b>Feb-24</b>	<b>4</b>
Oct-24	4				

**Service from 01/27/2025 - 02/23/2025****Elec General Svc-Non Demand**

Customer Charge	13.21
Energy Charge: 4 kwh at \$0.07118	0.28
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.64	0.35
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	02/24/2025	677		01/27/2025	673		4	1.00	4 KWH	

**Service Address Total:** 3735 Esplanade Way Tallahassee, FL 32311

**Premise Id #:** PRM0134617

**\$ 13.99**





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**Consolidated Bill**

Page 1 of 12

**Account Name:** Capital Region CDD  
**Billing Date:** March 3, 2025  
**Total number of sub-accounts:** 10  
**Amount Due:** \$1,132.82  
**Please Pay By:** March 24, 2025  
**Master Account Number:** 100198297  
**Account Summary as of March 3, 2025**  
**Previous Balance** 1,132.82  
**Payment(s) Received** -1,132.82  
**Current Charges** 1,132.82  
**Total Amount Due** \$ 1,132.82

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$58.39	-\$58.39	\$58.39	\$0.00	\$58.39
100213814	3070 Bent Grass Ln Unit 30	\$81.74	-\$81.74	\$81.74	\$0.00	\$81.74
100202870	2450 Rain Lily Way Unit 29	\$81.74	-\$81.74	\$81.74	\$0.00	\$81.74
100204566	4072 Ivy Green Trl Unit 7	\$81.74	-\$81.74	\$81.74	\$0.00	\$81.74
100206207	3749 Biltmore Ave Unit 2	\$210.25	-\$210.25	\$210.25	\$0.00	\$210.25
100205224	4216 Summertree Dr Unit 23	\$163.53	-\$163.53	\$163.53	\$0.00	\$163.53
100208571	4297 Avon Park Cir Unit 14	\$116.78	-\$116.78	\$116.78	\$0.00	\$116.78
100209402	3900 Overlook Dr Unit 10	\$198.52	-\$198.52	\$198.52	\$0.00	\$198.52
100208804	3616 Longfellow Rd Unit 25	\$81.74	-\$81.74	\$81.74	\$0.00	\$81.74
100212804	4038 Shady View Ln Unit 17	\$58.39	-\$58.39	\$58.39	\$0.00	\$58.39
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$1,132.82</b>	<b>-\$1,132.82</b>	<b>\$1,132.82</b>	<b>\$0.00</b>	<b>\$1,132.82</b>

Detach this portion and return with your payment.

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Account Number	Past Due Pay Now	Current Charges Due 03/24/2025	Total Amount Due
100198297	\$0.00	\$1,132.82	<b>\$ 1,132.82</b>

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 100198297 0 03242025 0000000000 0000113282 0000113282 100198297

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Visit [Talgov.com/YOU](http://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](http://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 Utilities<sup>SM</sup>**

**Customer Name:** Capital Region CDD  
**Account Number:** 100210193  
**Billing Date:** March 3, 2025

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**Account Summary as of March 3, 2025**

Previous Balance	58.39
Payment Received - 02/24/2025	-58.39
<b>Current Charges</b>	<b>58.39</b>
<b>Total Amount Due</b>	<b>\$ 58.39</b>

---

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



**Area Lighting**

---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$56.93	1.46

<b>Subtotal</b>	<b>\$ 58.39</b>
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**Service Address Total:** 4046 Colleton Ct Unit 15 Tallahassee, FL 32317

**Premise Id #:** PRM0031038

**\$ 58.39**

**Customer Name:** Capital Region CDD  
**Account Number:** 100213814  
**Billing Date:** March 3, 2025

---

**Account Summary as of March 3, 2025**

Previous Balance	81.74
Payment Received - 02/24/2025	-81.74
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

---

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

**Premise Id #:** PRM0028302

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100202870  
**Billing Date:** March 3, 2025

---

**Account Summary as of March 3, 2025**

Previous Balance	81.74
Payment Received - 02/24/2025	-81.74
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

---

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

**Premise Id #:** PRM0057932

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100204566  
**Billing Date:** March 3, 2025

---

**Account Summary as of March 3, 2025**

Previous Balance	81.74
Payment Received - 02/24/2025	-81.74
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

**Premise Id #:** PRM0083585

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100206207  
**Billing Date:** March 3, 2025

---

**Account Summary as of March 3, 2025**

Previous Balance	210.25
Payment Received - 02/24/2025	-210.25
<b>Current Charges</b>	<b>210.25</b>
<b>Total Amount Due</b>	<b>\$ 210.25</b>

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


**Area Lighting**
**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

18: 100 Watt HPS Dec Light Fixture(s)	166.32
Fuel & Purch Pwr: 1,027 kwh at \$0.03765	38.67
Gross Receipts Tax: 2.56406% of \$204.99	5.26

<b>Subtotal</b>	<b>\$ 210.25</b>
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**Service Address Total:** 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317

**Premise Id #:** PRM0049496

**\$ 210.25**

**Customer Name:** Capital Region CDD  
**Account Number:** 100205224  
**Billing Date:** March 3, 2025

---

**Account Summary as of March 3, 2025**

Previous Balance	163.53
Payment Received - 02/24/2025	-163.53
<b>Current Charges</b>	<b>163.53</b>
<b>Total Amount Due</b>	<b>\$ 163.53</b>

---

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


**Area Lighting**


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**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

14: 100 Watt HPS Dec Light Fixture(s)	129.36
Fuel & Purch Pwr: 799 kwh at \$0.03765	30.08
Gross Receipts Tax: 2.56406% of \$159.44	4.09

<b>Subtotal</b>	<b>\$ 163.53</b>
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**Service Address Total:** 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

**Premise Id #:** PRM0076405

**\$ 163.53**



**Customer Name:** Capital Region CDD  
**Account Number:** 100208571  
**Billing Date:** March 3, 2025

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**Account Summary as of March 3, 2025**

Previous Balance	116.78
Payment Received - 02/24/2025	-116.78
<b>Current Charges</b>	<b>116.78</b>
<b>Total Amount Due</b>	<b>\$ 116.78</b>

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

10: 100 Watt HPS Dec Light Fixture(s)	92.40
Fuel & Purch Pwr: 570 kwh at \$0.03765	21.46
Gross Receipts Tax: 2.56406% of \$113.86	2.92

<b>Subtotal</b>	<b>\$ 116.78</b>
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**Service Address Total:** 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317

**Premise Id #:** PRM0082899

**\$ 116.78**

**Customer Name:** Capital Region CDD  
**Account Number:** 100209402  
**Billing Date:** March 3, 2025

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**Account Summary as of March 3, 2025**

Previous Balance	198.52
Payment Received - 02/24/2025	-198.52
<b>Current Charges</b>	<b>198.52</b>
<b>Total Amount Due</b>	<b>\$ 198.52</b>

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

17: 100 Watt HPS Dec Light Fixture(s)	157.08
Fuel & Purch Pwr: 969 kwh at \$0.03765	36.48
Gross Receipts Tax: 2.56406% of \$193.56	4.96

<b>Subtotal</b>	<b>\$ 198.52</b>
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**Service Address Total:** 3900 Overlook Dr Unit 10 Tallahassee, FL 32317

**Premise Id #:** PRM0122174

**\$ 198.52**

**Customer Name:** Capital Region CDD  
**Account Number:** 100208804  
**Billing Date:** March 3, 2025

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**Account Summary as of March 3, 2025**

Previous Balance	81.74
Payment Received - 02/24/2025	-81.74
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

---

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


**Area Lighting**


---

**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 3616 Longfellow Rd Unit 25 Tallahassee, FL 32317

**Premise Id #:** PRM0122901

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100212804  
**Billing Date:** March 3, 2025

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**Account Summary as of March 3, 2025**

Previous Balance	58.39
Payment Received - 02/24/2025	-58.39
<b>Current Charges</b>	<b>58.39</b>
<b>Total Amount Due</b>	<b>\$ 58.39</b>

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


**Area Lighting**


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**Service from 01/27/2025 - 02/26/2025**
**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$56.93	1.46

<b>Subtotal</b>	<b>\$ 58.39</b>
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**Service Address Total:** 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

**Premise Id #:** PRM0129751

**\$ 58.39**

## *FIFTH ORDER OF BUSINESS*

MINUTES OF MEETING  
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The Capital Region Community Development District audit committee met Thursday, April 10, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present were:

Matthew Vogel  
Susan Burns  
Kyle Rojas  
Corbin deNagy  
Sarah Sandy  
Robert Berlin

The following is a summary of the actions taken at the April 10, 2025 audit committee meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Review and Selection of Audit RFP Criteria**

Mr. deNagy stated included in the agenda package is the proposed selection criteria that includes the ability of personnel, proposers experience, understanding scope of work, ability to furnish the required services and price, all of which are worth 20 points each.

Ms. Sandy stated in the RFP you can have them submit their pricing or do as an RFQ which is submittal of proposers qualifications then you rank them based on qualifications and negotiate price with the most qualified firm.

Mr. deNagy stated typically what we see is the firms who respond are a small pool of firms with price being a factor that differentiates them. Ms. Sandy noted however that per statute and the District's rules selection of the top ranked firm could not be based on pricing alone.

On MOTION by Mr. Rojas seconded by Mr. Vogel with all in favor the RFP selection criteria was approved to include price and staff was authorized to notice the RFP for audit services.

**THIRD ORDER OF BUSINESS**

**Other Business**

There being none,

The audit committee meeting adjourned at 6:34 p.m.

## *SIXTH ORDER OF BUSINESS*



**Mailing Address**

Post Office Box 1835  
Tallahassee, Florida 32302-1835  
(850) 606-4700

[www.leontaxcollector.net](http://www.leontaxcollector.net)



**Main Office**

Metropolitan Administrative Office  
1276 Metropolitan Blvd., Suite 102  
Tallahassee, FL 32312

(Overnight/Express Mail Accepted)

March 31, 2025

Government Management Services, LLC (GMC)  
For: Capital Region Community Development District  
Attn: Sheryl Fulks  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

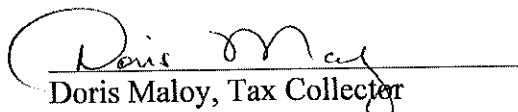
RE: 2025 - Capital Region CDD Uniform Method for Collection

Dear Ms. Fulks:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and distributed. This Agreement shall be in place for the Capital Region CDD Assessment Roll for the year 2025.

This is the Agreement intended by the Tax Collector's Office. Please execute below and return the original to this office.

Sincerely,

  
Doris Maloy, Tax Collector

AGREED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Signature of Chairman  
Capital Region Community Development District

## *NINTH ORDER OF BUSINESS*

*A.*

***Capital Region***  
***Community Development District***

***Proposed Budget***  
***FY 2026***



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**Capital Region**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$ 1,723,304	\$ 1,639,275	\$ 84,029	\$ 1,723,304	\$ 1,825,084
Special Assessments - Direct St Joe	287,354	167,386	119,968	287,354	304,325
Interest Income	30,000	21,708	21,713	43,421	25,000
Miscellaneous Revenue	-	-	-	-	2,000

<b>TOTAL REVENUES</b>	<b>\$ 2,040,658</b>	<b>\$ 1,828,369</b>	<b>\$ 225,710</b>	<b>\$ 2,054,079</b>	<b>\$ 2,156,408</b>
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**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 6,000	\$ 9,400	\$ 12,000
FICA Taxes	918	260	459	719	918
Engineering	15,000	3,065	11,935	15,000	15,000
Attorney	37,000	11,582	25,418	37,000	37,000
Annual Audit	3,925	3,925	-	3,925	4,025
Annual Report	500	-	-	-	-
Assessment Administration	13,043	13,043	-	13,043	13,826
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Dissemination Agent	8,507	4,254	4,253	8,507	8,507
Trustee Fees	15,520	4,148	11,372	15,520	15,520
Management Fees	57,902	28,951	28,951	57,902	60,352
Information Technology	3,176	1,588	1,588	3,176	3,367
Website Maintenance	1,361	681	681	1,361	1,443
Record Storage	150	-	75	75	-
Telephone	300	-	150	150	-
Travel & Per Diem	2,000	106	1,000	1,106	-
Postage & Delivery	1,000	419	581	1,000	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,638
Printing & Binding	2,000	111	1,000	1,111	200
Legal Advertising	3,500	860	2,640	3,500	3,500
Other Current Charges	1,987	433	994	1,426	2,500
Office Supplies	50	42	25	67	50
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 195,139</b>	<b>\$ 90,041</b>	<b>\$ 98,320</b>	<b>\$ 188,361</b>	<b>\$ 194,819</b>
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**Capital Region**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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***Operations & Maintenance***

**Field Expenditures**

Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ 14,050	\$ 15,455
Management Fees	157,557	79,798	78,779	158,576	157,557
Utilities-Electric/Water	60,000	23,304	36,696	60,000	60,000
Landscape Maintenance - Contract	1,038,980	519,392	519,392	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	863	4,637	5,500	5,500
Pond Maintenance - Contract	11,172	3,456	7,716	11,172	13,512
Pond Repairs - Current Units	50,000	28,680	21,320	50,000	50,000
Irrigation Maintenance - Contract	51,621	25,811	25,811	51,621	58,200
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	15,254	29,746	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	1,377	2,754	-
Preserve Maintenance	40,000	4,719	35,281	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	37,292	708	38,000	38,000
Alleyway Maintenance	10,000	74	9,926	10,000	10,000
Miscellaneous Maintenance	7,500	3,746	3,754	7,500	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	8,440	56,998	65,438	50,000
Capital Expenditures	25,000	27,029	500	27,529	25,000
Common Area Maintenance	12,000	22,614	8,000	30,614	23,000
Enhancement/Beautification	20,000	17,968	2,032	20,000	20,000

<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 1,677,019</b>	<b>\$ 854,047</b>	<b>\$ 843,172</b>	<b>\$ 1,697,218</b>	<b>\$ 1,812,889</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 1,872,158</b>	<b>\$ 944,087</b>	<b>\$ 941,492</b>	<b>\$ 1,885,579</b>	<b>\$ 2,007,708</b>
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**Other Sources/(Uses)**

Reserve for Capital - R&R	(168,500)	(168,500)	-	(168,500)	(148,700)
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(168,500)</b>	<b>\$(168,500)</b>	<b>\$-</b>	<b>\$(168,500)</b>	<b>\$(148,700)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 715,782</b>	<b>\$ (715,782)</b>	<b>\$ -</b>	<b>\$ -</b>
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**Capital Region**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Direct St Joe**

The District will bill a Non-Ad Valorem assessment on all sold and platted parcels to St Joe within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, review and execute of documents under the District's trust indenture and monitoring of District projects. Additionally, The District utilizes Dantin Engineering on an assigned project basis and for engineering consulting services.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds, Series 2021 Capital Improvement Revenue Refund Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District issued Series 2013 Capital Improvement Revenue Bonds, and Series 2018A1/A2 Capital Improvement Revenue refunding Bonds, and Series 2021 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.



**Capital Region**  
**Community Development District**  
**Budget Narrative**  
**FY 2026**

**Expenditures - Administrative (continued)**

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS NF, LLC and updated monthly.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Field**

**Property Insurance**

The District's Property Liability Insurance policy is with Egis Insurance specializes in providing insurance coverage to governmental agencies.

**Management Fees**

The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include management of field services contracts such as landscape maintenance, ponds maintenance, and security patrols, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

**Utilities - Electric/Water**

The District currently has accounts with City of Tallahassee Utility Company for electric service and water throughout the district.

# Capital Region

## Community Development District

### Budget Narrative

#### FY 2026

#### Expenditures – Field (continued)

##### **Landscape/Pond/Irrigation Maintenance**

The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping, pond and irrigation maintenance services to all the common areas within the District. Services include mowing, trimming, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

##### **Contracts**

Landscape Maintenance - Contract			\$97,030	\$1,164,365
Landscape Maintenance - New Units/Street Trees			\$458	\$5,500
Pond Maintenance - Contract	The Lake Doctor	Catfish Pond	\$332	\$3,984
Pond Maintenance - Contract	The Lake Doctor	Water Quality	\$0	\$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	\$732	\$2,928
Pond Maintenance - Contract		Contingency	\$300	\$3,600
Pond Repairs - Current Units			\$4,167	\$50,000
Irrigation Maintenance - Contract			\$4,850	\$58,200
Irrigation Maintenance - New Units			\$42	\$500
Irrigation Maintenance - Current Units			\$3,750	\$45,000
<b>Total</b>			<b>\$111,661</b>	<b>\$1,337,077</b>

##### **SWMF Operating Permit Fees**

The District pays the City of Tallahassee, Growth Management Department for inspection of and the administration needed to issue operating permits for District owned and maintained Storm Water facilities.

##### **Preserve Maintenance**

The District has contracted with All Pro Land Care of Tallahassee, Inc. to maintain the various preserved areas within the District (listed as Park Maintenance), but also contacts out work in other preserve areas to various contractors.

##### **Tot-Lot Inspection Maintenance**

The District owns a recreational area that requires repairs/replacements as well as mulch twice a year. Also, included is an annual inspection.

##### **Tree Removal/Trimming/Cleanup**

Represents cleanup, trimming and removal trees throughout the district.

##### **Alleyway Maintenance**

The District conducts repairs and maintenance of the District-owned alleyways.

##### **Miscellaneous Maintenance**

Unscheduled repairs and maintenance to the District's facilities not allocated to a particular area

##### **Special Events**

The District contracts with multiple vendors to assist with road closures during Halloween.

##### **Other Contingencies**

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

##### **Capital Expenditures**

Represents any new capital expenditures the District may need to make during the Fiscal Year.

##### **Common Area Maintenance**

Unscheduled repairs and maintenance to the District's common area throughout the community.

##### **Enhancement/Beautification**

Represents the cost of improving any landscaping located within the common areas of the District.

##### **Reserve for Capital Repairs and Replacements**

This Reserve funding is for the Capital Repairs and Replacements for the District's capital assets.

**Capital Region**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Interest	\$ 20,000	\$ 12,341	\$ 11,487	\$ 23,828	\$ 20,300
Designated Reserves	387,434	549,219	-	549,219	580,901
<b>TOTAL REVENUES</b>	<b>\$ 407,434</b>	<b>\$ 561,560</b>	<b>\$ 11,487</b>	<b>\$ 573,047</b>	<b>\$ 601,201</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Capital Outlay</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 170,507
Playground System	-	160,046	-	160,046	-
Other Charges	600	283	317	600	600
<b>TOTAL EXPENDITURES</b>	<b>\$ 600</b>	<b>\$ 160,329</b>	<b>\$ 317</b>	<b>\$ 160,646</b>	<b>\$ 171,107</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500	\$ 148,700
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 168,500</b>	<b>\$ 168,500</b>	<b>\$ -</b>	<b>\$ 168,500</b>	<b>\$ 148,700</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 575,334</b>	<b>\$ 569,731</b>	<b>\$ 11,170</b>	<b>\$ 580,901</b>	<b>\$ 578,794</b>

**Capital Region**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2013 Capital Improvement Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments-On Roll	\$ 755,949	\$ 716,595	\$ 39,354	\$ 755,949	\$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	6,641	6,000	12,641	5,000
Carry Forward Surplus	139,465	143,149	-	143,149	182,613

<b>TOTAL REVENUES</b>	<b>\$ 915,414</b>	<b>\$ 901,847</b>	<b>\$ 45,354</b>	<b>\$ 947,201</b>	<b>\$ 943,562</b>
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**EXPENDITURES:**

Interest - 11/1	\$ 139,519	\$ 139,519	\$ -	\$ 139,519	\$ 126,788
Interest - 5/1	139,519	-	139,519	139,519	126,788
Principal - 5/1	485,000	-	485,000	485,000	515,000
Cost of Issuance	-	551	-	551	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 764,038</b>	<b>\$ 140,070</b>	<b>\$ 624,519</b>	<b>\$ 764,589</b>	<b>\$ 768,575</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 764,038</b>	<b>\$ 140,070</b>	<b>\$ 624,519</b>	<b>\$ 764,589</b>	<b>\$ 768,575</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 151,376</b>	<b>\$ 761,777</b>	<b>\$ (579,165)</b>	<b>\$ 182,613</b>	<b>\$ 174,987</b>
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Interest Due 11/1/26 \$111,981

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2013 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/30/13	\$ 9,855,000	2.250%	\$ -	\$ -	\$ -
05/01/14	9,855,000	2.250%	-	165,637	
11/01/14	9,855,000	2.250%	-	246,403	412,040
05/01/15	9,855,000	2.250%	370,000	246,403	
11/01/15	9,485,000	2.250%	5,000	242,240	863,643
05/01/16	9,480,000	2.750%	380,000	242,109	
11/01/16	9,100,000	2.750%	-	236,884	858,993
05/01/17	9,100,000	3.100%	390,000	236,884	
11/01/17	8,710,000	3.100%	5,000	230,839	862,723
05/01/18	8,705,000	3.600%	405,000	230,689	
11/01/18	8,300,000	3.600%	-	223,399	859,088
05/01/19	8,300,000	3.900%	420,000	223,399	
11/01/19	7,880,000	3.900%	-	215,209	858,608
05/01/20	7,880,000	4.200%	445,000	215,209	
11/01/20	7,435,000	4.200%	5,000	205,856	871,065
05/01/21	7,430,000	4.500%	455,000	205,706	
11/01/21	6,975,000	4.500%	5,000	195,469	861,175
05/01/22	6,970,000	4.700%	485,000	195,325	
11/01/22	6,485,000	4.700%	-	183,901	864,226
05/01/23	6,485,000	4.850%	500,000	183,901	
11/01/23	5,985,000	4.850%	-	171,776	855,678
05/01/24	5,985,000	5.050%	530,000	171,776	
09/01/24	5,455,000	5.050%	650,000	12,793	
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	485,000	139,519	-
11/01/25	4,320,000	5.250%	-	126,788	751,306
05/01/26	4,320,000	5.750%	515,000	126,788	
11/01/26	3,805,000	5.750%	-	111,981	753,769
05/01/27	3,805,000	5.750%	545,000	111,981	
11/01/27	3,260,000	5.750%	-	96,313	753,294
05/01/28	3,260,000	5.750%	580,000	96,313	
11/01/28	2,680,000	5.750%	-	79,638	755,950
05/01/29	2,680,000	5.750%	610,000	79,638	
11/01/29	2,070,000	6.000%	-	62,100	751,738
05/01/30	2,070,000	6.000%	650,000	62,100	
11/01/30	1,420,000	6.000%	-	42,600	754,700
05/01/31	1,420,000	6.000%	690,000	42,600	
11/01/31	730,000	6.000%	-	21,900	754,500
05/01/32	730,000	6.000%	730,000	21,900	751,900
<b>TOTAL</b>			<b>\$ 9,855,000</b>	<b>\$ 5,843,480</b>	<b>\$ 15,698,480</b>

**Capital Region**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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**REVENUES:**

Special Assessments-On Roll	\$ 565,965	\$ 445,526	\$ 120,439	\$ 565,965	\$ 565,965
Special Assessments-Direct	740,129	517,280	222,849	740,129	740,129
Interest Earnings	15,000	20,882	12,118	33,000	15,000
Carry Forward Surplus <sup>(1)</sup>	404,597	482,781	-	482,781	555,844

<b>TOTAL REVENUES</b>	<b>\$ 1,725,691</b>	<b>\$ 1,466,469</b>	<b>\$ 355,406</b>	<b>\$ 1,821,875</b>	<b>\$ 1,876,937</b>
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**EXPENDITURES:**

Interest - 11/1	\$ 341,878	\$ 318,638	\$ -	\$ 318,638	\$ 303,981
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	-	317,394	317,394	289,875
Principal - 5/1	630,000	-	580,000	580,000	610,000

<b>TOTAL EXPENDITURES</b>	<b>\$ 1,313,756</b>	<b>\$ 368,638</b>	<b>\$ 897,394</b>	<b>\$ 1,266,031</b>	<b>\$ 1,203,856</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 1,313,756</b>	<b>\$ 368,638</b>	<b>\$ 897,394</b>	<b>\$ 1,266,031</b>	<b>\$ 1,203,856</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 411,934</b>	<b>\$ 1,097,831</b>	<b>\$ (541,988)</b>	<b>\$ 555,844</b>	<b>\$ 673,081</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 289,875

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2018A1 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 16,935,000	4.125%	\$ -	\$ 73,313	\$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	580,000	317,394	
11/01/25	12,050,000		-	303,981	1,201,375
05/01/26	<b>12,050,000</b>	4.625%	610,000	303,981	
11/01/26	11,440,000		-	289,875	1,203,856
05/01/27	11,440,000	4.625%	640,000	289,875	
11/01/27	10,800,000		-	275,075	1,204,950
05/01/28	10,800,000	4.625%	670,000	275,075	
11/01/28	10,130,000		-	259,581	1,204,656
05/01/29	10,130,000	5.125%	705,000	259,581	
11/01/29	9,425,000		-	241,516	1,206,097
05/01/30	9,425,000	5.125%	740,000	241,516	
11/01/30	8,685,000		-	222,553	1,204,069
05/01/31	8,685,000	5.125%	780,000	222,553	
11/01/31	7,905,000		-	202,566	1,205,119
05/01/32	7,905,000	5.125%	820,000	202,566	
10/31/32	7,085,000		-	181,553	1,204,119
05/01/33	7,085,000	5.125%	865,000	181,553	
11/01/33	6,220,000		-	159,388	1,205,941
05/01/34	6,220,000	5.125%	910,000	159,388	
11/01/34	5,310,000		-	136,069	1,205,456
05/01/35	5,310,000	5.125%	955,000	136,069	
11/01/35	4,355,000		-	111,597	1,202,666
04/30/36	4,355,000	5.125%	1,005,000	111,597	
10/31/36	3,350,000		-	85,844	1,202,441
05/01/37	3,350,000	5.125%	1,060,000	85,844	
10/31/37	2,290,000		-	58,681	1,204,525
05/01/38	2,290,000	5.125%	1,115,000	58,681	
11/01/38	1,175,000		-	30,109	1,203,791
05/01/39	1,175,000	5.125%	1,175,000	30,109	1,205,109
<b>TOTAL</b>			<b>\$ 16,935,000</b>	<b>\$ 10,442,066</b>	<b>\$ 27,377,066</b>

**Capital Region**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments-On Roll	\$ 274,147	\$ 264,769	\$ 9,378	\$ 274,147	\$ 274,147
Interest Earnings	5,000	5,765	2,500	8,265	5,000
Carry Forward Surplus <sup>(1)</sup>	56,111	73,017	-	73,017	82,635
<b>TOTAL REVENUES</b>	<b>\$ 335,258</b>	<b>\$ 343,552</b>	<b>\$ 11,878</b>	<b>\$ 355,430</b>	<b>\$ 361,782</b>
<b><u>EXPENDITURES:</u></b>					
Interest - 11/1	\$ 36,570	\$ 36,455	\$ -	\$ 36,455	\$ 31,855
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	-	36,340	36,340	31,855
Principal - 5/1	200,000	-	195,000	195,000	205,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 273,140</b>	<b>\$ 41,455</b>	<b>\$ 231,340</b>	<b>\$ 272,795</b>	<b>\$ 268,710</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 273,140</b>	<b>\$ 41,455</b>	<b>\$ 231,340</b>	<b>\$ 272,795</b>	<b>\$ 268,710</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 62,118</b>	<b>\$ 302,097</b>	<b>\$ (219,462)</b>	<b>\$ 82,635</b>	<b>\$ 93,072</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$27,140



**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2018A2 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 2,675,000	3.875%	\$ -	\$ 10,384	\$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	195,000	36,340	
11/01/25	<b>1,385,000</b>		-	31,855	263,195
05/01/26	1,385,000	4.600%	205,000	31,855	
11/01/26	1,180,000		-	27,140	263,995
05/01/27	1,180,000	4.600%	215,000	27,140	
11/01/27	965,000		-	22,195	264,335
05/01/28	965,000	4.600%	225,000	22,195	
11/01/28	740,000		-	17,020	264,215
05/01/29	740,000	4.600%	235,000	17,020	
11/01/29	505,000		-	11,615	263,635
05/01/30	505,000	4.600%	245,000	11,615	
11/01/30	260,000		-	5,980	262,595
05/01/31	260,000	4.600%	260,000	5,980	265,980
<b>TOTAL</b>			<b>\$ 2,675,000</b>	<b>\$ 913,459</b>	<b>\$ 3,588,459</b>

**Capital Region**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments-On Roll	\$ 318,937	\$ 309,497	\$ 9,441	\$ 318,937	\$ 318,937
Interest Earnings	2,750	3,485	1,100	4,585	2,750
Carry Forward Surplus <sup>(1)</sup>	50,731	62,363	-	62,363	65,011
<b>TOTAL REVENUES</b>	<b>\$ 372,419</b>	<b>\$ 375,345</b>	<b>\$ 10,541</b>	<b>\$ 385,886</b>	<b>\$ 386,698</b>
<b><u>EXPENDITURES:</u></b>					
Interest - 11/1	\$ 25,438	\$ 25,438	\$ -	\$ 25,438	\$ 22,063
Interest - 5/1	25,438	-	25,438	25,438	22,063
Principal - 5/1	270,000	-	270,000	270,000	275,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 320,875</b>	<b>\$ 25,438</b>	<b>\$ 295,438</b>	<b>\$ 320,875</b>	<b>\$ 319,125</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 320,875</b>	<b>\$ 25,438</b>	<b>\$ 295,438</b>	<b>\$ 320,875</b>	<b>\$ 319,125</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 51,544</b>	<b>\$ 349,907</b>	<b>\$ (284,897)</b>	<b>\$ 65,011</b>	<b>\$ 67,573</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$18,625

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2021 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	\$ 2,800,000	2.500%	\$ -	\$ 43,944	\$ 43,944
05/01/22	2,800,000	2.5000%	250,000	35,000	
11/01/22	2,550,000	2.5000%	-	31,875	316,875
05/01/23	2,550,000	2.5000%	255,000	31,875	
11/01/23	2,295,000	2.5000%	-	28,688	315,563
05/01/24	2,295,000	2.5000%	260,000	28,688	-
11/01/24	2,035,000	2.5000%	-	25,438	314,125
05/01/25	2,035,000	2.5000%	270,000	25,438	
11/01/25	<b>1,765,000</b>	2.5000%	-	22,063	317,500
05/01/26	1,765,000	2.5000%	275,000	22,063	
11/01/26	1,490,000	2.5000%	-	18,625	315,688
05/01/27	1,490,000	2.5000%	285,000	18,625	
11/01/27	1,205,000	2.5000%	-	15,063	318,688
05/01/28	1,205,000	2.5000%	290,000	15,063	
11/01/28	915,000	2.5000%	-	11,438	316,500
05/01/29	915,000	2.5000%	295,000	11,438	
11/01/29	620,000	2.5000%	-	7,750	314,188
05/01/30	620,000	2.5000%	305,000	7,750	
11/01/30	315,000	2.5000%	-	3,938	316,688
05/01/31	315,000	2.5000%	315,000	3,938	318,938
<b>TOTAL</b>			<b>\$ 2,800,000</b>	<b>\$ 408,694</b>	<b>\$ 3,208,694</b>

**Capital Region**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments										Total Assessed Per Unit		
		refinanced	ex 2008	ex 2011	ex 2011	FY 2026	FY 2025	Increase/ (decrease)	FY 2026				FY 2025				Increase/ (decrease)	FY 2026	FY 2025	Increase/ (decrease)	
						O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Total	Total	Total	Total	
Apartments	1745	654	850	241	0	\$278.43	\$262.91	\$15.53	\$306.34	\$326.50	\$349.80	\$0.00	\$306.34	\$326.50	\$349.80	\$0.00	\$0.00	\$1,261.07	\$1,245.55	\$15.53	
Townhomes	298	82	46	0	60	\$267.94	\$252.99	\$14.94	\$279.26	\$297.62	\$0.00	\$215.13	\$279.26	\$297.62	\$0.00	\$215.13	\$0.00	\$1,059.95	\$1,045.00	\$14.94	
Townhomes-1	0	0	0	0	110	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$258.87	\$258.87	\$0.00	
Duplex	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
30s	53	0	0	0	53	\$293.46	\$277.09	\$16.37	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$576.00	\$559.63	\$16.37	
40s	250	153	69	0	28	\$312.59	\$295.16	\$17.43	\$326.45	\$346.64	\$0.00	\$302.61	\$326.45	\$346.64	\$0.00	\$302.61	\$0.00	\$1,288.29	\$1,270.86	\$17.43	
55s	371	107	154	0	28	\$379.57	\$358.40	\$21.17	\$396.08	\$421.04	\$0.00	\$304.76	\$396.08	\$421.04	\$0.00	\$304.76	\$0.00	\$1,501.45	\$1,480.28	\$21.17	
55s-1	0	0	0	0	82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$367.13	\$367.13	\$0.00	
65s	382	127	144	0	42	\$468.88	\$442.74	\$26.15	\$488.91	\$519.95	\$0.00	\$376.47	\$488.91	\$519.95	\$0.00	\$376.47	\$0.00	\$1,854.21	\$1,828.07	\$26.15	
65's-1	0	0	0	0	69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$453.20	\$453.20	\$0.00	
75s	209	56	76	0	34	\$535.86	\$505.98	\$29.88	\$559.30	\$594.36	\$0.00	\$430.26	\$559.30	\$594.36	\$0.00	\$430.26	\$0.00	\$2,119.78	\$2,089.90	\$29.88	
75s-1	0	0	0	0	43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$518.46	\$518.46	\$0.00	
85s	111	77	34	0	0	\$583.19	\$550.67	\$32.52	\$605.72	\$644.25	\$0.00	\$0.00	\$605.72	\$644.25	\$0.00	\$0.00	\$0.00	\$1,833.16	\$1,800.64	\$32.52	
90s	26	0	26	0	0	\$659.20	\$622.44	\$36.76	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$1,352.91	\$1,316.15	\$36.76	
100s	205	40	44	0	32	\$669.85	\$632.49	\$37.36	\$698.55	\$743.17	\$0.00	\$537.82	\$698.55	\$743.17	\$0.00	\$537.82	\$0.00	\$2,649.39	\$2,612.03	\$37.36	
100s-1	0	0	0	0	89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$647.54	\$647.54	\$0.00	
1/2 Ac	160	73	21	0	22	\$803.82	\$758.99	\$44.83	\$838.57	\$891.99	\$0.00	\$645.39	\$838.57	\$891.99	\$0.00	\$645.39	\$0.00	\$3,179.77	\$3,134.94	\$44.83	
1/2 Ac-1	0	0	0	0	44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$777.33	\$777.33	\$0.00	
1Ac	40	3	0	0	25	\$1,049.43	\$990.90	\$58.52	\$1,094.64	\$0.00	\$0.00	\$842.59	\$1,094.64	\$0.00	\$0.00	\$842.59	\$0.00	\$2,986.66	\$2,928.13	\$58.52	
1Ac-1	0	0	0	0	11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$1,014.69	\$1,014.69	\$0.00	
ACLF	101	0	101	0	0	\$140.62	\$132.77	\$7.84	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$297.31	\$289.46	\$7.84	
Blended Commercial	143.52	28.97	0	0	0	\$3,126.68	\$2,952.32	\$174.37	\$1,779.79	\$0.00	\$0.00	\$0.00	\$1,779.79	\$0.00	\$0.00	\$0.00	\$0.00	\$4,906.47	\$4,732.11	\$174.37	
Blended Commercial	0	58.464	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.41	\$0.00	\$0.00	\$0.00	\$3,249.41	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.41	\$3,249.41	\$0.00	
Blended Commercial	0	2.12	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.08	\$0.00	\$0.00	\$0.00	\$3,249.08	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.08	\$3,249.08	\$0.00	
Blended Commercial	0	1.415	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.05	\$0.00	\$0.00	\$0.00	\$3,249.05	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.05	\$3,249.05	\$0.00	
Blended Commercial	0	3.62	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.07	\$0.00	\$0.00	\$0.00	\$3,249.07	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.07	\$3,249.07	\$0.00	
Golf Club	1	0	0	1	0	\$17,169.89	\$16,212.38	\$957.51	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$38,570.48	\$37,612.97	\$957.51	
Catholic School	1	0	0	1	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$20,520.07	\$20,520.07	\$0.00	
Southwood House	0.39	0	0	0	0	\$3,126.68	\$2,952.32	\$174.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,126.68	\$2,952.32	\$174.37	
Cottages	0	0	0.39	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$3,456.73	\$0.00	
Commercial	0	0	0	43.37	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$3,690.94	\$3,690.94	\$0.00	
Commercial-2	0	0	0	3.84	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$2,207.33	\$2,207.33	\$0.00	
Total	4096.91	1466.589	1565.39	290.21	772																

*B.*

**RESOLUTION 2025-06**  
**[FY 2026 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Capital Region Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: \_\_\_\_\_, 2025  
TIME: 6:30 p.m.  
LOCATION: SouthWood Community Center  
4675 Grove Park Dr., Tallahassee, FL 32311

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8th DAY OF MAY 2025.**

ATTEST:

**CAPITAL REGION COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

## *TENTH ORDER OF BUSINESS*

**Capital Region Community Development District:  
Work Authorization No. 13, Addendum #3  
for AtkinsRéalis USA Inc.**

April 14, 2025

Capital Region Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Subject: **Work Authorization No. 13, Addendum #3  
Capital Region Community Development District**

Dear Chairman, Board of Supervisors:

AtkinsRéalis is pleased to submit this Addendum #3 ("Addendum #3") to Work Authorization Number 13 dated February 7, 2019, as supplemented by Addendum #1 and Addendum #2 (collectively, "Work Authorization No. 13") to provide engineering services for the Capital Region Community Development District ("District"). We will provide these services pursuant to our current agreement dated April 28, 2011 ("Engineering Agreement"), as supplemented by Work Authorization No. 13, as follows:

**I. Scope of Work**

The District will engage the services of AtkinsRéalis to perform those services as necessary pursuant to the Engineering Agreement, as supplemented by Work Authorization No. 13, including requested attendance at Board of Supervisors meetings and preparation of reports or other activities as directed by the District's Board of Supervisors or its staff.

**II. Fees**

The District will compensate AtkinsRéalis for these services based on the actual hours worked and a 2.9 multiplier in an amount not-to-exceed \$30,000 without further authorization, which amount shall include all amounts incurred since the original date of Work Authorization Number 13. The District will reimburse AtkinsRéalis all direct costs, which include items such as printing, drawings, travel, deliveries, permit fees, et cetera, pursuant to the Engineering Agreement.

This Addendum #3, together with the Engineering Agreement and Work Authorization No. 13, represents the entire understanding between the District and Atkins with regard to the referenced work authorization. If you wish to accept this Addendum #3, please sign where indicated and return one copy to our office. Upon receipt, we will promptly schedule our services. Thank you for considering Atkins. We look forward to helping you create a quality project.

Sincerely,  
**AtkinsRéalis USA Inc.**



Mario Riviuccio

APPROVED AND ACCEPTED

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Representative of Capital Region Community Development District



## *ELEVENTH ORDER OF BUSINESS*

*B.*

*1.*

## CRCDD Weekly Review

Monday 3/31/25	Tuesday 4/1/25	Wednesday 4/2/25	Thursday 4/3/25	Friday 4/4/25
<b>Weather of the Week</b>				
79° Hi 64° Lo 0.00" Rain	83° Hi 58° Lo 0.00" Rain	77° Hi 50° Lo 0.00" Rain	82° Hi 55° Lo 0.00" Rain	79° Hi 51° Lo 0.00" Rain
<b>Full Maintenance</b>				
Central Park:Park Crossing Trail Park NON-UNIT:Artemis Way Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Iberville Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Avon Park UNIT 14:Buffers UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 21 & Arch Site:Arch Site Exterior UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row West UNIT 5:Four Oaks (Shumard to Tram)	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 2:Butterfly Parks UNIT 2:Carollton Park UNIT 2:Newberry Parks UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Central Park:FL131 Swale Central Park:Tot Lot Esplanade Way (Unit 5) UNIT 1:Barringer Hill Nature Trail UNIT 2:Carollton Park UNIT 27:New Village UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) UNIT 23:Parks, Ponds & Green Spaces	NON-UNIT:Dog Park
<b>Standard Maintenance</b>				
	LSF-3:Maple Ridge Buffer LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext. UNIT 5:TR216	Central Park Central Park:Butterfly Garden UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B UNIT 31:FL265	NON-UNIT:SB111B NON-UNIT:SB131 UNIT 3:SB111A	UNIT 17:Lake Verdura Conservation
<b>Debris Cleanup</b>				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	Central Park:Memorial Walk (CP)
<b>Hand Weeding</b>				
		UNIT 1:Verdura Point Park		Blair Stone Rd (Units 5,17)
<b>Mulch Installation - Maint.</b>				
				Central Park:Memorial Walk (CP)
<b>Pruning</b>				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
	Biltmore Ave (Units 16,2,25) UNIT 1:Iberville Park Utility Boxes	Central Park:Park Crossing Trail Park UNIT 1:Verdura Point Park UNIT 16:Poe Park UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) UNIT 16:Faulkner Park UNIT 2:Endicott Park UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Coneflower Park UNIT 31:Goldenrod Way	
<b>Insecticide: Product Used Advion - Extinguish Plus</b>				
		UNIT 1:Verdura Point Park UNIT 16:Salinger Way	Hemingway Blvd & Trail (Units 2,4) UNIT 31:Goldenrod Way	
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Description</b>	
23	17	4/2	Valve Stuck; Wet Test	
01	5	4/1	Wet Test	
23	17	4/2	Clean 2 Valves	
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
18	35	4/1	Mainline Repair	#197693
15	Orange Ave	3/31	Valve Replace	#197692
06	Central Park	3/31	Valve Replace	#197691
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#197689	Grates - Clearing/Cleaning			4/3/2025
#197690	Tram Rd - Pond Maintenance Road; Mowed			4/3/2025
#197684	Four Oaks - Fungicide			4/1/2025

**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 4/7/25	Tuesday 4/8/25	Wednesday 4/9/25	Thursday 4/10/25	Friday 4/11/25
<b>Weather of the Week</b>				
78° Hi 60° Lo 0.00" Rain	73° Hi 52° Lo 0.00" Rain	77° Hi 49° Lo 0.00" Rain	81° Hi 46° Lo 0.00" Rain	80° Hi 56° Lo 0.00" Rain
<b>Full Maintenance</b>				
	Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Hemingway Blvd & Trail (Units 2,4) Orange Ave UNIT 1:Verdura Point Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 4:Grove Park Dr	Esplanade Way (Unit 5) FL080 Mossy Creek Lane (Units 4,6,9) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 20:Esplanade North (Unit 20) 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) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 5 UNIT 7:Grove Park Dr	Central Park:FL131 Swale Central Park:Tot Lot FL080 Mossy Creek Lane (Units 4,6,9) UNIT 23:Riverton Park (Four Oaks to Summ UNIT 7:Riverton (Grove Park to Four Oaks) WD090N (Pond) WD090S (Pond) WD290 (Pond) ** SAT: Merchants Row - Leaf Removal** **SAT: Merchants Row - Full Maintenance*
<b>Standard Maintenance</b>				
	UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	UNIT 20:WD162 on Esplanade North UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 5:Capital Circle SE Buffer	Central Park:Butterfly Garden Community Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
<b>Debris Cleanup</b>				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
<b>Hand Weeding</b>				
		UNIT 10:WD141 UNIT 10:WD160 UNIT 8:WD140		
<b>Pruning</b>				
	LSF-7:Biltmore ROW Trees - Remove sucker growth UNIT 31:Biltmore (Ph 3, Unit 31)	Esplanade Way (Unit 5) Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Fertilizer</b>				
			Bermuda Plot (CP)	
<b>Post-Emergent:</b>				
			Bermuda Plot (CP)	
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
	NON-UNIT:LDR-5 Trail UNIT 1:Barringer Hill Nature Trail UNIT 23:Parks, Ponds & Green Spaces	Central Park:Butterfly Garden Four Oaks Blvd (Units 1,17,29) LSF-3:Maple Ridge Common Areas & ROWS UNIT 10:WD141 UNIT 10:WD160 UNIT 8:WD140	Four Oaks Blvd (Units 1,17,29) UNIT 14:Avon Park UNIT 14:Buffers UNIT 14:Green Space	Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29)
<b>Insecticide: Product Used Advion - Extinguish Plus</b>				
	UNIT 1:Barringer Hill Nature Trail	Central Park:Butterfly Garden UNIT 10:WD141		Blair Stone Rd (Units 5,17)
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Irrigation Repairs</b>				
Controller	Unit Number	Date	Repair	Invoice Number
09	Mossy Creek	4/9	Valve Replace	#197702
01	5	4/10	Irrigation Repair	#197703
09	Mossy Creek	4/11	Irrigation Repair	#197706

**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 4/14/25	Tuesday 4/15/25	Wednesday 4/16/25	Thursday 4/17/25	Friday 4/18/25
<b>Weather of the Week</b>				
83° Hi 46° Lo 0.00" Rain	84° Hi 53° Lo 0.00" Rain	79° Hi 42° Lo 0.00" Rain	83° Hi 45° Lo 0.00" Rain	84° Hi 50° Lo 0.00" Rain
<b>Full Maintenance</b>				
Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Trail Park Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 14:Avon Park UNIT 14:Buffers UNIT 14:Green Space UNIT 2:Carrollton Park UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Jasmine Hill UNIT 35:Merchants Row West UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROW Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Endicott Park UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr	NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Biltmore Ext UNIT 21 & Arch Site:Arch Site Exterior UNIT 27:New Village
<b>Standard Maintenance</b>				
NON-UNIT:TR230 UNIT 1:WD240 UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 27:SW Field on CC UNIT 5:Four Oaks (Shumard to Tram)	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	LSF-3:Maple Ridge Buffer NON-UNIT:TR230	UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	NON-UNIT:SB161 UNIT 27:TR221A
<b>Debris Cleanup</b>				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas
<b>Hand Weeding</b>				
	UNIT 30:Woodland Fields Park	UNIT 17:WD284 UNIT 25:Longfellow Park & Pocket Parks		UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 26:Strolling Way Parks
<b>Pruning</b>				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Fertilizer</b>				
Bermuda Plot (CP)				
<b>Pre-Emergent: Product used - Coastal (also a Post-Emergent)</b>				
Bermuda Plot (CP)				
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
Blair Stone Rd (Units 5,17) UNIT 17:Common Area (Blair Stone to W)	UNIT 1:WD240 UNIT 17:Common Area (Blair Stone to W) UNIT 17:WD253	Blair Stone Rd (Units 5,17) LSF-3:WD282 UNIT 1:WD240 UNIT 17:WD284 UNIT 18:WD281 UNIT 19:Twain Park UNIT 20:Esplanade North (Unit 20) UNIT 25:Longfellow Park & Pocket Parks UNIT 30:Woodland Fields Park UNIT 5:Capital Circle SE Buffer	NON-UNIT:Goldenrod & FL162 UNIT 29:Coneflower Park UNIT 31:FL070 UNIT 31:Goldenrod Way	UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 26:Strolling Way Parks UNIT 31:FL265 UNIT 31:Lift Station Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way
<b>Insecticide: Product Used - Merit</b>				
		Biltmore Ave (Units 16,2,25)		
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Description</b>	
10	29	4/14	Wet Test	
05	3	4/16	Stuck Valve	
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
10	29	4/14	Irrigation Repair	#197718
09	Mossy Creek	4/16	Irrigation Repair	#197719
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#197717	Biltmore: Grub Prevention per Shane Filler			4/18/2025
#197710	Orange Ave - Fungicide			4/16/2025
#197711	Unit 16: Poe Park - Fungicide			4/17/2025
#197712	Unit 26: Strolling Way Parks - Fungicide			4/16/2025
#197713	Unit 31: Goldenrod Way - Fungicide			4/16/2025
#197714	Unit 31: Spider Lily Park - Fungicide			4/17/2025
#197715	Unit 31: Spider Lily Way - Fungicide			4/17/2025
<b>Proposals</b>				
<b>Description</b>				<b>Proposal Number</b>
LDR-5: Trail *Revised Proposal*				#063255
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
1	4/16/25	IR: Mower Damage - N/C		
Mossy Creek	4/16/25	IR: Mower Damage - N/C		

**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 4/21/25	Tuesday 4/22/25	Wednesday 4/23/25	Thursday 4/24/25	Friday 4/25/25
Weather of the Week				
84° Hi 60° Lo 0.00" Rain	87° Hi 57° Lo 0.00" Rain	90° Hi 61° Lo 0.00" Rain	85° Hi 66° Lo 0.00" Rain	85° Hi 65° Lo 0.00" Rain
Full Maintenance				
Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 1:Verdura Point Park 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 31:Magnolia Park (Rows, Parks & Pockets) UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) Central Park:FL131 Swale Central Park:Tot Lot LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 UNIT 1:Iberville 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 16:FL230 UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park	Bermuda Plot (CP) Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROWS Mossy Creek Lane (Units 4,6,9) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 16:Poe Park UNIT 2:Endicott Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) UNIT 1:TC1 Pond (FL130) UNIT 16:Faulkner Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior 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:Grove Park Dr	NON-UNIT:Dog Park
Standard Maintenance				
Central Park:West Side TR209 UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 21 & Arch Site:Arch Site Conservation UNIT 31:FL265 UNIT 5:Four Oaks (Shumard to Tram)	Central Park Central Park:Butterfly Garden LSF-7:FL263 LSF-7:Swale & GS (Upon Request) TR209A UNIT 26:Mossy Creek Nature Trail Ext.	Central Park TR209	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer	NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail TR209
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row Entry Feature		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
UNIT 35:Merchants Row Entry Feature	UNIT 18:Cummings Park	NON-UNIT:Artemis Way UNIT 35:Merchants Row West		NON-UNIT:FL040 - Mossy Creek
Mulch Installation - Maint.				
			Biltmore Ave (Units 16,2,25)	
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
		Biltmore Ave (Units 16,2,25) UNIT 26:Strolling Way Parks UNIT 31:Biltmore (Ph 3, Unit 31) UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) UNIT 30:Woodland Fields Park	Central Park:Butterfly Garden
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
		Biltmore Ave (Units 16,2,25) UNIT 26:Strolling Way Parks UNIT 31:Biltmore (Ph 3, Unit 31) UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) UNIT 30:Woodland Fields Park	
Non-Selective: Product used - Diquat & Compare-N-Save				
Esplanade Way (Unit 5) UNIT 31:FL170 & Buffer UNIT 35:Merchants Row Entry Feature UNIT 5:Drayton Drive	Central Park:FL131 NON-UNIT:Dog Park UNIT 1:TC1 Pond (FL130) UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 18:Cummings Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 35:Merchants Row Entry Feature	Central Park:Tot Lot Central Park:Trail NON-UNIT:Artemis Way Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row West	Central Park:Memorial Walk (CP) Central Park:Trail	Central Park:Trail UNIT 26:Mossy Creek Nature Trail Ext.
Insecticide: Product Used Advion - Extinguish Plus				
	UNIT 1:TC1 Pond (FL130)			
Irrigation Inspection				
		Controller 12, Unit 21	Controller 14, Unit 26 Controller 21, Unit 19	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
18	35	4/21	Stuck Valve	
23	17	4/23	Stuck Valve	
18	35	4/21	Clean Valve	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
10	29	4/21	Valve Replace	#197731
18	35	4/21	Irrigation Repair	#197732
28	31	4/23	Irrigation Repair	#197733
23	17	4/23	Irrigation Repair	#197734
12	21	4/23	Irrigation Repair	#197735
06	CP	4/23	Irrigation Repair	#197736
21	19	4/24	Irrigation Repair	#197737
19	5	4/24	Replace Decoders	#197738
14	26	4/24	Irrigation Repair	#197739
Additional Contracted Work				
Invoice Number	Description			Date
#197722	Units: 2,4 - Hemingway Blvd - Fungicide			4/23/2025
#197723	Unit 2: Butterfly Parks - Fungicide			4/23/2025
#197724	Unit 2: Newberry Parks - Fungicide			4/23/2025
#197725	Unit 35: Merchants Row West - Fungicide			4/23/2025
Proposals				
Description				Proposal Number
Tree Removal: Unit 17: Shay View Ln				#063265
N/C Services:				
Unit	Date	Description		
Central Park	4/25/25	Remove 2 Rotors		

**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 – April 2025

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

### **Week 1 (April 1 – April 4)**

- All-Pro received a resident inquiry regarding tree limbs from CDD property. Met with Kim on-site and reviewed the property lines on the Property Appraiser's website. The trees appear to be on the resident's property – and look healthy. No action for the CDD.
- Inspected stormwater ponds WD-240, WD-141, WD-140, and WD-235.
  - Contacted SE Concrete for possible repair in WD-141. Requested All-Pro add surge rock around the culvert.
  - Requested All-Pro add riprap and clear sediment in the western WD-240 pond, and add 57 rock and fix erosion on the sand filter in the eastern WD-240 pond.
  - Removed trash from around the ponds.
- Additional communication with ProTek regarding alleyway stop bar painting. Received a quote for (50) stop bars.
- Robert is working with Atkins to update the Public Facilities Report, large map used at the meetings, and obtain measurements for Unit 10 alleyways.
- Requested Robert submit the FEMA Management Costs project for obligation.
- Received inquiry from DR Horton representative regarding architectural guidelines. Provided information in the PUD document and HOA contact information.
- Received a resident inquiry regarding the trimming of a mulberry tree in Central Park. Spoke with All-Pro regarding same.
- Picked up asphalt patch materials for several alleyway repairs and paint materials for the bridge bollards.
- With the water level higher now, inspected the Central Park Lake drain which was recently regouted. No leaks detected based on visual and auditory inspection (difficult to visually inspect the side closest to the pond bank with the water levels that high).
- Inspected stormwater pond FL-120. No issues found.
- Phone call from resident concerned with possible irrigation issue on Mossy Creek. Notified All-Pro.
- Continued drafting the Memorial Policy with feedback provided by District Counsel.

- Put down asphalt patch in Unit 7:



### Week 1 (April 7 – April 11)

- Spoke with resident concerned with wild hog activity on Biltmore. Trapper caught (7) last night.
- Sent follow up email to City of Tallahassee Engineer regarding the CDD's stormwater operating permits and possible change in procedure (annual inspection report in lieu of permit fees and annual inspections).



- Additional work to finalize draft of the Memorial Policy.
- Ordered additional asphalt patch materials.
- Field operations closed Monday afternoon due to heavy rains.
  - While field operations closed, completed the Landscaping module of the UF-IFAS Neighborhood Best Practices online training.
- Contacted City of Tallahassee Electric again for confirmation on decorative lighting maintenance.
- Visual inspections of stormwater ponds following heavy rains on Monday, April 7<sup>th</sup>. No issues of note other than needing to clear the grate in WD-290. Requested All-Pro clear the grate.



- Visual inspection of the alleyways in Units 18 and 17. No issues of note.
- Received a phone call from a resident regarding low hanging limbs in Unit 10. Requested All-Pro limb up the tree on Fielding and Esplanade.
- Received an email from a resident (via HOA) concerned with vegetative debris on Four Oaks. All-Pro is currently removing leaves from the Four Oaks ROW. Responded to the resident.
- Spoke with All-Pro regarding Four Oaks/Merchants Row landscaping proposal. Requested an additional proposal for planting the entire length of the median island. All-Pro is waiting to hear back from the City of Tallahassee for their approval to add plants here.
- Reviewed notice from City of Tallahassee regarding property within the base floodplain. Areas are mostly stormwater ponds, Shepard's Branch, and wetland areas. Researched additional information on the National Wetlands Inventory website.
- Walked Unit 26 common areas for deficiencies. Contacted All-Pro regarding dead grass patches at Nathaniel Trace/Strolling Way.
- Contacted by someone with concerns regarding tree limbs down on the trail up from Hemingway. Walked the trail to confirm the location and notified the property owner. Also briefly discussed the possibility of turning the trail over the District. Tried to contact the person back but their voicemail box was full.
- Received word late Wednesday night and confirmation Thursday morning that the prescribed burn will be done Thursday morning. Notified Independence Landing, FSUS, JPII, and Creative Child. Requested the HOA send out an email blast to residents.
- Attended Landscape & Irrigation Maintenance Services bid opening meeting.
- Approved HOA Spring Fling Special Use Permit request after receiving COLI naming the District as additionally insured on Thursday (04/10) morning.

- Approved Special Use Permit request for a children's birthday party being held on 04/12 at the Tot Lot.
- Phone call with City of Tallahassee Utilities regarding the decorative light pole replacement responsibilities. Provided the "Specialty Street Lighting for Southwood Development" letter again and requested written confirmation that the City of Tallahassee would take over full replacement responsibilities.
- Following communication from wild hog trapper, requested All-Pro clean up the rooted areas and pine straw along Biltmore.
- Following confirmation that the Shepard's Branch site had been successfully burned, inspected the site along Tram Road.
- Email from resident concerned with tree trimming along Esplanade. Met with All-Pro on-site and determine no additional work was needed. The two trees near the resident's property match the aesthetic of the other trees along Esplanade, and both appear to be healthy. Responded to resident.
- Received email from FloridaPA confirming obligation for Management Costs for FEMA project 4794. Phone call with FEMA to schedule Recovery Transition Meeting (RTM) meeting next week.
- Phone call from resident concerned with parking in the Maple Ridge alleyway and a request to put up temporary No Parking signs. I requested All-Pro put up temporary signs in the alleyway greenspace.
- Following Board direction, contacted resident who proposed outdoor gym equipment to schedule time to meet on site and discuss their vision for the project.
- Following Board direction, contacted residents who requested site furniture in Maple Ridge to get their input.
  - Resident response – next to the cluster mailbox.
- Picked up asphalt patch supplies at Ace Hardware.
  - Patched several small potholes in the LSF-7 alleyway.



- Drove alleyways in Unit 26, Unit 25, and Unit 2. Repaired one pothole in Unit 25.



- o Patched alleyway in Unit 7:



- o Patched three potholes along Central Park Lake trail:



**Week 3 (April 14 – April 18)**

- Sent follow up email to City of Tallahassee Zoning in regard to DigiTally #16603419 (Unit 2 alleyway streetlight).



- Responded to resident inquiry (via HOA) regarding fishing in Lake Verdura.
- Completed Recovery Transition Meeting (RTM) with FEMA.
  - Requested Grants Portal access assistance from Florida Department of Emergency Management.
  - Received confirmation that access was updated. Logged back into the Grants Portal and completed the RTM.
- Phone call with City of Tallahassee Code Enforcement regarding fence encroachment in Unit 2. City will open a case on both properties which have a fence in the utility easement.
- Contacted Florida Division of Emergency Management regarding next steps following Recovery Transition Meeting (RTM) with FEMA.
  - Follow up communication – FDEM put me in touch with the Capital Region Grants Manager.
  - Follow up from the Grants Manager: Debris Removal was obligated and is “making its way through finance”. Management Costs requires additional information including time logs (already submitted) and proof of payment.
- Discussed termination of temporary construction easement in Maple Ridge with Robert. He drew up the as-builts and drafted the language sent to the builder (Vintage Contractors).
- Additional communication with resident who is requesting equipment around Central Park Lake. Additional research on land use.
- Received inquiry from resident (via HOA) regarding mulch bed in front of their property on Four Oaks. Walked that block and found several beds with unevenly spread pine straw. Requested All-Pro add more mulch or more evenly spread the current mulch.
- Reviewed Unit 1 alleyways. No issues to note. Reviewed asphalt patch done in the last two weeks in Unit 7 and along the Central Park Trail to confirm everything held.
- Coordinated use of the conservation area off Dickinson between FSU and All-Pro.
- Additional review of the Memorial Policy following District Counsel revisions.
- Submitted Request for Reimbursement for Management Costs in the FloridaPA system.

#### **Week 4 (April 21 – April 25)**

- Phone call from City of Tallahassee Code Enforcement and B&T Fencing regarding Unit 2 alleyway light within resident fence.
  - Spoke with City of Tallahassee Electric to confirm what they would need in terms of space around the light pole (2 ft. on all sides).
  - Spoke with B&T regarding conversations with City of Tallahassee staff.
  - Left voicemail with District Counsel to confirm next steps.
- Met with resident on-site to discuss Central Park gym proposal.
- Received a resident email regarding damage to their fence along CDD common area. Requested All-Pro look into the issue.
  - All-Pro is repairing the fence gate. Responded to the resident.
- Phone call with resident concerned with fishing in stormwater pond FL-040.
- Requested All-Pro call in locates in Unit 2 for replacement of a stop sign in the alleyway.
- Attended online webinar: Playground Inspection & Maintenance: Improving Safety, Compliance, and Sustainability.
- Additional communication with City of Tallahassee Code Enforcement regarding Unit 2 alleyway light.



- Phone call from Longview Land Clearing. Unit 23 area is dry enough for them to reform that creek and clear the vegetative debris blockage. Work will be done on Friday.
- Phone call from resident concerned with weed spraying in and around the Dog Park. Spoke with All-Pro and discussed the process to put out flags when the area is sprayed.
- Longview Land Clearing called and said they have availability to come out today (Thursday). Met with them on-site to review the project.



- Requested All-Pro mow the bottom of stormwater pond WD-235.
- Reviewed email from City of Tallahassee Code Enforcement regarding Unit 2 alleyway light. Requested slight revision to the draft language. Forwarded email to District Counsel for review.
- Inspected stormwater ponds TR-221A and TR-221B. Requested All-Pro replace broken sand filter cleanout pipe cap and mow pond bottom.

#### **Week 4 (April 28 – April 30)**

- Sent another follow up email to St. Joe regarding the Blair Stone entry sign and LDR-5 turnover progress.
- Requested All-Pro mow pond bottom on stormwater pond SB-111B.
- Submitted issue via DigiTally for small pothole along Grove Park near Copley Ln.
- Met with All-Pro on-site to discuss plan for Artemis Way trees. Discussed removing all trees that have only sucker growth or no growth and replacing with live oaks. Plan would be to plant the live oaks in between the light poles for better spacing. Discussed plan with Tallahassee Classical School (TCS) representative.
- TCS representative inquired about the possibility of putting in an entrance sign off Tram Road. This was previously discussed by the Board in April 2021. Contacted District Counsel regarding that agreement.



- During review of trees on Artemis, found irrigation and street light covers had been removed. Wires in the street light boxes appeared to have been disconnected. All-Pro will send technician to review irrigation boxes. Sent streetlight box issue to the City of Tallahassee via DigiTally.
- Reviewed work done by Longview Land Clearing for the Unit 23 creek.

**BEFORE**



**AFTER**



- Coordinated access to Dickinson conservation area between FSU and All-Pro for use this Thursday (May 1).
- Additional research regarding Unit 50 (Artemis Way) landscaping. Sent additional information to TCS representative.
- Met with homeowner on-site to discuss various issues including vehicles being driven down the City of Tallahassee ROW maintenance road off Orange Ave. and along stormwater pond WD-282. Found tire ruts and large amount of trash around this area. Removed trash. Requested All-Pro add chain gate like what was done for Lake Verdura.
- Inspected stormwater pond WD-282. Removed trash from pond bottom.
- Discussion with the HOA regarding possible existing license agreement with St. Joe for use on the Blair Stone entry sign.
- Attended pre-meeting conference call.
- Additional communication with District Counsel regarding Unit 2 alleyway conditional language from City of Tallahassee Code Enforcement.
- General inspections in LDR-5, Unit 29, and Unit 30. Found streetlight on during the day in Unit 29. Sent issue to the City of Tallahassee via DigiTally.





- Stormwater pond FL-130 has algae growth and lilies. Contacted Lake Doctors. Next scheduled treatment is next week.

If you have any questions or comments regarding the above information, please contact me at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com).

Thank you,

Corbin deNagy  
Operations Manager  
Governmental Management Services