

CAPITAL REGION

Community Development District

July 10, 2025

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

July 1, 2025

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Capital Region Community Development District Board is scheduled for **Thursday, July 10, 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. Approval of Consent Agenda
 - A. Approval of the Minutes of the June 12, 2025, Meeting
 - B. Acceptance of the Minutes of June 12, 2025 Audit Committee Meeting
 - C. Balance Sheet as of May 31, 2025, and Statement of Revenues & Expenditures for the Period Ending May 31, 2025
 - D. Allocation of Assessment Receipts
 - E. Check Register
- IV. Ratification of Agreement with All Pro Land Care
- V. Consideration of Engagement Letter from Grau & Associates
- VI. Consideration of License Agreement Extension
- VII. Discussion Items:
 - A. Lake Vendura Trail Proposal
 - B. Four Oaks Landscaping Proposal

C. Fiscal Year 2026 Approved Budget (adoption August 14, 2025)

VIII. Staff Reports

A. Attorney

B. Property Management

1. All Pro Reports

2. Operations Memorandum

C. District Manager

IX. Supervisors Requests

X. Audience Comments

XI. Next Scheduled Meeting: August 14, 2025 @ 6:30 p.m.

XII. 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.

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, June 12, 2025 at 6:33 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor
Valerie Reglat	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Consultant
Chrissy Barber	All Pro
Kevin Eason	HOA
Several Residents	

The following is a summary of the actions taken at the June 12, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Unexpired Term of Office (Seat 4 11/2028)

On MOTION by Mr. Rojas seconded Ms. Burns with all in favor Valerie Reglat was appointed to fill the unexpired term of office.
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B. Oath of Office for Newly Appointed Supervisor

Mr. deNagy administered the oath of office to Ms. Reglat.

C. Election of Officers, Resolution 2025-05

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor Resolution 2025-05 was approved reflecting the following officers: Matthew Vogel Chairman, Chuck Urban vice chair, Susan Burns, Kyle Rojas, Valerie Reglat, Marilee Gilees, Daniel Laughlin, Darrin Mossing, James Oliver and Matt Biagetti assistant secretaries, Corbin deNagy secretary and assistant treasurer, James Oliver treasurer, Darrin Mossing, Patti Powers, Marilee Giles, Daniel Laughlin, and Matt Biagetti assistant treasurer.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 8, 2025 Meeting**
- B. Balance Sheet as of May 31, 2025 and Statement of Revenues & Expenditures for the Period Ending May 31, 2025**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2024

On MOTION by Mr. Vogel seconded by Mr. Rojas with all in favor the recommendation of the audit committee of Grau & Associates as the number one ranked firm and to enter into an audit engagement with Grau & Associates was accepted.

SIXTH ORDER OF BUSINESS

Public Hearing Date to Adopt Rules, Rates, Fees and Charges, Resolution 2025-07

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the public hearing was opened.

A resident asked a clarifying question about selecting a location for a memorial tree. There being no other public comments, the Board took the following action:

On MOTION by Ms. Burns seconded by Mr. Rojas with all in favor the public hearing was closed.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor Resolution 2025-07 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals:

A. Apogee for Blair Stone Entry Signage

Mr. deNagy stated we have been waiting for approval by St. Joe for use of their service mark and we waited so long, I called and emailed to ask if we could just put up a sign that only says Southwood similar to the community center sign without a license agreement for the service mark and sent a picture of the proposed sign. St. Joe's Registered Agent confirmed via email that St. Joe was ok with the District installing a sign that just says Southwood without a license agreement, and I have that in an email and sent it to District Counsel to make sure that would be enough for the Board to move forward with this project. Ms. Sandy stated the email was good to have in the District's files; but noted to the Board that there were risks to relying on an email.

Mr. Eason stated the HOA put aside \$12,500 to contribute towards the sign project a year and a half ago and I feel confident that the HOA board will approve that at their July 22nd meeting.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the proposal from Apogee Signs, Inc. in the amount of \$21,700 for the Blair Stone entry sign was approved.

B. All-Pro for Four Oaks Landscaping

The Board discussed the All-Pro proposal included in the agenda package, and the consensus was the price was too high.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor Supervisor Urban was authorized to work with staff to work up a

plan for this area to be brought to a future meeting for consideration.

C. All-Pro for Unit 17 Tree Removal

Mr. Urban asked if this work is required.

Mr. deNagy explained that the District worked with an arborist back in 2023 on several trees of concern in Unit 17 which were ultimately removed. That letter from November 2023 also stated that thinning the pines would, overtime, help the health of the remaining trees. He also explained that many of the trees in this proposal have disease or bug damage, so we are trying to be proactive based on those factors along with the letter from the arborist.

On MOTION by Mr. Vogel seconded by Ms. Burns with three in favor and Mr. Urban and Mr. Rojas opposed the proposal to remove 13 pine trees in Unit 17 in accordance with an arborist's recommendation in the amount of \$7,200 was approved.

EIGHTH ORDER OF BUSINESS

Discussion Items:

A. Fiscal Year 2026 Approved Budget (Adoption August 14, 2025)

B. Unit 2 Alleyway Utility Easement Encroachment

Mr. Rojas stated that alleyway is the only one in Southwood that has a longer right of way, the fence is flush with the neighbor's fence, it is on CDD property, which is a concern of the board and the aspect of the light pole being behind the fence. The homeowner has agreed that he would pay to have the light moved outside the fence or they can put in a gate. I'm okay with that approach and allowing the fences to stay if both neighbors sign a waiver acknowledging they are encroaching on our property.

On MOTION by Mr. Vogel seconded by Mr. Rojas with all in favor allowing the fences to remain subject to (i) the District entering an encroachment agreement with the homeowners, (ii) the homeowner working with the City of Tallahassee and paying for the relocation of the alleyway streetlight and (iii) the homeowners paying for District Counsel to prepare the encroachment agreement was approved.

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

There being none, the next item followed.

B. 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 two of the items have been completed. You are looking at one new bench and two trashcans for roughly \$3,600.

4. Discussion of LDR-5 Site Furniture

Mr. deNagy explained that this proposal previously came before the Board but, since the District doesn't own the common areas in LDR-5, it was decided to work with St. Joe, who is the owner of the common areas. After several attempts to get an update on St. Joe deeding the common areas over to the District, I called St. Joe's Registered Agent and got a response. St. Joe is not ready to deed this property to the District but has no issues with the District installing site furniture, and they sent me an email to confirm in writing. Ms. Sandy noted for the Board that again there were risks to relying on an email to install furniture in the common area given the CDD did not have clear rights to the furniture or property once the furniture was installed.

On MOTION by Mr. Urban seconded by Mr. Rojas with all in favor staff was authorized to purchase site furniture for LDR 5 in an amount not to exceed \$7,500.

5. Public Facilities Report

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the public facilities report was accepted.

6. Special Use Application – July 4th Celebration

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the special use application for the 4th of July celebration was approved without requiring a deposit.

C. District Manager

1. Annual Form 1 Filing & Annual Ethics Training

The Form 1 filing is due July 1st and you need to complete the ethics training by December 31st.

2. Report on Number of Registered Voters 3,883

A copy of the letter from the supervisor of elections indicating there are 3,883 registered voters residing in the district.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident asked is it possible to get more than one proposal for landscape enhancements? There are no rings around the trees on Merchants Row. Can you put that in the next budget?

A resident asked if it would be possible to make a trail in Unit 17 along the lake.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 10, 2025 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next meeting is scheduled for July 10, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 8:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The Capital Region Community Development District audit committee met Thursday, June 12, 2025 at 6:31 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present were:

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

The following is a summary of the actions taken at the June 12, 2025 audit committee meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Review and Ranking of Proposals Received
in Response to the RFP**

Mr. Vogel stated we received only one response to our RFP and that was from Grau & Associates.

After discussion the board took the following action.

On MOTION by Ms. Burns seconded by Mr. Rojas with all in favor Grau & Associates were ranked no. 1 with 20 points in each category for a total of 100 points.

THIRD ORDER OF BUSINESS

Other Business

There being none, the audit committee adjourned.

C.

Capital Region
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Capital Region
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 36,377	\$ -	\$ -	\$ 36,377
Capital Reserve Account	-	-	993	993
<u>Investments:</u>				
State Board of Administration (SBA)	1,145,121	-	572,861	1,717,982
<u>Series 2013</u>				
Revenue	-	146,230	-	146,230
<u>Series 2018A1</u>				
Reserve	-	603,048	-	603,048
Revenue	-	119,392	-	119,392
Prepayment	-	109,126	-	109,126
<u>Series 2018A2</u>				
Reserve	-	132,990	-	132,990
Revenue	-	46,298	-	46,298
<u>Series 2021</u>				
Revenue	-	65,593	-	65,593
Prepaid Expenses	91,437	-	-	91,437
Total Assets	\$ 1,272,935	\$ 1,222,677	\$ 573,853	\$ 3,069,465
Liabilities:				
Accounts Payable	\$ 13,733	\$ -	\$ -	\$ 13,733
Accrued Expenses	6,330	-	-	6,330
Total Liabilities	\$ 20,063	\$ -	\$ -	\$ 20,063
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 91,437	\$ -	\$ -	\$ 91,437
Restricted for:				
Debt Service	-	1,222,677	-	1,222,677
Assigned for:				
Capital Reserve Fund	-	-	573,853	573,853
Unassigned	1,161,435	-	-	1,161,435
Total Fund Balances	\$ 1,252,872	\$ 1,222,677	\$ 573,853	\$ 3,049,403
Total Liabilities & Fund Balance	\$ 1,272,935	\$ 1,222,677	\$ 573,853	\$ 3,069,465

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,723,304	\$ 1,726,427	\$ 3,123
Special Assessments - Direct St Joe	287,354	215,210	215,210	-
Interest	30,000	20,000	31,175	11,175
Total Revenues	\$ 2,040,658	\$ 1,958,515	\$ 1,972,812	\$ 14,298
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,400	\$ 3,600
PR-FICA	918	612	337	275
Engineering	15,000	10,000	7,974	2,026
Attorney	37,000	24,667	21,448	3,219
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	-	-	-
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	8,507	5,671	5,671	(0)
Trustee Fees	15,520	15,520	15,220	300
Management Fees	57,902	38,601	38,601	(0)
Information Technology	3,176	2,117	2,117	(0)
Website Maintenance	1,361	907	907	0
Records Storage	150	100	-	100
Travel & Per Diem	2,000	1,333	-	1,333
Telephone	300	200	136	64
Postage & Delivery	1,000	667	651	16
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	1,333	185	1,148
Legal Advertising	3,500	2,333	955	1,378
Other Current Charges	1,987	1,325	1,433	(108)
Office Supplies	50	33	42	(9)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,139	\$ 145,689	\$ 131,419	\$ 14,269

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	105,038	105,038	0
Utilities-Electric/Water	60,000	40,000	35,236	4,764
Landscape Maintenance - Contract	1,038,980	692,653	692,523	130
Landscape Maint - New Units/Street Trees	5,500	3,667	1,583	2,083
Pond Maintenance - Contract	11,172	7,448	4,520	2,928
Pond Repairs - Current Units	50,000	33,333	40,187	(6,853)
Irrigation Maintenance - Contract	51,621	34,414	34,414	-
Irrigation Maintenance - New Units	500	333	2	331
Irrigation Repairs - Current Units	45,000	30,000	29,598	402
SWMF Operating Permit Fees	2,754	1,836	1,377	459
Preserve Maintenance	40,000	26,667	14,719	11,948
Tot Lot Inspection/Maintenance	7,500	7,500	8,925	(1,425)
Tree Removal/Trimming/Cleanup	38,000	38,000	45,382	(7,382)
Alleyway Maintenance	10,000	6,667	674	5,993
Miscellaneous Maintenance	7,500	5,000	5,991	(991)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	45,281	9,459	35,822
Capital Expenditures	25,000	25,000	29,244	(4,244)
Common Area Maintenance	12,000	12,000	25,710	(13,710)
Enhancement/Beautification	20,000	20,000	17,968	2,032
Subtotal Field Expenditures	\$ 1,677,019	\$ 1,160,851	\$ 1,127,853	\$ 32,998
Total Operations & Maintenance	\$ 1,677,019	\$ 1,160,851	\$ 1,127,853	\$ 32,998
Total Expenditures	\$ 1,872,158	\$ 1,306,539	\$ 1,259,272	\$ 47,267
Excess (Deficiency) of Revenues over Expenditure	\$ 168,500	\$ 651,975	\$ 713,540	\$ 61,565
<u>Other Financing Sources/(Uses):</u>				
Reserve for Capital - R&R	(168,500)	\$ (168,500)	\$ (168,500)	\$ -
Total Other Financing Sources/(Uses)	\$ (168,500)	\$ (168,500)	\$ (168,500)	\$ -
Net Change in Fund Balance	\$ -	\$ 483,475	\$ 545,040	\$ 61,565
Fund Balance - Beginning	\$ -		\$ 707,832	
Fund Balance - Ending	\$ -		\$ 1,252,872	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ 20,000	\$ 13,333	\$ 16,611	\$ 3,277
Total Revenues	\$ 20,000	\$ 13,333	\$ 16,611	\$ 3,277
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 400	\$ 431	\$ (31)
Playground System	-	-	160,046	(160,046)
Total Expenditures	\$ 600	\$ 400	\$ 160,477	\$ (160,077)
Excess (Deficiency) of Revenues over Expenditure	\$ 19,400	\$ 12,933	\$ (143,866)	\$ (156,799)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Total Other Financing Sources (Uses)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Net Change in Fund Balance	\$ 187,900	\$ 181,433	\$ 24,634	\$ (156,799)
Fund Balance - Beginning	\$ 387,434		\$ 549,219	
Fund Balance - Ending	\$ 575,334		\$ 573,853	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 323,530	\$ 149
Special Assessments - Commercial Tax Roll	432,569	432,569	436,750	4,181
Special Assessments - Prepayments	-	-	35,462	35,462
Interest Income	20,000	13,333	11,927	(1,406)
Total Revenues	\$ 775,949	\$ 769,283	\$ 807,669	\$ 38,386
<u>Expenditures:</u>				
Interest - 11/1	\$ 139,519	\$ 139,519	\$ 139,519	\$ -
Interest - 5/1	139,519	139,519	139,519	-
Principal - 5/1	485,000	485,000	485,000	-
Special Call - 5/1	-	-	40,000	(40,000)
Cost of Issuance	-	-	551	(551)
Total Expenditures	\$ 764,038	\$ 764,038	\$ 804,589	\$ (40,551)
Excess (Deficiency) of Revenues over Expenditure	\$ 11,912	\$ 5,245	\$ 3,080	\$ (2,165)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,912	\$ 5,245	\$ 3,080	\$ (2,165)
Fund Balance - Beginning	\$ 139,465		\$ 143,149	
Fund Balance - Ending	\$ 151,376		\$ 146,230	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 325,550	\$ 271,938	\$ (53,612)
Special Assessments - Commercial Tax Roll	240,415	240,415	204,372	(36,043)
Special Assessments - Direct St Joe	740,129	517,280	517,280	-
Special Assessments - Prepayments	-	-	109,126	109,126
Interest Income	15,000	10,000	31,319	21,319
Total Revenues	\$ 1,321,094	\$ 1,093,245	\$ 1,134,035	\$ 40,790
<u>Expenditures:</u>				
Interest - 11/1	\$ 341,878	\$ 341,878	\$ 318,638	\$ 23,241
Special Call - 11/1	-	-	50,000	(50,000)
Interest - 5/1	341,878	341,878	317,394	24,484
Principal - 5/1	630,000	630,000	580,000	50,000
Special Call - 5/1	-	-	125,000	(125,000)
Total Expenditures	\$ 1,313,756	\$ 1,313,756	\$ 1,391,031	\$ (77,275)
Excess (Deficiency) of Revenues over Expenditure	\$ 7,337	\$ (220,511)	\$ (256,997)	\$ (36,485)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,337	\$ (220,511)	\$ (256,997)	\$ (36,485)
Fund Balance - Beginning	\$ 404,597		\$ 1,088,564	
Fund Balance - Ending	\$ 411,934		\$ 831,567	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 271,558	\$ (2,589)
Interest Income	5,000	3,333	8,653	5,320
Total Revenues	\$ 279,147	\$ 277,481	\$ 280,211	\$ 2,731
<u>Expenditures:</u>				
Interest - 11/1	\$ 36,570	\$ 36,570	\$ 36,455	\$ 115
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	36,570	36,570	36,340	230
Principal - 5/1	200,000	200,000	195,000	5,000
Special Call - 5/1	-	-	35,000	(35,000)
Total Expenditures	\$ 273,140	\$ 273,140	\$ 307,795	\$ (34,655)
Excess (Deficiency) of Revenues over Expenditure	\$ 6,007	\$ 4,341	\$ (27,584)	\$ (31,924)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,007	\$ 4,341	\$ (27,584)	\$ (31,924)
Fund Balance - Beginning	\$ 56,111		\$ 206,872	
Fund Balance - Ending	\$ 62,118		\$ 179,288	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 318,142	\$ (796)
Interest Income	2,750	1,833	5,963	4,130
Total Revenues	\$ 321,687	\$ 320,771	\$ 324,105	\$ 3,334
<u>Expenditures:</u>				
Interest - 11/1	\$ 25,438	\$ 25,438	\$ 25,438	\$ -
Interest - 5/1	25,438	25,438	25,438	-
Principal - 5/1	270,000	270,000	270,000	-
Total Expenditures	\$ 320,875	\$ 320,875	\$ 320,875	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 812	\$ (104)	\$ 3,230	\$ 3,334
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 812	\$ (104)	\$ 3,230	\$ 3,334
Fund Balance - Beginning	\$ 50,731		\$ 62,363	
Fund Balance - Ending	\$ 51,544		\$ 65,593	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>														
Special Assessments - Tax Roll	\$ 1,723,304	\$ -	\$ 80,465	\$ 1,346,666	\$ 99,257	\$ 44,310	\$ 68,577	\$ 71,548	\$ 15,604	\$ -	\$ -	\$ -	\$ -	\$ 1,726,427
Special Assessments - Direct St Joe	287,354	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	-	-	-	215,210
Interest	30,000	2,347	1,768	2,601	5,168	4,730	5,093	4,752	4,715	-	-	-	-	31,175
Total Revenues	\$ 2,040,658	\$ 26,259	\$ 106,146	\$ 1,373,179	\$ 128,338	\$ 72,953	\$ 97,582	\$ 100,212	\$ 44,231	\$ 23,912	\$ -	\$ -	\$ -	\$ 1,972,812

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 400	\$ 600	\$ 400	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 4,400
PR-FICA	918	46	77	-	61	31	46	31	46	-	-	-	-	337
Engineering	15,000	-	-	-	-	1,186	1,879	2,021	2,888	-	-	-	-	7,974
Attorney	37,000	2,262	1,016	308	5,280	2,716	3,427	6,439	-	-	-	-	-	21,448
Annual Audit	3,925	-	-	3,925	-	-	-	-	-	-	-	-	-	3,925
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	13,043	13,043	-	-	-	-	-	-	-	-	-	-	-	13,043
Arbitrage Rebate	1,800	-	600	-	-	-	-	1,200	-	-	-	-	-	1,800
Dissemination Agent	8,507	709	709	709	709	709	709	709	709	-	-	-	-	5,671
Trustee Fees	15,520	-	4,148	-	-	-	-	11,071	-	-	-	-	-	15,220
Management Fees	57,902	4,825	4,825	4,825	4,825	4,825	4,825	4,825	4,825	-	-	-	-	38,601
Information Technology	3,176	265	265	265	265	265	265	265	265	-	-	-	-	2,117
Website Maintenance	1,361	113	113	113	113	113	113	113	113	-	-	-	-	907
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	19	-	19	22	13	32	8	22	-	-	-	-	136
Postage & Delivery	1,000	77	1	116	74	148	3	232	-	-	-	-	-	651
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398
Printing & Binding	2,000	13	63	14	0	6	14	72	2	-	-	-	-	185
Legal Advertising	3,500	83	-	166	-	83	527	-	95	-	-	-	-	955
Other Current Charges	1,987	350	63	-	-	20	-	1,000	-	-	-	-	-	1,433
Office Supplies	50	42	0	0	-	-	0	0	-	-	-	-	-	42
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 195,139	\$ 35,020	\$ 12,880	\$ 10,461	\$ 12,150	\$ 10,515	\$ 12,441	\$ 28,386	\$ 9,565	\$ -	\$ -	\$ -	\$ -	\$ 131,419

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Field Expenditures														
Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,050
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	-	-	-	-	105,038
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,161	2,546	5,601	6,330	-	-	-	-	35,236
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	-	-	-	-	692,523
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	153	153	567	-	-	-	-	1,583
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	1,064	332	732	-	-	-	-	4,520
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	4,738	360	5,146	6,226	5,280	-	-	-	-	40,187
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302	-	-	-	-	34,414
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	2	-	-	-	-	2
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	2,697	4,462	9,882	-	-	-	-	29,598
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377
Preserve Maintenance	40,000	3,828	7	-	7	41	835	7,580	2,419	-	-	-	-	14,719
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	-	-	8,090	-	-	-	-	45,382
Alleyway Maintenance	10,000	-	-	-	-	-	74	600	-	-	-	-	-	674
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	134	915	1,330	-	-	-	-	5,991
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254
Other-Contingency	67,921	-	-	-	-	-	8,440	1,019	-	-	-	-	-	9,459
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	2,215	-	-	-	-	29,244
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	2,582	2,690	405	-	-	-	-	25,710
Enhancement/Beautification	20,000	-	17,812	-	-	-	156	-	-	-	-	-	-	17,968
Subtotal Field Expenditures	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,666	\$ 127,823	\$ 133,575	\$ 141,250	\$ -	\$ -	\$ -	\$ -	\$ 1,127,853
Total Operations & Maintenance	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,666	\$ 127,823	\$ 133,575	\$ 141,250	\$ -	\$ -	\$ -	\$ -	\$ 1,127,853
Total Expenditures	\$ 1,872,158	\$ 199,675	\$ 170,178	\$ 143,538	\$ 161,660	\$ 131,181	\$ 140,264	\$ 161,961	\$ 150,815	\$ -	\$ -	\$ -	\$ -	\$ 1,259,272
Excess (Deficiency) of Revenues over Expenditures	\$ 168,500	\$ (173,415)	\$ (64,033)	\$ 1,229,641	\$ (33,323)	\$ (58,228)	\$ (42,681)	\$ (61,750)	\$ (106,584)	\$ 23,912	\$ -	\$ -	\$ -	\$ 713,540
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(168,500)
Total Other Financing Sources/Uses	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(168,500)
Net Change in Fund Balance	\$ -	\$ (173,415)	\$ (64,033)	\$ 1,061,141	\$ (33,323)	\$ (58,228)	\$ (42,681)	\$ (61,750)	\$ (106,584)	\$ 23,912	\$ -	\$ -	\$ -	\$ 545,040

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
Less: Principal Payment - 5/1/25		(\$485,000)
Less: Special Call 5/1/25		(\$40,000)
Current Bonds Outstanding		\$4,280,000

Series 2018 A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.125%, 4.625%, 5.125%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$603,048	
Reserve Fund Balance	603,048	
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)
Less: Principal Payment - 5/1/25		(\$580,000)
Less: Special Call 5/1/25		(\$125,000)
Current Bonds Outstanding		\$11,925,000

Capital Region

Community Development District

Long Term Debt Report

Series 2018 A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$132,990	
Reserve Fund Balance	132,990	
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)
Less: Principal Payment - 5/1/25		(\$195,000)
Less: Special Call 5/1/25		(\$35,000)
Current Bonds Outstanding		\$1,580,000

Series 2021, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$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)
Less: Principal Payment - 5/1/25		(\$270,000)
Current Bonds Outstanding		\$1,765,000
Total Bonds Outstanding		\$19,550,000

D.

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
TOTAL NET ASSESSED	5788.91	\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
% ASSESSMENTS		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	\$215,210.16	\$732,490.49
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$71,736.71	\$293,428.28
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
LEON CO DIST 8	04/08/25	\$21,880.37	\$5,392.11	\$5,079.98	\$3,155.33	\$26,031.54	\$11,523.12	\$71,547.95	\$144,610.40
LEON CO DIST 9	05/14/25	\$1,369.49	\$1,973.25	\$3,521.09	\$3,590.07	\$1,629.31	\$4,216.90	\$15,094.52	\$31,394.63
INTEREST	05/15/25	\$79.73	\$88.27	\$44.03	\$43.30	\$94.85	\$188.65	\$509.25	\$1,048.08
TOTAL RECEIVED TAX ROLL		\$271,937.50	\$204,371.77	\$318,141.63	\$271,558.18	\$323,529.77	\$436,749.83	\$1,726,427.07	\$3,552,715.75
TOTAL DUE TAX ROLL		-\$125.39	-\$1,956.49	\$796.05	\$2,589.17	-\$149.17	-\$4,181.10	-\$3,133.58	-\$6,160.51

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
% RECEIVED DIRECT INVOICE		0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	75.00%	71.40%
% RECEIVED TAX ROLL		100.05%	100.97%	99.75%	99.06%	100.05%	100.97%	100.18%	100.17%

E.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
5/1 - 5/31/25	3593-3611	\$182,923.03
Capital Reserve Fund		
n/a		
TOTAL		\$182,923.03

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/02/25	00354	1/09/25 RECL CK# 202505 310-51300-49100 REPL CK#50930			*	184.70	
		1/09/25 RECL CK# 202505 310-51300-49100 REPL CK#50930			V	184.70-	
RYAN CULTON							.00 003593
5/02/25	00353	10/16/24 REPL CK5 202505 310-51300-49100 REPL CK#50924			*	184.70	
		10/16/24 REPL CK5 202505 310-51300-49100 REPL CK#50924			V	184.70-	
MATTHEW A VOGEL							.00 003594
5/08/25	00024	4/28/25 197731 202504 320-57200-46450 CONTR#10 U#29 VALVE REP			*	246.25	
		4/28/25 197732 202504 320-57200-46450 CONTR#18 U#35 IRR REP			*	713.68	
		4/28/25 197733 202504 320-57200-46450 CONTR#28 U#31 IRR REP			*	461.61	
		4/28/25 197734 202504 320-57200-46450 CONTR#23 U#17 IRR REP			*	100.28	
		4/28/25 197735 202504 320-57200-46450 CONTR#12 U#21 IRR REP			*	93.52	
		4/28/25 197736 202504 320-57200-46450 CONTR#6 CP IRR REP			*	127.02	
		4/28/25 197737 202504 320-57200-46450 CONTR#21 U#19 IRR REP			*	129.26	
		4/28/25 197738 202504 320-57200-46450 CONTR#19 U#5 REP DECODERS			*	508.40	
		4/28/25 197739 202504 320-57200-46450 CONTR#14 U#26 IRR REP			*	336.55	
		4/30/25 197751 202504 320-57200-46550 U#23 WD235 POND BTM MOW			*	761.26	
		4/30/25 197752 202504 320-57200-46550 U#27 TR221A/B POND MOW			*	792.45	
		4/30/25 197753 202504 320-57200-46550 U#5 TR216 POND BOTTOM MOW			*	1,015.00	
		4/30/25 197757 202504 320-57200-47000 BTRFLY GRDN-SPRING PLANT			*	600.27	
ALL-PRO LAND CARE OF TALLAHASSEE							5,885.55 003595
5/08/25	00061	5/01/25 559 202505 320-57200-34000 MAY 25 - FACILITY MGMT			*	13,129.75	
		5/01/25 560 202505 310-51300-34000 MAY 25 - MGMT FEES			*	4,825.17	
		5/01/25 560 202505 310-51300-35110 MAY 25 - WEBITE ADMIN			*	113.42	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		5/01/25 560	202505 310-51300-35100		*	264.67	
		MAY 25 - IT					
		5/01/25 560	202505 310-51300-31300		*	708.92	
		MAY 25 - DISSEMINATION					
		5/01/25 560	202505 310-51300-42500		*	2.25	
		MAY 25 - COPIES					
		5/01/25 560	202505 310-51300-41000		*	22.26	
		MAY 25 - TELEPHONE					
			GOVERNMENTAL MANAGEMENT SERVICES				19,066.44 003596
5/08/25 00022		4/30/25 27356	202504 310-51300-32300		*	600.00	
		ARBITRAG S2018 FYE 2/25					
		4/30/25 27356	202504 310-51300-32300		*	600.00	
		SERIES 2021 FYE 1/31/25					
			GRAU & ASSOCIATES				1,200.00 003597
5/08/25 00324		4/29/25 3555331	202503 310-51300-31500		*	2,435.00	
		MAR 25 - GEN COUNSEL					
		4/29/25 3555332	202503 310-51300-31500		*	992.00	
		MAR 25 - MONTHLY MEETING					
			KUTAK ROCK LLP				3,427.00 003598
5/08/25 00082		4/25/25 7727505	202504 310-51300-32400		*	7,030.69	
		S2018A1/A2 THRU 3/31/26					
		4/25/25 7729077	202504 310-51300-32400		*	4,040.63	
		SER 2021 4/1-3/31/26					
			U.S. BANK				11,071.32 003599
5/19/25 99999		5/19/25 VOID	202505 000-00000-00000		C	.00	
		VOID CHECK					
			*****INVALID VENDOR NUMBER*****				.00 003600
5/19/25 00024		3/04/25 197591	202503 320-57200-47000		*	1,272.32	
		U#17 POSTS & CHAIN INST					
		3/04/25 197592	202503 320-57200-46900		*	1,040.00	
		U#37 NATURE TRAIL BDWLK					
		5/12/25 197811	202505 320-57200-46490		*	4,220.00	
		ARTEMIS WAY-TREE RMVL					
		5/13/25 197812	202505 320-57200-46450		*	381.06	
		CONTR#6 C.PK IRR REP					
		5/13/25 197813	202505 320-57200-46450		*	327.17	
		CONTR#28U#2-5 MAINLINE RP					
		5/13/25 197814	202505 320-57200-46450		*	362.44	
		CONTR#11 U#4 IRR REP					
		5/13/25 197816	202505 320-57200-46450		*	322.79	
		CONTR#2 U#5 IRR REP					

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/25	00343	4/30/25 7093778	202504 310-51300-48000	NOTICE OF MEETING	*	94.96	
				GANNETT MEDIA GROUP			94.96 003608
5/19/25	00028	5/13/25 2023519	202505 320-57200-46500	MAY25 WATER MGMT-VERDURA	*	732.00	
		5/13/25 2034130	202505 320-57200-46500	MAY 25 - WATER MGMT SVC	*	332.00	
				THE LAKE DOCTORS, INC.			1,064.00 003609
5/28/25	00024	5/15/25 197832	202506 320-57200-46225	JUN 25 LANDSC NEW UNITS	*	567.45	
		5/15/25 197832	202506 320-57200-46200	JUN 25 LANDSC CONTR UNITS	*	86,565.41	
		5/15/25 197832	202506 320-57200-46425	JUN 25 IRRIG NEW UNITS	*	2.45	
		5/15/25 197832	202506 320-57200-46400	JUN 25 IRRIG CONTR UNITS	*	4,301.75	
		5/19/25 197838	202505 320-57200-46450	CONTR#5 U#3 MAINLINE RP	*	563.63	
		5/19/25 197839	202505 320-57200-46450	CONTR#31 U#LSF-3 IRR REP	*	99.14	
		5/19/25 197840	202505 320-57200-61000	INST BENCHES - C.PRK/M.R.	*	2,214.72	
		5/20/25 197841	202505 320-57200-46450	CONTR#10 U#29 IRR REP	*	556.98	
		5/20/25 197842	202505 320-57200-46450	CONTR#31 LSF-3 IRR REP	*	155.84	
		5/22/25 197844	202505 320-57200-46450	CONTR#23 U#17 IRR REP	*	335.56	
		5/22/25 197845	202505 320-57200-46910	LDR-5 PH 1,2,3 MOWING	*	405.00	
		5/22/25 197846	202505 320-57200-47000	WILDFLOWER PLOT/N.S. HERB	*	211.70	
				ALL-PRO LAND CARE OF TALLAHASSEE			95,979.63 003610
5/29/25	00029	5/01/25 APRIL	202504 320-57200-43000	APRIL	*	5,601.45	
				CITY OF TALLAHASSEE - AUTO PAY			5,601.45 003611
TOTAL FOR BANK B						182,923.03	
TOTAL FOR REGISTER						182,923.03	

CAPR CAPITAL REGION TCESSNA

Alexandra Salisbury

From: Tiziana Cessna
Sent: Thursday, May 1, 2025 4:57 PM
To: Alexandra Salisbury
Subject: Capital Region Payroll check

Hi Alex,
R Culton already posted, please cut check and print this email for back up. thank you.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: Ryan Culton <ryan.culton@gmail.com>
Sent: Thursday, May 1, 2025 4:48 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Payroll check

Oh yes. I understand now. My new address is 8881 Winged Foot Dr, Tallahassee FL 32312.

On Thu, May 1, 2025 at 4:45 PM Tiziana Cessna <TCessna@gmssf.com> wrote:

Good afternoon,

Its for the board meeting from 1/9/25. I elected to be paid \$200 per meeting.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218

E-mail: tcessna@gmssf.com



From: Ryan Culton <ryan.culton@gmail.com>
Sent: Thursday, May 1, 2025 4:43 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Payroll check

Hello,

What would this be for?

I have not received a check. Please advise on what address it was sent to.

Ryan Culton

On Thu, May 1, 2025 at 3:34 PM Tiziana Cessna <TCessna@gmssf.com> wrote:

Good afternoon,

We still have a check outstanding. Please let me know if you received it, if not I will send a replacement check.

Ck#50930 from 1/14/25 \$184.70.

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Tel: (954) 721-8681 ext 218

E-mail: tcessna@gmssf.com



Alexandra Salisbury

From: Tiziana Cessna
Sent: Thursday, May 1, 2025 4:11 PM
To: Alexandra Salisbury
Subject: Capital Region Board pay checks

Hi Alex,
M Vogel already posted \$184.70 . could you please cut the check and print this email for back up. thank you.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: Matthew Vogel <mvgelcdd@gmail.com>
Sent: Thursday, May 1, 2025 4:04 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Board pay checks

Yes I do have the April check, I got it the evening after depositing the other checks. I'll deposit both of these when the new one arrives.

Thank you so much,

Matthew A Vogel

On May 1, 2025, at 4:00 PM, Tiziana Cessna <TCessna@gmssf.com> wrote:

You should have the new ck#50940 from 4/15/25. Do you have that? I will send a replacement check for ck#50924 from 10/16/24. I let you know about the ACH direct deposit.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com

<image001.png>

From: Matthew Vogel <mvogelcdd@gmail.com>
Sent: Thursday, May 1, 2025 3:48 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Board pay checks

Good afternoon,

I do not have that check, I did try to cash everything I had last month.

Corbin mentioned the possibility of direct deposit?

I would love that option.

Thank you,

Matthew A Vogel

On May 1, 2025, at 3:31 PM, Tiziana Cessna <TCessna@gmssf.com> wrote:

Good afternoon,
Did you find the ck#50924 from 10/16/24? If not, I will send a replacement check.
please let me know. Thank you.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com

<image001.png>

From: Matthew Vogel <mvogelcdd@gmail.com>
Sent: Monday, March 3, 2025 1:28 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Re: Board pay checks

I know I have 2 to cash. I have to physically go to the bank. I will look for the 3rd one.

Thank you,

Matthew Vogel

Sent from my iPhone

On Mar 3, 2025, at 12:28 PM, Tiziana Cessna
<TCessna@gmssf.com> wrote:

Good afternoon,
I have 3 checks outstanding. Did you receive them?

Ck#50924	\$184.70
Ck#50933	\$184.70
Ck#50935	\$184.70

Appreciate your response.
Thank you.

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com

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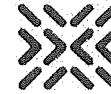
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/28/2025	197731

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 10; Unit 29; Valve Replace			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	2	80.00	160.00
Date of Service: 4/21/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$246.25
Payments/Credits	\$0.00
Balance Due	\$246.25



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

Invoice

Date	Invoice #
4/28/2025	197732

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 18; Unit 35: Irrigation Repair			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
DBR/Y - 6 Splice Kit Wire Connector	6	5.15	30.90
Hunter Decoder	1	161.48	161.48
1" Coupling	2	1.15	2.30
1" Slip-Fix Fitting	1	5.65	5.65
6" Pop-Up Sprayhead	4	16.85	67.40
Nozzle	4	2.50	10.00
Irrigation Technician Labor Rate per hour	4.5	80.00	360.00
Date of Service: 4/21/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$713.68
Payments/Credits	\$0.00
Balance Due	\$713.68



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

Invoice

Date	Invoice #
4/28/2025	197733

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Irrigation Repair			
1" Coupling	2	1.15	2.30
1" Slip-Fix Fitting	1	5.65	5.65
3/4" SCH 40 90 Elbow	2	1.50	3.00
4" Rotor	2	6.76	13.52
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	5	80.00	400.00
Date of Service: 4/23/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$461.61
Payments/Credits	\$0.00
Balance Due	\$461.61



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

Invoice

Date	Invoice #
4/28/2025	197734

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 23; Unit 17 - Irrigation Repair			
4" Rotor	3	6.76	20.28
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 4/23/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$100.28
Payments/Credits	\$0.00
Balance Due	\$100.28



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

Invoice

Date	Invoice #
4/28/2025	197735

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 12; Unit 21 - Irrigation Repair			
4" Rotor	2	6.76	13.52
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 4/23/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$93.52
Payments/Credits	\$0.00
Balance Due	\$93.52



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

Invoice

Date	Invoice #
4/28/2025	197736

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
I 40 Rotor	1	87.02	87.02
Irrigation Technician Labor Rate per hour	0.5	80.00	40.00
Date of Service: 4/23/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$127.02
Payments/Credits	\$0.00
Balance Due	\$127.02



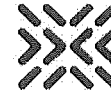
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/28/2025	197737

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 21; Unit 19 - Irrigation Repair			
Nozzle	1	2.50	2.50
4" Rotor	1	6.76	6.76
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 4/24/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$129.26
Payments/Credits	\$0.00
Balance Due	\$129.26



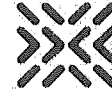
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/28/2025	197738

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 19; Unit 5 - Replace Decoders Zone #10-24			
ICD100 Decoder	2	173.60	347.20
DBR/Y - 6 Splice Kit Wire Connector	8	5.15	41.20
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 4/24/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$508.40
Payments/Credits	\$0.00
Balance Due	\$508.40



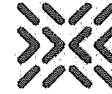
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/28/2025	197739

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	5/28/2025

Description	Quantity	Rate	Amount
Controller 14; Unit 26 - Irrigation Repair			
2" Toro Solenoid	1	28.20	28.20
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
6" Pop-Up Sprayhead	3	16.85	50.55
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 4/24/2025			
		46450 <i>Corbin deNagy</i> 4/30/2025	

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

\$35 fee for all returned checks

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

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

Total	\$336.55
Payments/Credits	\$0.00
Balance Due	\$336.55



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

Invoice

Date	Invoice #
4/30/2025	197751

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/30/2025

Description	Quantity	Rate	Amount
Unit 23: WD235 - 4212 Summertree - Pond Bottom Mowing			
299D Cat Track Use	1.5	56.25	84.38
Davco Attachment	1.5	31.25	46.88
General Labor Rate	10.5	60.00	630.00
<div>46550 <i>Corbin deNagy</i> 4/30/2025</div>			

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

\$35 fee for all returned checks

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

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

Total	\$761.26
Payments/Credits	\$0.00
Balance Due	\$761.26



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

Invoice

Date	Invoice #
4/30/2025	197752

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/30/2025

Description	Quantity	Rate	Amount
Unit 27: TR221A & TR221B - Ponds in New Village; Pond Bottom Mowing & Repair Cap			
Davco Attachment	1.5	31.25	46.88
299D Cat Track Use	1.5	56.25	84.38
6" Sewer Cap	1	31.19	31.19
General Labor Rate	10.5	60.00	630.00
<div style="text-align: right;"> 46550 <i>Corbin deNagy</i> 4/30/2025 </div>			

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

\$35 fee for all returned checks

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

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

Total	\$792.45
Payments/Credits	\$0.00
Balance Due	\$792.45



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

Invoice

Date	Invoice #
4/30/2025	197753

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/30/2025

Description	Quantity	Rate	Amount
Unit 5: TR216 - Pond Bottom Mowing			
299D Cat Track Use	2	56.25	112.50
Davco Attachment	2	31.25	62.50
General Labor Rate	14	60.00	840.00
46550 <i>Corbin deNagy</i> 4/30/2025			

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

\$35 fee for all returned checks

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

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

Total	\$1,015.00
Payments/Credits	\$0.00
Balance Due	\$1,015.00

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

INVOICE

Date	Invoice #
4/30/2025	197757

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

P.O. No.	Terms	Project
	Net 30	Butterfly Garden

Quantity	Description	Rate	Amount
	CP: Butterfly Garden - Spring Planting		
4	Liatris Blazing Star - 1 gal	4.23	16.92
4	Monarda Bee Balm - 1 gal	4.23	16.92
2	Passiflora Passion Vine - 1 gal	5.27	10.54
2	Yellow Passion Vine - 1 gal	5.27	10.54
10	Asclepias Swamp Milkweed - 1 gal	5.27	52.70
10	Butterfly Milkweed - 1 gal	5.27	52.70
5	Coreopsis Larkspur - 1 gal	4.23	21.15
5	Lanceleaf - 1 gal	4.23	21.15
10	Echinacea Purple Conflower - 1 gal	4.23	42.30
15	Assorted Larval Host Plants	11.69	175.35
3	General Labor Rate	60.00	180.00
	Superior Trees - Florida Association of Native Nurseries (FANN)		
	Native Nurseries - Florida Association of Native Nurseries (FANN)		
	47000 <i>Corbin deNagy</i> 4/30/2025		

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

Total \$600.27

\$35 fee for all returned checks

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

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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 560**Invoice Date:** 5/1/25**Due Date:** 5/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025	340	4,825.17	4,825.17
Website Administration - May 2025	351	113.42	113.42
Information Technology - May 2025	351	264.67	264.67
Dissemination Agent Services - May 2025	313	708.92	708.92
Copies	425	2.25	2.25
Telephone	410	22.26	22.26

Total	\$5,936.69
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Payments/Credits	\$0.00
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Balance Due	\$5,936.69
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 559
Invoice Date: 5/1/25
Due Date: 5/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - May 2025		13,129.75	13,129.75
<i>Alison Moring</i> 5-7-25			

Total	\$13,129.75
Payments/Credits	\$0.00
Balance Due	\$13,129.75

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27356
Date 04/30/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2018 FYE 2/28/25 Arbitrage Services	
	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Project: Arbitrage - Series 2021 FYE 1/31/2025 Arbitrage Services	
	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	1,200.00
Current Amount Due	\$ <u>1,200.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3555331

Client Matter No. 17123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3555331
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

03/03/25	S. Sandy	0.60	186.00	Confer regarding district development status
03/05/25	S. Sandy	1.30	403.00	Prepare landscape project manual; confer with deNagy and Berlin regarding same
03/06/25	S. Sandy	0.20	62.00	Prepare landscape project manual
03/06/25	D. Wilbourn	0.60	111.00	Update and revise landscape project manual
03/07/25	S. Sandy	1.20	372.00	Prepare landscape project manual; review assessment allocation for apartment parcels
03/07/25	S. Sandy	0.20	62.00	Prepare FYE 2026 budget documents
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/12/25	D. Wilbourn	0.80	148.00	Update and revise project manual for landscape maintenance
03/13/25	J. Brown	0.50	172.50	Correspondence regarding trademark and licensing; research and review regarding history of same

KUTAK ROCK LLP

Capital Region CDD

April 29, 2025

Client Matter No. 17123-1

Invoice No. 3555331

Page 2

03/13/25	D. Wilbourn	0.40	74.00	Revise and transmit notice of landscape Request for Proposal
03/14/25	J. Brown	0.40	138.00	Correspondence and review related to license and trademark question
03/18/25	S. Sandy	0.30	93.00	Respond to public records request; prepare audit Request for Proposal
03/18/25	D. Wilbourn	0.60	111.00	Prepare audit services Request for Proposal
03/31/25	S. Sandy	1.00	310.00	Prepare audit Request for Proposal notice and instructions; confer regarding same; review question regarding landscape Request for Proposal; prepare addendum to same

TOTAL HOURS 8.60

TOTAL FOR SERVICES RENDERED \$2,435.00

TOTAL CURRENT AMOUNT DUE \$2,435.00*Corbin deNagy*

4/30/2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 29, 2025

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3555332
Client Matter No. 17123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3555332
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

03/05/25	S. Sandy	0.50	155.00	Attend agenda status call
03/13/25	S. Sandy	2.50	775.00	Prepare for and attend board meeting; conduct follow up regarding same
03/31/25	S. Sandy	0.20	62.00	Review draft minutes

TOTAL HOURS 3.20

TOTAL FOR SERVICES RENDERED \$992.00

TOTAL CURRENT AMOUNT DUE \$992.00

Corbin deNagy

4/30/2025



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7729077
Account Number: 276655000
Invoice Date: 04/25/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Capital Region Community Devel Dist
ATTN James Oliver
5385 N Nob Hill Road
Sunrise, FL 33351
United States
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2021

MAY 05 2025

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND,
SERIES 2021

Invoice Number: 7729077
Account Number: 276655000
Current Due: \$4,040.63

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 276655000
Invoice # 7729077
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7729077
Invoice Date: 04/25/2025
Account Number: 276655000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND,
SERIES 2021

Accounts Included 276655000 276655001 276655002 276655003
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,750.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7727505
243056000
04/25/2025
Schuhle, Scott A
(954)-938-2476

MAY 05 2025

Capital Region CDD
ATTN District Manager Gms LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
United States

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS,
SERIES 2018A-1 AND SERIES 2018A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$7,030.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING
BONDS,
SERIES 2018A-1 AND SERIES 2018A-2

Invoice Number: 7727505
Account Number: 243056000
Current Due: \$7,030.69

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 243056000
Invoice # 7727505
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-VVN3L
60 Livingston Ave.
St. Paul, MN 55107

CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING
BONDS,
SERIES 2018A-1 AND SERIES 2018A-2

Invoice Number: 7727505
Invoice Date: 04/25/2025
Account Number: 243056000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Accounts Included	243056000	243056001	243056002	243056003	243056004	257222000
In This Relationship:	257222001	257222002	257222003	257222004		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,025.00	100.00%	\$4,025.00
04200 Trustee	1.00	2,500.00	100.00%	\$2,500.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$6,525.00
Incidental Expenses 04/01/2025 to 03/31/2026	6,525.00	0.0775		\$505.69
Subtotal Incidental Expenses				\$505.69
TOTAL AMOUNT DUE				\$7,030.69



**All-Pro Land Care of
Tallahassee, Inc.**

P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2025	197834

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

P.O. No.	Terms	Project
	Net 30	Overlook Park

Quantity	Description	Rate	Amount
	Tree Removal: Overlook Park Remove 2 dead pines at Overlook Park, cut stumps low and haul	3,120.00	3,120.00
<div>46490 <i>Corbin deNagy</i> 5/16/2025</div>			

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

Total \$3,120.00

\$35 fee for all returned checks

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

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



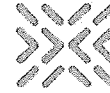
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
3/4/2025	197592

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	4/3/2025

Description	Quantity	Rate	Amount
Unit 37: Nature Trail Boardwalk Remove + Replace - 10 rotting deck boards on walking path		1,040.00	1,040.00
		46900 <i>Corbin deNagy</i> 3/5/2025	

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

\$35 fee for all returned checks

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

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

Total	\$1,040.00
Payments/Credits	\$0.00
Balance Due	\$1,040.00



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

Invoice

Date	Invoice #
3/4/2025	197591

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	4/3/2025

Description	Quantity	Rate	Amount
Unit 17: Conservation Area - Posts + Chain Install			
4x4x8	6	15.73	94.38
Scrweye w/ Ring	2	6.98	13.96
1 ft. 5/0 Welded Zinc plated Steel Chain (By-the-Foot)	56	3.19	178.64
N100-309- 5/16-in Quick Links in Zinc plated	6	4.44	26.64
Hillman 3-in Red Reflector	3	4.86	14.58
3/8-in 4-1/2-in Zinc-plated Interior/Exterior Coarse Thread Eye Bolt	6	1.79	10.74
QUIKRETE 50 Pound(s) High strength Concrete mix	3	5.98	17.94
Padlock A383	2	37.72	75.44
General Labor Rate (2 men 7 hrs)	14	60.00	840.00
WAITING ON SIGNS			
<div style="text-align: right;"> 47000 <i>Corbin deNagy</i> 3/5/2025 </div>			

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

\$35 fee for all returned checks

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

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

Total	\$1,272.32
Payments/Credits	\$0.00
Balance Due	\$1,272.32



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

Invoice

Date	Invoice #
5/15/2025	197830

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/14/2025

Description	Quantity	Rate	Amount
CP: Wildflower Garden - Hand Weeding			
Hand Weeding ONLY	8	60.00	480.00
Date of Service: 5/12/2025, 5/13/2025, 5/14/2025			
		47000	
		<i>Corbin deNagy</i>	
		5/15/2025	

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

\$35 fee for all returned checks

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

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

Total	\$480.00
Payments/Credits	\$0.00
Balance Due	\$480.00



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

Invoice

Date	Invoice #
5/12/2025	197811

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/11/2025

Description	Quantity	Rate	Amount
Artemis Way - Tree Removal			
Remove (47) dead trees, cut stumps low, remove mulch and sod with (1) Pallet of Centipede. Leave tree bubblers intacted.		0.00	0.00
Centipede Sod (per sqft.)	500	0.60	300.00
General Labor		3,420.00	3,420.00
Cat loader Use	1	500.00	500.00
		46490	
		<i>Corbin deVagy</i>	
		5/12/2025	

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

\$35 fee for all returned checks

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

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

Total	\$4,220.00
Payments/Credits	\$0.00
Balance Due	\$4,220.00



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

Invoice

Date	Invoice #
5/13/2025	197814

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Irrigation Repair - Contoller 11; Unit 4			
P220 2" Toro Valve	1	199.70	199.70
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Rectangular Valve Box	1	32.44	32.44
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/7/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

Total \$362.44

\$35 fee for all returned checks

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

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

Payments/Credits \$0.00

Balance Due \$362.44



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

Invoice

Date	Invoice #
5/13/2025	197812

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
I 40 Rotor	3	87.02	261.06
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/6/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$381.06
Payments/Credits	\$0.00
Balance Due	\$381.06



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

Invoice

Date	Invoice #
5/13/2025	197813

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Mainline Repair - Controller 2; Unit 2-5			
3" SCH 40 Coupling PVC SS	1	4.29	4.29
3" Repair Coupling (NO stop)	1	30.00	30.00
Sakrete	1	12.88	12.88
Irrigation Technician Labor Rate per hour	3.5	80.00	280.00
Date of Service: 5/6/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

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

Total	\$327.17
Payments/Credits	\$0.00
Balance Due	\$327.17



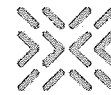
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
5/13/2025	197816

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 2; Unit 5 - Irrigation Repair			
2" Toro Solenoid	1	28.20	28.20
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
1 1/2" Tee SSS	1	3.15	3.15
1/2" 90 Elbow	2	1.50	3.00
FLEXSG Flex Pipe (100ft. per roll)	2	0.50	1.00
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 5/7/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$322.79
Payments/Credits	\$0.00
Balance Due	\$322.79



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

Invoice

Date	Invoice #
5/13/2025	197817

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 2; Unit 2-5 - Irrigation Repair			
4" Rotor	2	6.76	13.52
4" Pop-Up Sprayhead	5	9.88	49.40
Nozzle	5	2.50	12.50
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/8/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

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

Total	\$195.42
Payments/Credits	\$0.00
Balance Due	\$195.42



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

Invoice

Date	Invoice #
5/13/2025	197818

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 7; Unit 23 - Irrigation Repair			
4" Rotor	4	6.76	27.04
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/8/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$184.18
Payments/Credits	\$0.00
Balance Due	\$184.18



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

Invoice

Date	Invoice #
5/13/2025	197819

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 7; Unit 23 - Irrigation Repair			
4" Rotor	4	6.76	27.04
3/4" 90 Male Barb	2	1.85	3.70
Irrigation Technician Labor Rate per hour	2	80.00	160.00
Date of Service: 5/9/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$190.74
Payments/Credits	\$0.00
Balance Due	\$190.74



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

Invoice

Date	Invoice #
5/13/2025	197820

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Unit 4: Grove Park - Mainline Repair			
4" SCH 80 90° ELL SS	2	28.70	57.40
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	98.18	98.18
Sakrete		33.50	33.50
Mini-Excavator Use	5	68.75	343.75
Irrigation Technician Labor Rate per hour	5	80.00	400.00
IPM Helper Labor Rate per hour	15	50.00	750.00
Date of Service: 4/28/2025			
46450 <i>Corbin deNagy</i> 5/13/2025			

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

\$35 fee for all returned checks

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

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

Total	\$1,698.28
Payments/Credits	\$0.00
Balance Due	\$1,698.28



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

Invoice

Date	Invoice #
5/13/2025	197822

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 27; Unit 2 - Irrigation Repair			
4" Rotor	6	10.83	64.98
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 4/29/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$304.98
Payments/Credits	\$0.00
Balance Due	\$304.98



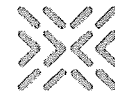
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
5/13/2025	197824

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 14; Unit 26 - Irrigation Repair			
4" Pop-Up Sprayhead	4	9.88	39.52
Nozzle	4	2.50	10.00
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 4/30/2025			
		46450	
		<i>Corbin deNagy</i>	
		5/13/2025	

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

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

Total	\$169.52
Payments/Credits	\$0.00
Balance Due	\$169.52



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

Invoice

Date	Invoice #
5/13/2025	197826

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 1; Unit 5 - Irrigation Repair			
2" Hunter Solenoid	1	7.98	7.98
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	1.6	80.00	128.00
Date of Service: 4/30/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$153.78
Payments/Credits	\$0.00
Balance Due	\$153.78



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

Invoice

Date	Invoice #
5/13/2025	197827

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/12/2025

Description	Quantity	Rate	Amount
Controller 2; Unit 2-5 - Irrigation Repair			
4" Pop-Up Sprayhead	8	9.88	79.04
Nozzle	8	2.50	20.00
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/1/2025			
		46450 <i>Corbin deNagy</i> 5/13/2025	

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

\$35 fee for all returned checks

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

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

Total	\$219.04
Payments/Credits	\$0.00
Balance Due	\$219.04

Balance Due	\$750.00
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All Pro Landscaping
of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
5/2/2025	171506-LS

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



P.O. No.	Terms	Due Date
		5/2/2025

Description	Quantity	Rate	Amount
TR230 Stormwater Pond cleanup			
Limerock	3	90.00	270.00
Surge Rock	1	195.25	195.25
Mini-Ex	1	450.00	450.00
906 Cat	1	500.00	500.00
299D	1	450.00	450.00
Grasshopper	1	50.00	50.00
Dump Truck	1	65.00	65.00
General Labor Rate to cleanup pond	60	55.00	3,300.00
Date of Service: 4-15-25			
<div style="text-align: right;"> 46550 <i>Corbin deNagy</i> 5/12/2025 </div>			

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.
Office: (850)-656-5939 Fax: (850) 656-0191

Total \$5,280.25

Payments/Credits \$0.00

Balance Due \$5,280.25

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



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

Invoice Date: May 12, 2025
Project #: 100065121
Invoice #: 2041711

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

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13
Invoice Comments:
Invoicing Period: April 01, 2025 to April 10, 2025

Basic Services	Current
Multiplier Labor	2,021.47
Total Invoice	2,021.47
Total Due this Invoice	<u>USD 2,021.47</u>
Contract Amount:	20,000.00
Previous Billed:	17,810.50
Billed to Date	19,831.97
Contract Balance:	168.03

Remit to:
ATKINSREALIS USA INC.
PO Box 409357
Atlanta, GA 30384-9357
Tax ID: 59-0896138
Wire Payments: Routing No. 026009593, Acct No 4451286495
ACH EFT Payments: Routing 111000012, Acct No 4451286495

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2041711
Date 12-MAY-25

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	14.00	49.79	697.06
Subtotal - Project Manager		14.00		697.06
Subtotal Labor				697.06
Multiplier	2.9			
TOTAL				2,021.47

31100

Corbin deNagy

5/12/2025

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET 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
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,613,500.26
TOTAL NET ASSESSED		\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
TOTAL GROSS ASSESSED		\$292,271.09	\$1,012,244.28	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$2,161,548.77	\$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$517,280.33	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.68	\$684,666.01
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.19	\$341,252.76
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	\$1,771.64	\$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
LEON CO DIST 8	04/08/25	\$21,880.37	\$5,392.11	\$5,079.98	\$3,155.33	\$26,031.54	\$11,523.12	\$71,547.95	\$144,810.40
LEON CO DIST 9	05/14/25	\$1,369.49	\$1,973.25	\$3,521.09	\$3,590.07	\$1,629.31	\$4,216.90	\$15,094.52	\$31,394.63
INTEREST	05/15/25	\$79.73	\$88.27	\$44.03	\$43.30	\$94.85	\$188.65	\$509.25	\$1,048.08
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$271,937.50	\$204,371.77	\$318,141.63	\$271,558.18	\$323,529.77	\$436,749.83	\$1,726,427.07	\$3,552,715.75
NET DUE TAX ROLL		-\$125.39	-\$1,956.49	\$796.05	\$2,589.17	-\$149.17	-\$4,181.10	-\$3,133.58	-\$6,160.51

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	100.05%	100.97%	99.75%	99.06%	100.05%	100.97%	100.18%	100.17%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
DATE							CHECKS	
12/11/24	\$301,577.75		\$235,819.50	\$180,239.02	\$461,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,182.92		3528/3527/3513	
02/20/25	\$9,826.18		\$9,645.80	\$11,333.34	\$17,109.86			
03/11/25	\$23,425.35		\$1,623.31	\$1,489.23	\$47,531.66			
04/08/25	\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3576/3577/3578/3579	
Total transferred	\$472,798.53		\$314,576.51	\$267,924.81	\$754,149.89			
Total DUE	\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET 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
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
TOTAL NET ASSESSED		\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
TOTAL GROSS ASSESSED		\$292,271.09	\$1,012,244.28	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$2,161,548.77	\$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$517,280.33	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.68	\$684,666.01
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.19	\$341,252.76
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	\$10,723.66	\$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
LEON CO DIST 8	04/08/25	\$21,880.37	\$5,392.11	\$5,079.98	\$3,155.33	\$26,031.54	\$11,523.12	\$71,547.95	\$144,610.40
LEON CO DIST 9	05/14/25	\$1,369.49	\$1,973.25	\$3,521.09	\$3,590.07	\$1,629.31	\$4,216.90	\$15,094.52	\$31,394.63
INTEREST	05/15/25	\$79.73	\$88.27	\$44.03	\$43.30	\$94.85	\$188.65	\$509.25	\$1,048.08
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$271,937.50	\$204,371.77	\$318,141.63	\$271,558.18	\$323,529.77	\$436,749.83	\$1,726,427.07	\$3,552,715.75
NET DUE TAX ROLL		-\$125.39	-\$1,956.49	\$796.05	\$2,589.17	-\$149.17	-\$4,181.10	-\$3,133.58	-\$6,160.51

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	100.05%	100.97%	99.75%	99.06%	100.05%	100.97%	100.18%	100.17%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
DATE							CHECKS	
12/11/24	\$301,577.75		\$235,819.50	\$180,239.02	\$461,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,182.92		3528/3527/3513	
02/20/25	\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			
03/11/25	\$23,425.35		\$1,623.31	\$1,489.23	\$47,531.66			
04/08/25	\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3576/3577/3578/3579	
Total transferred	\$472,798.53		\$314,576.51	\$267,924.81	\$754,149.89			
Total DUE	\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET 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
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
TOTAL NET ASSESSED		\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
TOTAL GROSS ASSESSED		\$292,271.09	\$1,012,244.28	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$2,161,548.77	\$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$517,280.33	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.68	\$684,666.01
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.19	\$341,252.76
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	\$12,430.80
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	\$148,180.79
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	\$142,646.84
LEON CO DIST 8	04/08/25	\$21,880.37	\$5,392.11	\$5,079.98	\$3,155.33	\$26,031.54	\$11,523.12	\$71,547.95	\$144,610.40
LEON CO DIST 9	05/14/25	\$1,369.49	\$1,973.25	\$3,521.09	\$3,590.07	\$1,629.31	\$4,216.90	\$15,094.52	\$31,394.63
INTEREST	05/15/25	\$79.73	\$88.27	\$44.03	\$43.30	\$94.85	\$188.65	\$509.25	\$1,048.08
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$271,937.50	\$204,371.77	\$318,141.63	\$271,558.18	\$323,529.77	\$436,749.83	\$1,726,427.07	\$3,552,715.75
NET DUE TAX ROLL		-\$125.39	-\$1,956.49	\$796.05	\$2,589.17	-\$149.17	-\$4,181.10	-\$3,133.58	-\$6,160.51

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	100.05%	100.97%	99.75%	99.06%	100.05%	100.97%	100.18%	100.17%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
DATE							CHECKS	
12/11/24	\$301,577.75		\$235,819.50	\$180,239.02	\$461,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,162.92		3528/3527/3513	
02/20/25	\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			
03/11/25	\$23,426.35		\$1,623.31	\$1,489.23	\$47,531.66			
04/08/25	\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3578/3577/3578/3579	
Total transferred	\$472,798.53		\$314,576.51	\$267,924.81	\$754,149.89			
Total DUE	\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET 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
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,600.26
TOTAL NET ASSESSED		\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
TOTAL GROSS ASSESSED		\$292,271.09	\$1,012,244.28	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$2,161,548.77	\$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

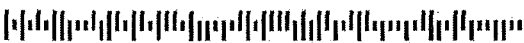
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$517,280.33	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.68	\$684,666.01
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.19	\$341,252.76
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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
LEON CO DIST 8	04/08/25	\$21,880.37	\$5,392.11	\$5,079.98	\$3,155.33	\$26,031.54	\$11,523.12	\$71,547.95	\$144,610.40
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TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$271,937.50	\$204,371.77	\$318,141.63	\$271,558.18	\$323,529.77	\$436,749.83	\$1,726,427.07	\$3,552,715.75
NET DUE TAX ROLL		-\$125.39	-\$1,956.49	\$796.05	\$2,589.17	-\$149.17	-\$4,181.10	-\$3,133.58	-\$6,160.51

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	100.05%	100.97%	99.75%	99.06%	100.05%	100.97%	100.18%	100.17%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
							CHECKS	
12/11/24	\$301,577.75		\$235,819.50	\$180,239.02	\$461,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,182.92		3528/3527/3513	
02/20/25	\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			
03/11/25	\$23,425.35		\$1,623.31	\$1,489.23	\$47,531.66			
04/08/25	\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3576/3577/3578/3579	
Total transferred	\$472,798.53		\$314,576.51	\$267,924.81	\$754,149.89			
Total DUE	\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71			

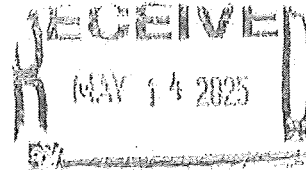


ACCOUNT NAME Capital Region Community		ACCOUNT # 1127543	INV DATE 04/30/25
INVOICE # 0007093778	INVOICE PERIOD Apr 1- Apr 30, 2025	CURRENT INVOICE TOTAL \$196.56	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amt due) \$0.00	TOTAL CASH AMT DUE* \$196.56	

BILLING ACCOUNT NAME AND ADDRESS Capital Region Community Governmental Management Services, LLC 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		PAYMENT DUE DATE: MAY 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.			

Date	Description	Amount
4/1/25	Balance Forward	\$527.24
4/21/25	PAYMENT - THANK YOU	-\$83.34
4/21/25	PAYMENT - THANK YOU	-\$443.90

Package Advertising:				
Start-End Date	Order Number	Product	Description	Package Cost
4/2/25	11127766	TAL Tallahassee Democrat	April meeting	\$101.60
4/3/25	11126809	TAL Tallahassee Democrat	Notice of Meeting	\$94.96



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

Total Cash Amount Due	\$196.56
Service Fee 3.99%	\$7.84
*Cash/Check/ACH Discount	-\$7.84
*Payment Amount by Cash/Check/ACH	\$196.56
Payment Amount by Credit Card	\$204.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Capital Region Community		ACCOUNT NUMBER 1127543		INVOICE NUMBER 0007093778		AMOUNT PAID 94.96
CURRENT DUE \$196.56	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$196.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$204.40
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00011275430000000000000070937780001965667170



Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

04/03/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/03/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$94.96

Tax Amount: \$0.00

Payment Cost: \$94.96

Order No: 11126809

of Copies:

Customer No: 1127543

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE
MEETING AND REGULAR
MEETING OF THE BOARD OF
SUPERVISORS**

Notice is hereby given that the Capital Region Community Development District ("District") Audit Committee will meet on Thursday, April 10, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. Immediately following the audit committee meeting will be held a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
4/3/2025

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	5/13/2025	\$332.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000018515001000000027519200000003320072

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

SOUTHWOOD

3770 Cunard Dr Tallahassee, FL 32311

Invoice Due Date 5/23/2025

Invoice 2034130

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/13/2025	Water Management - Monthly		\$332.00	\$0.00	\$332.00

I treated the lilies and algae around the pond. Please contact Jim Hawkins with any questions. thank you

46500
Corbin deNagy
5/13/2025

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

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$332.00

This Invoice Total:

\$332.00

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

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

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

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

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

CAPITAL REGION CDD
CORBIN DENAGY
3196 Merchants Row Blvd
Tallahassee, FL 32311

ACCOUNT NUMBER	DATE	BALANCE
732481	5/13/2025	\$732.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000007324810001000000027519100000007320037

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

LAKE VERDURA

3196 Merchants Row Blvd Tallahassee, FL 32311

Invoice Due Date 5/23/2025

Invoice 2023519

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/13/2025	Water Management - Monthly		\$732.00	\$0.00	\$732.00

The pond is looking much better. Please contact Jim Hawkins with any questions. Thank you

46500

Corbin deNagy

5/13/2025

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$732.00

This Invoice Total:

\$732.00

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

Customer #: 732481
Portal Registration #: 7886C435
Customer E-mail(s): CDENAGY@GMSNF.COM
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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


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

INVOICE

Date	Invoice #
5/15/2025	197832

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

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

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for June FY 2025		
	Landscape - New Units*	46225 → 567.45	567.45
	Landscape - Contracted Units	46200 → 86,565.41	86,565.41
	Irrigation - New Units **	46425 → 2.45	2.45
	Irrigation - Contracted Units	46400 → 4,301.75	4,301.75
	*Landscape - New Units: Unit #5,17 - Removed 0.07ac of Turf Maintenance - (-\$19.96) Unit #5,17 - Added 0.07ac of Bed Maintenance - \$206.35 Unit #4 - Removal of (6) Live Oaks on Terrebone - (-\$40.70) Unit #25 - Removal of (1) Live Oak on Biltmore ave - (-\$6.78) Unit #29 - Removal of (3) Live Oaks total (1) Mossy Creek, (1) Goldenrod, (1) Four Oaks - (-\$20.35) LSF-3 Maple Ridge - Removal of (5) Red Maple - (-\$33.92) Orange Ave - Removal of (2) Live Oak - (-\$13.57) LSF-7 Natural Area along Spiderlily & Biltmore - \$17.13 Unit #31 Magnolia Park Natural Area - \$64.41 LDR-5 Drainage Easment off Jasmine Hill - \$8.13 LSF-3 Maple Ridge Common Areas - \$406.71 **Irrigation - New Units: LSF-3 E Side Maple Ridge (*Added 4 Rotors to Zone 7) - \$2.45		
	 5/19/2025		

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

Total \$91,437.06

\$35 fee for all returned checks

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

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



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

Invoice

Date	Invoice #
5/19/2025	197838

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/18/2025

Description	Quantity	Rate	Amount
Controller 5; Unit 3 - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	98.18	98.18
Irrigation Technician Labor Rate per hour	2.5	80.00	200.00
Irrigation Helper Labor Rate per hour	5	50.00	250.00
Date of Service: 5/15/2025 Damage Source: Normal Wear			
46450 <i>Corbin deNagy</i> 5/19/2025			

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

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

Total	\$563.63
Payments/Credits	\$0.00
Balance Due	\$563.63



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

Invoice

Date	Invoice #
5/19/2025	197839

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/18/2025

Description	Quantity	Rate	Amount
Controller 31; Unit LSF-3 - Irrigation Repair			
4" Rotor	1	6.76	6.76
4" Pop-Up Sprayhead	1	9.88	9.88
Nozzle	1	2.50	2.50
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/16/25			
		46450 <i>Corbin deNagy</i> 5/19/2025	

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

\$35 fee for all returned checks

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

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

Total	\$99.14
Payments/Credits	\$0.00
Balance Due	\$99.14



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

Invoice

Date	Invoice #
5/19/2025	197840

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/18/2025

Description	Quantity	Rate	Amount
Installation of Benches - Central Park and Maple Ridge			
Fasteners	4	5.17	20.68
Concrete Mix		134.04	134.04
Cat loader Use	1	500.00	500.00
General Labor Rate	26	60.00	1,560.00
Date of Service: 5/16/2025			
61000 <i>Corbin deNagy</i> 5/19/2025			

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

\$35 fee for all returned checks

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

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

Total	\$2,214.72
Payments/Credits	\$0.00
Balance Due	\$2,214.72



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

Invoice

Date	Invoice #
5/20/2025	197841

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/19/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 10; Unit 29 - Replace 2 Valves			
Hunter 2" Valve PGV-201	2	115.75	231.50
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Rectangular Valve Box	2	32.44	64.88
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 5/19/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 5/20/2025	

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

\$35 fee for all returned checks

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

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

Total	\$556.98
Payments/Credits	\$0.00
Balance Due	\$556.98



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

Invoice

Date	Invoice #
5/20/2025	197842

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/19/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 31; LSF-3 - Replace 2 DC Latching Solenoids			
Hunter Latching Solenoid	2	37.92	75.84
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/19/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 5/20/2025	

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

\$35 fee for all returned checks

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

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

Total	\$155.84
Payments/Credits	\$0.00
Balance Due	\$155.84



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

Invoice

Date	Invoice #
5/22/2025	197844

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/21/2025

Description	Quantity	Rate	Amount
Controller 23; Unit 17 - Irrigation Repair			
4" Rotor	5	6.76	33.80
4" Pop-Up Sprayhead	4	9.88	39.52
1 x 1/2" Tee	2	5.47	10.94
1" Slip-Fix Fitting	2	5.65	11.30
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 5/20/2025			
		46450 <i>Corbin deNagy</i> 5/23/2025	

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

\$35 fee for all returned checks

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

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

Total	\$335.56
Payments/Credits	\$0.00
Balance Due	\$335.56



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

Invoice

Date	Invoice #
5/22/2025	197845

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	6/21/2025

Description	Quantity	Rate	Amount
LDR-5 (Ph 1, 2, & 3) - Mowing			
Mow Cogon Grass	6.75	60.00	405.00
Date of Service: 5/20/2025			
		46910 <i>Corbin deNagy</i> 5/23/2025	

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

\$35 fee for all returned checks

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

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

Total	\$405.00
Payments/Credits	\$0.00
Balance Due	\$405.00



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

Invoice

Date	Invoice #
5/22/2025	197846

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	6/21/2025

Description	Quantity	Rate	Amount
Wildflower Plot - Non-Selective Herbicide			
Non-Selective herbicide (Roundup, Glyphosate)		5.00	5.00
IPM Technician Labor Rate per hour	1.59	80.00	127.20
IPM Helper Labor Rate per hour	1.59	50.00	79.50
Date of Service: 5/20/2025			
47000 <i>Corbin deNagy</i> 5/23/2025			

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

\$35 fee for all returned checks

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

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

Total	\$211.70
Payments/Credits	\$0.00
Balance Due	\$211.70

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

			Apr-25
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	\$0.00
7580485610	100012701	3705 Four Oaks Blvd	\$93.47
6948377092	100012735	1901 Merchants Row Blvd	\$505.15
3077919780	100012813	3136 Dickinson Dr.	\$14.90
1894063223	100013816	2380 E Orange Ave Irr	\$0.00
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$14.33
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.00
8965428817	100013966	3559 Four Oaks Blvd	\$14.23
9143451140	100013997	3700 Spider Lily Way	\$14.33
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$13.99
3680485610	100014060	3765 Grove Park Dr	\$13.66
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$35.31
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$105.14
9732155598	100014729	4141 Artemis Way	\$342.28
8404454440	100014758	4140 Artemis Way	\$13.55
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.99
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$18.91
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.66
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.77
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	\$14.33
8270485610	100016426	3603 Capital Cir SE Irr.	\$1,942.66
9413485610	100017333	3000 School House Road	\$14.23
5399698926	100017365	3252 Updike Ave IRR	\$13.55
	100249585	3080 Merchants Row Blvd	\$40.09
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$44.66
3541485610	100198629	2301 E Orange Ave, Irr	\$14.44
3541485610	100207738	3591 Strolling Way	\$13.55
9674588544	100201943	3232 Riverton Trl	\$13.66
9674588544	100205698	4295 Avon Park Cir	\$13.66
9674588544	100210950	3611 Biltmore Ave	\$13.55
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	\$746.18
Total			\$5,601.45
V#29			001-320-57200-43000

Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: May 1, 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 May 1, 2025

Previous Balance	91.72
Payment Received - 04/21/2025	-91.72
Current Charges	93.47
Total Amount Due	\$ 93.47

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

 Commercial Area Lighting	\$ 93.47
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100012701	\$0.00	\$93.47	\$ 93.47

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday Friday between 8 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment. Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 03/27/2025 - 04/26/2025****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
Subtotal	\$ 93.47

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: April 30, 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 April 30, 2025

Previous Balance	15.12
Payment Received - 04/21/2025	-15.12
Current Charges	505.15
Total Amount Due	\$ 505.15

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

 Elec General Svc-Non Demand	\$ 15.12
 Water - Reuse Service	\$ 490.03

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100012735	\$0.00	\$505.15	\$ 505.15

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 04302025 0000000000 0000050515 0000050515 100012735

CUSTOMER SERVICE

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

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
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- 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

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PAYING YOUR BILL

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- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday Friday between 8 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment. Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	14	Nov-24	13	Jul-24	14
Mar-25	14	Oct-24	14	Jun-24	6
Feb-25	13	Sep-24	14	May-24	0
Jan-25	16	Aug-24	13	Apr-24	4
Dec-24	16				

Customer Charge	13.21
Energy Charge: 14 kwh at \$0.07118	1.00
Fuel & Purch Pwr: 14 kwh at \$0.03765	0.53
Gross Receipts Tax: 2.56406% of \$14.74	0.38
Subtotal	\$ 15.12

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	04/24/2025	1958		03/25/2025	1944		14	1.00	14 KWH	

**Water Service****Service from 03/24/2025 - 04/23/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-25	2,753	Jul-24	5,902	May-23	1,226
Feb-25	401	Jun-24	1,763	Apr-23	2,275
Oct-24	3,191	Dec-23	84	Feb-23	206
Sep-24	896	Jun-23	2,042	Jan-23	0
Aug-24	582				

Reuse Gallonage Rate: 2,753 cgal at \$0.178	490.03
Subtotal	\$ 490.03

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	04/24/2025	146076		03/24/2025	143323		2753	1.00	2753 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0029045****\$ 505.15**

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: April 30, 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 April 30, 2025

Previous Balance	33.40
Payment Received - 04/21/2025	-33.40
Current Charges	14.90
Total Amount Due	\$ 14.90

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

 Elec General Svc-Non Demand	\$ 14.90
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A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100012813	\$0.00	\$14.90	\$ 14.90

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 04302025 0000000000 0000001490 0000001490 100012813

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	0	n/a	n/a	n/a	n/a
Mar-25	0	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

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

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E301604	04/24/2025	11		03/25/2025	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: 100013845
Billing Date: April 30, 2025

Page 1 of 3

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

Account Summary as of April 30, 2025

Previous Balance	14.33
Payment Received - 04/21/2025	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

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



Elec General Svc-Non Demand

\$ 14.33

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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100013845	\$0.00	\$14.33	\$ 14.33

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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 100013845 0 04302025 0000000000 0000001433 0000001433 100013845

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	7	Nov-24	7	Jul-24	7	Customer Charge	13.21
Mar-25	7	Oct-24	7	Jun-24	7	Energy Charge: 7 kwh at \$0.07118	0.50
Feb-25	6	Sep-24	7	May-24	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Jan-25	8	Aug-24	7	Apr-24	6	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Dec-24	8					Subtotal	\$ 14.33

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305651	04/24/2025	1249		03/25/2025	1242		7	1.00	7 KWH	

Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0121634****\$ 14.33**

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
Current Charges	60.31
Adjustments	-383.37
Total Amount Due	-\$ 323.06

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

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

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013878	\$0.00	-\$323.06	-\$ 323.06

This account is on AutoPay. Payment will be drafted on or after 12/17/2024, unless a different date has been selected. Do not send payment.

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

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

111 100013878 0 11272024 0000000000 0000032306 0000032306 100013878

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City of Tallahassee
Your Own UtilitiesSM

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

Month	CGAL	Month	CGAL	Month	CGAL
Nov-24	124	Mar-23	14	Sep-22	1,958
Oct-24	184	Dec-22	0	Aug-22	65
Aug-24	3	Nov-22	0	Jul-22	46
May-24	2	Oct-22	0	Jun-22	64
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
Subtotal	\$ 60.31

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: April 30, 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 April 30, 2025

Previous Balance	14.33
Payment Received - 04/21/2025	-14.33
Current Charges	14.23
Total Amount Due	\$ 14.23

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 UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100013966	\$0.00	\$14.23	\$ 14.23

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

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

111 100013966 0 04302025 0000000000 0000001423 0000001423 100013966

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	6	Nov-24	6	n/a	n/a
Mar-25	7	n/a	n/a	n/a	n/a
Feb-25	6	n/a	n/a	n/a	n/a
Jan-25	7	n/a	n/a	n/a	n/a
Dec-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
Subtotal	\$ 14.23

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	04/24/2025	485		03/25/2025	479		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: April 30, 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 April 30, 2025

Previous Balance	32.83
Payment Received - 04/21/2025	-32.83
Current Charges	14.33
Total Amount Due	\$ 14.33

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



Elec General Svc-Non Demand

\$ 14.33

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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100013997	\$0.00	\$14.33	\$ 14.33

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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 100013997 0 04302025 0000000000 0000001433 0000001433 100013997

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

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	7	n/a	n/a	n/a	n/a
Mar-25	7	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	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
Subtotal	\$ 14.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	04/24/2025	849		03/25/2025	842		7	1.00	7 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**Premise Id #: PRM0063638****\$ 14.33**

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: April 30, 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 April 30, 2025

Previous Balance	14.33
Payment Received - 04/21/2025	-14.33
Current Charges	13.99
Total Amount Due	\$ 13.99

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



Elec General Svc-Non Demand

\$ 13.99

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014028	\$0.00	\$13.99	\$ 13.99

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 100014028 0 04302025 0000000000 0000001399 0000001399 100014028

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	4	Nov-24	7	Jul-24	7	Customer Charge	13.21
Mar-25	7	Oct-24	7	Jun-24	7	Energy Charge: 4 kwh at \$0.07118	0.28
Feb-25	7	Sep-24	8	May-24	8	Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Jan-25	8	Aug-24	7	Apr-24	7	Gross Receipts Tax: 2.56406% of \$13.64	0.35
Dec-24	8					Subtotal	\$ 13.99

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	04/24/2025	890		03/25/2025	886		4	1.00	4 KWH	

Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0095275****\$ 13.99**

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: April 30, 2025

Page 1 of 3

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Account Summary as of April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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

 Elec General Svc-Non Demand	\$ 13.66
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014060	\$0.00	\$13.66	\$ 13.66

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

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

111 100014060 0 04302025 0000000000 0000001366 0000001366 100014060

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	1	Nov-24	1	Jul-24	2	Customer Charge	13.21
Mar-25	0	Oct-24	1	Jun-24	1	Energy Charge: 1 kwh at \$0.07118	0.07
Feb-25	1	Sep-24	0	May-24	1	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Jan-25	1	Aug-24	1	Apr-24	0	Gross Receipts Tax: 2.56406% of \$13.32	0.34
Dec-24	1					Subtotal	\$ 13.66

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305692	04/24/2025	281		03/25/2025	280		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: April 30, 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 April 30, 2025

Previous Balance	34.42
Payment Received - 04/21/2025	-34.42
Current Charges	35.31
Total Amount Due	\$ 35.31

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

 Elec General Svc-Non Demand	\$ 35.31
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014664	\$0.00	\$35.31	\$ 35.31

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	195	Nov-24	189	Jul-24	200	Customer Charge	13.21
Mar-25	187	Oct-24	192	Jun-24	199	Energy Charge: 195 kwh at \$0.07118	13.88
Feb-25	181	Sep-24	212	May-24	199	Fuel & Purch Pwr: 195 kwh at \$0.03765	7.34
Jan-25	214	Aug-24	201	Apr-24	189	Gross Receipts Tax: 2.56406% of \$34.43	0.88
Dec-24	212					Subtotal	\$ 35.31

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	04/24/2025	66984		03/25/2025	66789		195	1.00	195 KWH	

Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**Premise Id #: PRM0051911****\$ 35.31**

Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: May 1, 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 May 1, 2025

Previous Balance	103.21
Payment Received - 04/21/2025	-103.21
Current Charges	105.14
Total Amount Due	\$ 105.14

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
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014696	\$0.00	\$105.14	\$ 105.14

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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 05012025 0000000000 0000010514 0000010514 100014696

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 03/27/2025 - 04/26/2025****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
Subtotal	\$ 105.14

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: April 30, 2025

Page 1 of 3

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

Account Summary as of April 30, 2025

Previous Balance	91.59
Payment Received - 04/21/2025	-91.59
Current Charges	342.28
Total Amount Due	\$ 342.28

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



Water Service - Irrigation

\$ 342.28

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014729	\$0.00	\$342.28	\$ 342.28

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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 04302025 0000000000 0000034228 0000034228 100014729

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City of Tallahassee
Your Own UtilitiesSM

**Water Service****Service from 03/25/2025 - 04/23/2025****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-25	822	Nov-24	1,110	Jul-24	80
Mar-25	0	Oct-24	1,737	Jun-24	156
Feb-25	0	Sep-24	1,767	May-24	145
Jan-25	0	Aug-24	522	Apr-24	93
Dec-24	1,159				

Water Service - Irrigation

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Water Usage - Tier 2: 530 cgal at \$0.43	227.90
Public Service Tax	31.12
Subtotal	\$ 342.28

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	04/24/2025	57062		03/25/2025	56240		822	1.00	822 CGAL	

Service Address Total: 4141 Artemis Way, Tallahassee, FL 32311**Premise Id #: PRM0034073****\$ 342.28**

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: April 30, 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 April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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

 Elec General Svc-Non Demand	\$ 13.55
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A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014758	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 100014758 0 04302025 0000000000 0000001355 0000001355 100014758

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

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	04/24/2025	9		03/25/2025	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: April 30, 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 April 30, 2025

Previous Balance	13.99
Payment Received - 04/21/2025	-13.99
Current Charges	13.99
Total Amount Due	\$ 13.99

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



Elec General Svc-Non Demand

\$ 13.99

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014789	\$0.00	\$13.99	\$ 13.99

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 100014789 0 04302025 0000000000 0000001399 0000001399 100014789

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	4	Nov-24	4	Jul-24	4	Customer Charge	13.21
Mar-25	4	Oct-24	4	Jun-24	4	Energy Charge: 4 kwh at \$0.07118	0.28
Feb-25	3	Sep-24	3	May-24	4	Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Jan-25	5	Aug-24	4	Apr-24	3	Gross Receipts Tax: 2.56406% of \$13.64	0.35
Dec-24	4					Subtotal	\$ 13.99

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305750	04/24/2025	1043		03/25/2025	1039		4	1.00	4 KWH	

Service Address Total: 4580 Grove Park Dr, Tallahassee, FL 32311**Premise Id #: PRM0087001****\$ 13.99**

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: April 30, 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 April 30, 2025

Previous Balance	19.13
Payment Received - 04/21/2025	-19.13
Current Charges	18.91
Total Amount Due	\$ 18.91

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



Elec General Svc-Non Demand

\$ 18.91

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100014821	\$0.00	\$18.91	\$ 18.91

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

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

111 100014821 0 04302025 0000000000 0000001891 0000001891 100014821

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	48	Nov-24	54	Jul-24	43
Mar-25	50	Oct-24	51	Jun-24	43
Feb-25	51	Sep-24	51	May-24	44
Jan-25	66	Aug-24	44	Apr-24	46
Dec-24	63				

Customer Charge	13.21
Energy Charge: 48 kwh at \$0.07118	3.42
Fuel & Purch Pwr: 48 kwh at \$0.03765	1.81
Gross Receipts Tax: 2.56406% of \$18.44	0.47
Subtotal	\$ 18.91

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	04/24/2025	11712		03/25/2025	11664		48	1.00	48 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807**Premise Id #: PRM0135581****\$ 18.91**

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: April 30, 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 April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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



Elec General Svc-Non Demand

\$ 13.66

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100015608	\$0.00	\$13.66	\$ 13.66

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

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

111 100015608 0 04302025 0000000000 0000001366 0000001366 100015608

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	1	Nov-24	0	Jul-24	0	Customer Charge	13.21
Mar-25	0	Oct-24	1	Jun-24	0	Energy Charge: 1 kwh at \$0.07118	0.07
Feb-25	0	Sep-24	0	May-24	6	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Jan-25	0	Aug-24	1	Apr-24	5	Gross Receipts Tax: 2.56406% of \$13.32	0.34
Dec-24	0					Subtotal	\$ 13.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	04/24/2025	554		03/25/2025	553		1	1.00	1 KWH	

Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311**Premise Id #: PRM0083081****\$ 13.66**

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: April 30, 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 April 30, 2025

Previous Balance	32.27
Payment Received - 04/21/2025	-32.27
Current Charges	13.77
Total Amount Due	\$ 13.77

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



Elec General Svc-Non Demand

\$ 13.77

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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100015639	\$0.00	\$13.77	\$ 13.77

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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SUNRISE, FL 33351-4761

City of Tallahassee
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Tallahassee, FL 32301

111 100015639 0 04302025 0000000000 0000001377 0000001377 100015639

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	2	n/a	n/a	n/a	n/a
Mar-25	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	13.21
Energy Charge: 2 kwh at \$0.07118	0.14
Fuel & Purch Pwr: 2 kwh at \$0.03765	0.08
Gross Receipts Tax: 2.56406% of \$13.43	0.34
Subtotal	\$ 13.77

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	04/24/2025	208		03/25/2025	206		2	1.00	2 KWH	

Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303**Premise Id #: PRM0016862****\$ 13.77**

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: April 30, 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 April 30, 2025

Previous Balance	32.05
Payment Received - 04/21/2025	-32.05
Current Charges	13.55
Total Amount Due	\$ 13.55

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

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100015670	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 100015670 0 04302025 0000000000 0000001355 0000001355 100015670

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	0	n/a	n/a	n/a	n/a
Mar-25	0	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

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
E304196	04/24/2025	1		03/25/2025	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: April 30, 2025

Page 1 of 3

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

Account Summary as of April 30, 2025

Previous Balance	49.75
Payment Received - 04/21/2025	-49.75
Current Charges	49.75
Total Amount Due	\$ 49.75

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

 Elec General Svc-Non Demand	\$ 49.75
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100015703	\$0.00	\$49.75	\$ 49.75

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

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

111 100015703 0 04302025 0000000000 0000004975 0000004975 100015703

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	48.51
Gross Receipts Tax: 2.56406% of \$48.51	1.24
Subtotal	\$ 49.75

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	04/24/2025	33158		03/25/2025	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: April 30, 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 April 30, 2025

Previous Balance	266.11
Payment Received - 04/21/2025	-266.11
Current Charges	266.11
Total Amount Due	\$ 266.11

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

 Elec General Svc Demand	\$ 266.11
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100015738	\$0.00	\$266.11	\$ 266.11

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

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

111 100015738 0 04302025 0000000000 0000026611 0000026611 100015738

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City of Tallahassee
Your Own UtilitiesSM

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Month	KWH	Month	KWH	Month	KWH
Apr-25	0	Nov-24	0	Jul-24	0
Mar-25	0	Oct-24	0	Jun-24	0
Feb-25	0	Sep-24	0	May-24	0
Jan-25	0	Aug-24	0	Apr-24	0
Dec-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
Subtotal	\$ 266.11

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	04/24/2025	61087		03/25/2025	61087		0	1.00	0 KWH	
E305419	04/24/2025	0		03/25/2025	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: April 30, 2025

Page 1 of 3

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Account Summary as of April 30, 2025

Previous Balance	14.33
Payment Received - 04/21/2025	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

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



Elec General Svc-Non Demand

\$ 14.33

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City of Tallahassee
Your Own UtilitiesSM

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100016392	\$0.00	\$14.33	\$ 14.33

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111 100016392 0 04302025 0000000000 0000001433 0000001433 100016392

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Apr-25	7	Nov-24	7	Jul-24	7	Customer Charge	13.21
Mar-25	7	Oct-24	7	Jun-24	7	Energy Charge: 7 kwh at \$0.07118	0.50
Feb-25	6	Sep-24	7	May-24	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Jan-25	8	Aug-24	7	Apr-24	7	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Dec-24	8					Subtotal	\$ 14.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	04/24/2025	1336		03/25/2025	1329		7	1.00	7 KWH	

Service Address Total: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311**Premise Id #: PRM0127630****\$ 14.33**

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: April 30, 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 April 30, 2025

Previous Balance	298.71
Payment Received - 04/21/2025	-298.71
Current Charges	1,942.66
Total Amount Due	\$ 1,942.66

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

 Elec General Svc-Non Demand	\$ 15.45
 Water - Reuse Service	\$ 1,927.21

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

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100016426	\$0.00	\$1,942.66	\$ 1,942.66

This account is on AutoPay. Payment will be drafted on or after 05/21/2025, 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 100016426 0 04302025 0000000000 0000194266 0000194266 100016426

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
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- 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.
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PAYING YOUR BILL

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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	17	Nov-24	9	Jul-24	13
Mar-25	16	Oct-24	12	Jun-24	12
Feb-25	15	Sep-24	14	May-24	12
Jan-25	27	Aug-24	12	Apr-24	11
Dec-24	11				

Customer Charge	13.21
Energy Charge: 17 kwh at \$0.07118	1.21
Fuel & Purch Pwr: 17 kwh at \$0.03765	0.64
Gross Receipts Tax: 2.56406% of \$15.06	0.39
Subtotal	\$ 15.45

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	04/24/2025	478		03/25/2025	461		17	1.00	17 KWH	

**Water Service****Service from 03/25/2025 - 04/23/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-25	10,827	Nov-24	1,588	Jul-24	4,160
Mar-25	1,592	Oct-24	8,139	Jun-24	12,881
Feb-25	4,673	Sep-24	6,322	May-24	7,586
Jan-25	114	Aug-24	4,992	Feb-24	844
Dec-24	2,963				

Reuse Gallonage Rate: 10,827 cgal at \$0.178	1,927.21
Subtotal	\$ 1,927.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	04/24/2025	712777		03/25/2025	701950		10827	1.00	10827 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 1,942.66**

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: April 30, 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 April 30, 2025

Previous Balance	14.11
Payment Received - 04/21/2025	-14.11
Current Charges	14.23
Total Amount Due	\$ 14.23

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 UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100017333	\$0.00	\$14.23	\$ 14.23

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

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

111 100017333 0 04302025 0000000000 0000001423 0000001423 100017333

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

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
Subtotal	\$ 14.23

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	04/24/2025	1183		03/25/2025	1177		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: April 30, 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 April 30, 2025

Previous Balance	32.05
Payment Received - 04/21/2025	-32.05
Current Charges	13.55
Total Amount Due	\$ 13.55

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 UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100017365	\$0.00	\$13.55	\$ 13.55

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

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

111 100017365 0 04302025 0000000000 0000001355 0000001355 100017365

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/25/2025 - 04/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	0	n/a	n/a	n/a	n/a
Mar-25	0	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E277362	04/24/2025	13		03/25/2025	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: May 1, 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 May 1, 2025

Previous Balance	43.37
Payment Received - 04/21/2025	-43.37
Current Charges	44.66
Total Amount Due	\$ 44.66

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 UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/21/2025 Draft Amount
100092258	\$0.00	\$44.66	\$ 44.66

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

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

111 100092258 0 05012025 0000000000 0000004466 0000004466 100092258

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 03/27/2025 - 04/26/2025****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
Subtotal	\$ 44.66

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

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: April 29, 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 April 29, 2025

Previous Balance	26.54
Payment Received - 04/17/2025	-26.54
Current Charges	40.09
Total Amount Due	\$ 40.09

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

 Elec General Svc-Non Demand	\$ 16.43
 Water Service - Irrigation	\$ 23.66

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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	05/19/2025 Draft Amount
100249585	\$0.00	\$40.09	\$ 40.09

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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 04292025 0000000000 0000004009 0000004009 100249585

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 03/24/2025 - 04/22/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Apr-25	3	Nov-24	2	n/a	n/a
Mar-25	2	n/a	n/a	n/a	n/a
Feb-25	3	n/a	n/a	n/a	n/a
Jan-25	3	n/a	n/a	n/a	n/a
Dec-24	1				

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	04/23/2025	263		03/24/2025	260		3	1.00	3 KWH	

**Water Service****Service from 03/24/2025 - 04/22/2025****Water Service - Irrigation****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-25	41	Oct-24	2	Jun-24	2
Mar-25	19	Sep-24	1	May-24	2
Jan-25	1	Aug-24	2	Apr-24	2
Dec-24	2	Jul-24	2	n/a	n/a
Nov-24	1				

Customer Charge	10.55
Water Usage - Tier 1: 25 cgal at \$0.249	6.23
Water Usage - Tier 2: 16 cgal at \$0.43	6.88
Subtotal	\$ 23.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
Date	Reading	Est.	Date	Reading	Est.					
WBU507745	04/23/2025	4046		03/24/2025	4005	N	41	1.00	41 CGAL	

Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0110428****\$ 40.09**



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Consolidated Bill

Page 1 of 4

Account Name: Capital Region CDD
Billing Date: April 30, 2025
Total number of sub-accounts: 2
Amount Due: \$27.99
Please Pay By: May 21, 2025
Master Account Number: 100197401
Account Summary as of April 30, 2025
 Previous Balance 46.49
 Payment(s) Received -46.49
Current Charges 27.99
Total Amount Due \$ 27.99

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$32.94	-\$32.94	\$14.44	\$0.00	\$14.44
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
		\$46.49	-\$46.49	\$27.99	\$0.00	\$27.99

Detach this portion and return with your payment.

City of Tallahassee
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Account Number	Past Due Pay Now	Current Charges Due 05/21/2025	Total Amount Due
100197401	\$0.00	\$27.99	\$ 27.99

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 05212025 0000000000 0000002799 0000002799 100197401

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	32.94
Payment Received - 04/21/2025	-32.94
Current Charges	14.44
Total Amount Due	\$ 14.44

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Apr-25	8	n/a	n/a	n/a	n/a
Mar-25	8	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Service from 03/25/2025 - 04/23/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 8 kwh at \$0.07118	0.57
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.08	0.36
Subtotal	\$ 14.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	04/24/2025	1763		03/25/2025	1755		8	1.00	8 KWH	

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

Premise Id #: PRM0003215

\$ 14.44

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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

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

Month	KWH	Month	KWH	Month	KWH
Apr-25	0	Nov-24	0	n/a	n/a
Mar-25	0	Oct-24	0	n/a	n/a
Feb-25	0	Sep-24	0	n/a	n/a
Jan-25	0	Aug-24	0	n/a	n/a
Dec-24	0				

Service from 03/25/2025 - 04/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	04/24/2025	0		03/25/2025	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:

April 30, 2025

Total number of sub-accounts:

4

Amount Due:

\$54.86

Please Pay By:

May 21, 2025

Master Account Number:

100198026

Account Summary as of April 30, 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	\$13.66	\$0.00	\$13.66
100205698	4295 Avon Park Cir	\$13.55	-\$13.55	\$13.66	\$0.00	\$13.66
100210950	3611 Biltmore Ave	\$13.55	-\$13.55	\$13.55	\$0.00	\$13.55
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
		\$54.75	-\$54.75	\$54.86	\$0.00	\$54.86

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Account Number	Past Due Pay Now	Current Charges Due 05/21/2025	Total Amount Due
100198026	\$0.00	\$54.86	\$ 54.86

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

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

111 100198026 0 05212025 0000000000 0000005486 0000005486 100198026

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	13.66
Payment Received - 04/21/2025	-13.66
Current Charges	13.66
Total Amount Due	\$ 13.66

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


Electric Service
Service from 03/25/2025 - 04/23/2025
Elec General Svc-Non Demand
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Apr-25	1	Nov-24	1	Jul-24	1
Mar-25	1	Oct-24	2	Jun-24	1
Feb-25	0	Sep-24	1	May-24	1
Jan-25	1	Aug-24	1	Apr-24	1
Dec-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
Subtotal	\$ 13.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	04/24/2025	353		03/25/2025	352		1	1.00	1 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 13.66

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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

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

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

Service from 03/25/2025 - 04/23/2025**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
Subtotal	\$ 13.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	04/24/2025	11		03/25/2025	10		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: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	13.55
Payment Received - 04/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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

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

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

Service from 03/25/2025 - 04/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	04/24/2025	97		03/25/2025	97		0	1.00	0 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 13.55

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: April 30, 2025

Account Summary as of April 30, 2025

Previous Balance	13.99
Payment Received - 04/21/2025	-13.99
Current Charges	13.99
Total Amount Due	\$ 13.99

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

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

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

Service from 03/25/2025 - 04/23/2025**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
Subtotal	\$ 13.99

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	04/24/2025	685		03/25/2025	681		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:

May 1, 2025

Total number of sub-accounts:

10

Amount Due:

\$1,132.82

Please Pay By:

May 21, 2025

Master Account Number:

100198297

Account Summary as of May 1, 2025

Previous Balance

1,112.26

Payment(s) Received

-1,112.26

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	\$57.31	-\$57.31	\$58.39	\$0.00	\$58.39
100213814	3070 Bent Grass Ln Unit 30	\$80.28	-\$80.28	\$81.74	\$0.00	\$81.74
100202870	2450 Rain Lily Way Unit 29	\$80.28	-\$80.28	\$81.74	\$0.00	\$81.74
100204566	4072 Ivy Green Trl Unit 7	\$80.28	-\$80.28	\$81.74	\$0.00	\$81.74
100206207	3749 Biltmore Ave Unit 2	\$206.38	-\$206.38	\$210.25	\$0.00	\$210.25
100205224	4216 Summertree Dr Unit 23	\$160.55	-\$160.55	\$163.53	\$0.00	\$163.53
100208571	4297 Avon Park Cir Unit 14	\$114.66	-\$114.66	\$116.78	\$0.00	\$116.78
100209402	3900 Overlook Dr Unit 10	\$194.93	-\$194.93	\$198.52	\$0.00	\$198.52
100208804	3616 Longfellow Rd Unit 25	\$80.28	-\$80.28	\$81.74	\$0.00	\$81.74
100212804	4038 Shady View Ln Unit 17	\$57.31	-\$57.31	\$58.39	\$0.00	\$58.39
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,112.26	-\$1,112.26	\$1,132.82	\$0.00	\$1,132.82

Detach this portion and return with your payment.

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Account Number	Past Due Pay Now	Current Charges Due 05/21/2025	Total Amount Due
100198297	\$0.00	\$1,132.82	\$ 1,132.82

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

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

111 100198297 0 05212025 0000000000 0000113282 0000113282 100198297

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- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday Friday between 8 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment. Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	57.31
Payment Received - 04/21/2025	-57.31
Current Charges	58.39
Total Amount Due	\$ 58.39

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

**Area Lighting****Service from 03/27/2025 - 04/26/2025****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

Subtotal	\$ 58.39
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	80.28
Payment Received - 04/21/2025	-80.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 81.74
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	80.28
Payment Received - 04/21/2025	-80.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 81.74
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	80.28
Payment Received - 04/21/2025	-80.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting
Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 81.74
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	206.38
Payment Received - 04/21/2025	-206.38
Current Charges	210.25
Total Amount Due	\$ 210.25

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 210.25
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	160.55
Payment Received - 04/21/2025	-160.55
Current Charges	163.53
Total Amount Due	\$ 163.53

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 163.53
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	114.66
Payment Received - 04/21/2025	-114.66
Current Charges	116.78
Total Amount Due	\$ 116.78

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 116.78
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	194.93
Payment Received - 04/21/2025	-194.93
Current Charges	198.52
Total Amount Due	\$ 198.52

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 198.52
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	80.28
Payment Received - 04/21/2025	-80.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 81.74
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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: May 1, 2025

Account Summary as of May 1, 2025

Previous Balance	57.31
Payment Received - 04/21/2025	-57.31
Current Charges	58.39
Total Amount Due	\$ 58.39

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


Area Lighting

Service from 03/27/2025 - 04/26/2025
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

Subtotal	\$ 58.39
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Service Address Total: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

Premise Id #: PRM0129751

\$ 58.39



City of Tallahassee
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002757

Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: April 30, 2025

MAY 06 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 April 30, 2025

Previous Balance	3.74
Payment Received - 04/15/2025	-3.74
Current Charges	746.18
Total Amount Due	\$ 746.18

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



Water - Reuse Service

\$ 746.18

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

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 05/21/2025	Total Amount Due
100034498	\$0.00	\$746.18	\$ 746.18

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



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

111 100034498 0 04302025 0000000000 0000074618 0000074618 100034498

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
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City of Tallahassee
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**Water Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-25	4,192	Nov-24	1,475	Jul-24	1,825
Mar-25	21	Oct-24	1,700	Jun-24	5,380
Feb-25	446	Sep-24	3,073	May-24	6,080
Jan-25	51	Aug-24	1,842	Apr-24	159
Dec-24	785				

Service from 03/25/2025 - 04/23/2025**Water - Reuse Service**

Reuse Gallonage Rate: 4,192 cgal at \$0.178	746.18
Subtotal	\$ 746.18

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	04/24/2025	195898		03/25/2025	191706		4192	1.00	4192 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311**Premise Id #: PRM0046121****\$ 746.18**

**Visit Us At Our Web Site At:
talgov.com**

FIFTH ORDER OF BUSINESS

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into on June 17, 2025 ("Effective Date"), by and between:

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tallahassee, Leon County, Florida, and having offices at 3196 Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311 ("**District**"); and

ALL PRO LAND CARE OF TALLAHASSEE, INC., a Florida corporation, whose address is 2800 Mahan Drive, Tallahassee, Florida 32308 ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District has solicited proposals based on a "Project Manual," and has determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on the proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services and materials described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** (together, "**Work**"). The Contractor agrees that the Landscape and Irrigation Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape and irrigation needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high-quality standards of the District, and shall assign such staff as may be required for

coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**, or such other forms as may be approved by the District. The performance of all Work under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its Operations Manager, currently Corbin deNagy, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations,

any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide the district Representatives with written report of Work performed for each week, which shall include notification of any problem areas and a schedule for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then prior to the date of the next inspection. If the Contractor does not respond or take action within the specified times, and in addition to any rights under Section 18 or otherwise herein, the District shall have the rights to withhold some or all of the Contractor's payments under this Agreement and to contract with outside sources to perform necessary Work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to a subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the Effective Date and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin **October 1, 2025** and end **September 30, 2026** ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be renewed on the same terms up to four (4) times on an annual basis (for a total of five (5) terms), in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor **One Million Two Hundred Twenty-Two Thousand Five Hundred Sixty-Five Dollars and Twenty-Eight Cents (\$1,222,565.28)** for the Initial Term, in monthly amounts of **One Hundred One Thousand Eight Hundred Eighty Dollars and Forty-Four Cents (\$101,880.44)**. Compensation for subsequent additional terms, up to four (4), shall be at the amounts identified in **EXHIBIT B** attached hereto. Such compensation covers only the items specified in the Contractor's pricing proposal ("**Contract Amount**"), attached hereto as **EXHIBIT B**. For additional work,

subject to the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to the unit pricing specified in **EXHIBIT B**.

- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization, in substantially the form attached at **EXHIBIT C**, or such other form as may be authorized by the District. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed work authorization. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor

provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, and \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. **UMBRELLA LIABILITY:** With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after thirty (30) calendar days' prior written notice has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a "per claim" basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely

responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or any other policy for which specific approval is given by the District, are to be written on an "occurrence" basis, and shall name the District and its Supervisors, officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its Supervisors, officers, agents, employees or representatives.
- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, staff, employees, successors, assigns, members, affiliates, or representatives (together, "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Work to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the

District. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally if the District so directs. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified.

Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies that it has thoroughly inspected the property and will address any present deficiencies with the District at the conclusion of the Initial Audit, as specified in the Scope of Services attached hereto as **EXHIBIT A**. Contractor shall be responsible for maintaining and warranting all plant material replaced following completion of the Initial Audit.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE; INITIAL AUDIT.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal. Contractor shall have twenty (20) calendar days from the date of commencement as identified in a Notice to Proceed to complete an audit and submit proposals for any additional work necessary to bring the condition of the landscaping or the irrigation system into compliance with presently acceptable standards, as more specifically described in Section 2.14 of the Scope of Services attached hereto as **EXHIBIT A ("Initial Audit")**. Following the Initial Audit, for (a) any aspect of the landscaping or irrigation system for which the District approved and the contractor completed remedial action, or (b) any aspect of the landscaping or irrigation system not included in the proposals resulting from the Initial Audit, no changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping or irrigation system was not in good condition or otherwise differs materially from conditions ordinarily encountered; and Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the landscaping, and, aside from repairs necessary due to ordinary wear and tear, for the condition of the irrigation system.

14. **TAX-EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisition(s)**") for all materials to be directly purchased by the District.
- (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits (including but not limited to water use permits or regulations), licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the

Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

22. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

23. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

24. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

25. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

26. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

27. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

28. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Capital Region Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114

St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: All Pro Land Care of Tallahassee, Inc.
2800 Mahan Drive
Tallahassee, Florida 32308
Attn: Robin Barber

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

29. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

30. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Leon County, Florida.

31. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Corbin deNagy ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public

Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, OR BY EMAIL AT CDENAGY@GMSNF.COM, OR BY REGULAR MAIL AT GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

32. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

34. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

35. **SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

36. **E-VERIFY.** The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

37. **STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

38. **COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective as of the Effective Date set forth above.

ATTEST:

Signed by:
Corbin deNagy
By: Corbin deNagy
☒ Secretary
☐ Assistant Secretary

CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT

Signed by:
Matthew Vogel
By: Matthew Vogel
☒ Chairperson
☐ Vice Chairperson

ATTEST:

Kim Bishop
By: Kim Bishop
Its: Manager

ALL PRO LAND CARE OF
TALLAHASSEE, INC.

Christina Barber
By: Christina Barber
Its: Coo

- Exhibit A: Scope of Services
Exhibit B: Proposal Pricing
Exhibit C: Other Forms
Exhibit D: Maintenance Map

EXHIBIT A
SCOPE OF SERVICES

Scope of Services

1. Project Scope
 - 1.1 General Overview
 - 1.2 CDD Development
 - 1.3 St. Joe Commercial Development
 - 1.4 Property Manager -- Governmental Management Services LLC
2. General Contractor Requirements and Procedures
 - 2.1 Operation Procedures
 - 2.2 Key Personnel
 - 2.3 Personnel Dress Code
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 - 2.6 Use of Facilities by Contractor
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Capital Region Community Development District
Landscape/Irrigation/Infrastructure Maintenance

Scope of Services
2025

- 6.4 Maintenance
- 7. Response Time
 - 7.1 General
 - 7.2 Emergency Response Program

1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation, general grounds and infrastructure maintenance for Southwood. The following is a project overview describing the community development district within Southwood and the limits of work.

1.1 General Overview

Southwood, located in the southeast part of Leon County adjacent to U.S. Highway 319 and U.S. Highway 27, is a planned multi-use project that will develop into a community of commercial, institutional, residential and public uses.

1.2 Community Development District (CDD) Development

There is one community development district (CDD) that was created for the purpose of providing public infrastructure, facilities and services to Southwood. The Capital Region Community Development District (CRCDD) generally includes the majority of the 3200 acres within the Southwood development, which extends north to U.S. Highway 27, south to Tram Road, east to Southwood Plantation Road/Biltmore Drive and west adjacent to U.S. 319.

The CDD areas to be included in this maintenance Scope of Services are generally defined as all the public lands within Southwood. These areas and elements include roadway shoulder areas (landscape, irrigation, and sidewalks), stormwater management ponds, culverts and headwalls, roadways, parks with trails, and other miscellaneous and related facilities, systems or elements.

Community Development Districts are considered public entities and are subject to similar constraints and requirements as other governmental entities.

1.3 St. Joe Company (Development)

There are several areas within Southwood that consist of private property owned by The St. Joe Company (St. Joe). These areas are generally limited to all the improvements associated with parcels of undeveloped land.

1.4 Property Manager -- Governmental Management Services LLC

Governmental Management Services LLC (GMS) has been retained by the CRCDD to serve as sole and exclusive manager for the common area maintenance management of the Property.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the Property Manager. In addition, operation of leaf blowers shall be prohibited between the hours of 7:00 a.m. - 7:30 a.m. in residential areas. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Property Manager.

2.2 Key Personnel

2.2.1 All Work shall be managed and/or directed by key personnel identified by the proposal. Any changes in the assigned key personnel shall be subject to approval by the Property Manager. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

2.2.2 Contractor shall provide one (1) Project Manager who is knowledgeable of the Contractor's daily activities when performed at the site (refer to Section 3.2 for more specific requirements). This Project Manager shall serve as the point of contact between the Property Manager and Contractor. The Project Manager shall be responsible for coordinating all scheduled services with the Property Manager and for the timely scheduling of unscheduled maintenance services.

2.2.3 Contractor shall provide at least one (1) full time onsite Field Operations Manager to observe and monitor the daily activities including but not limited to; landscaping, irrigation and general grounds maintenance operations.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Because Southwood is a family oriented community, clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Property Manager is unsightly for any reason, shall be strictly prohibited. For safety reasons, contractor personnel shall, at all times, wear shirts, approved (F.D.O.T.) safety vests, and shall wear eyewear, hearing protection and footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Southwood community and any other customer/party associated with the Southwood Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to items necessary to protect its employees and the general public, if applicable.

2.6 Use of Facilities by Contractor

The CRCDD shall not provide a facility on the Project Site for the Contractor as part of this Scope of Services. The Contractor shall furnish all labor, transportation, supervision, equipment, and supplies necessary to perform all services, unless otherwise agreed in writing. The Contractor shall, upon receipt of written approval from the District Property Manager, be allowed to temporarily store, if necessary, its materials and equipment on site at a District Property Manager selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage site. The Property Manager will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the Property Manager.

2.7 Subcontractors

If the Contractor, as a part of the performance of its Services, elects to employ Subcontractors, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents, including this Scope of Services.

2.8 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents, including this Scope of Services.

2.9 Document Control and Data Maintenance

2.9.1 Document Control

The Contractor shall keep accurate records of documents received and, if applicable, issued by this Contractor. A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The 'log' shall outline document titles and dates, the originator, received dates, and to/from information. This 'log' shall be updated monthly and submitted to the Property Manager when requested.

2.9.2 Data Maintenance

The Contractor shall, after review with the Property Manager, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

2.9.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. A letter of transmittal shall accompany all distribution of data with a copy provided to the Property Manager identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer, or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the Property Manager.

2.10 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Property Manager verbally and in writing upon discovery.

2.11 Ownership of Data

It is to be understood that all data transmitted under this contract by the Contractor or provided to the Contractor, either by the Property Manager or third parties, is the sole property of the Community Development District. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Property Manager at the conclusion of the Project, after which no copies of the data may be kept by the Contractor without the express written permission of the Property Manager.

The Property Manager shall retain the right to require that the Contractor transfer all Project data, to the Property Manager immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the Property Manager.

2.12 Ownership of Material/Equipment

It is to be understood that all data transmitted and material purchased under this contract by the Contractor or provided to the Contractor, either by the Property Manager or third parties, remains the sole property of the Community Development District. Likewise, it is to be understood that all equipment provided to the Contractor, either by the Property Manager or third parties, remains the sole property of the Community Development District. The Contractor shall have temporary charge of the equipment while performing contracted services for the Project.

The Property Manager shall retain the right to require that the Contractor transfer all Project material, or equipment to the Property Manager immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project materials and equipment to the Property Manager.

2.13 Quality Control

The Property Manager will have the right, at any stage of the operation, to reject any or all of the Contractor's Services and materials, which in the Property Manager's opinion does not meet the requirements of these specifications. Throughout the entire project, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Property Manager for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from the irrigation system as directed by the Property Manager. All replacements shall meet the current size, specification, and quality of surrounding related material. Any other CDD items damaged due to Contractor's negligence shall be repaired or replaced as directed by the Property Manager at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Property Manager.

If requested by the Property Manager, the Contractor will make weekly walk-through reviews of the entire site related to visual observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the Property Manager, during these site visits. A weekly Maintenance Report shall be generated by the Contractor and submitted to the Property Manager within five business days following the end of the month outlining potential problem areas and the Contractor's proposed corrective action, upcoming work approval request, coordination, scheduling, etc. The Contractor shall provide the Property Manager with a weekly updated maintenance log addressing all activities occurring in that week.

3. COORDINATION

The Contractor shall provide coordination with the Property Manager for all items associated with the requirements of this Agreement.

3.1 General Coordination

If requested by the Property Manager, the Contractor shall meet with the Property Manager and its separate consultants as appropriate, on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule and budget status, and discussion of other landscape, irrigation and maintenance related issues deemed appropriate by the Property Manager or the Contractor. The Property Manager shall provide the meeting location.

In addition, Contractor shall provide a representative to attend the monthly meeting of the CRCDD Board of Supervisors if requested to do so by the Property Manager. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day-to-day activities at the Project site pursuant to this Agreement.

Coordination of the construction, operation and general maintenance at Southwood is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with a 'need-to-know' is crucial to the success of the Project. While all parties involved with the Southwood Project cannot be identified at this time, a partial list is provided as follows:

- CDD Manager
- CDD Property Manager
- CDD District Representative
- St. Joe Company Representative
- CDD Lake Water Quality Consultants
- Adjacent property Owners, as directed by the Property Manager

3.2 Contractor's Project Manager

Contractor shall designate an on-site representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Property Manager and the Contractor. This individual shall maintain at all times a means of being contacted by the Property Manager (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Property Manager of this daily schedule, for quality control of the Contractor's services, and for arranging and supervising unscheduled service requests by Property Manager.

4. SCHEDULED OPERATIONS AND MAINTENANCE

At a minimum, the Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system repair/maintenance, and litter removal, as required in this Agreement. The preferred Contractor will also meet requirements for hardscape maintenance, street/parking lot maintenance, and stormwater system maintenance. The contractor shall make a complete site inspection of Southwood, specifically the areas of CDD maintenance. Attachment A includes plans identifying the general limits of CDD maintenance by area ("Unit"). All landscaping, hardscape, structures (fences, entry features, benches, etc.) within the CDD areas shall be maintained by this contractor in accordance with the following requirements:

4.1 Turf Care: Full Maintenance Acreage

4.1.1 Mowing

- a. All turf located in the areas listed as full maintenance, including Centipede, St. Augustine and Bahla, shall be mowed two (2) times per month in March, three (3) times per month in April, one (1) per week from May through September, two (2) per month in October with no mowing from November through February. Mowing frequency may vary due to Best Management Practices. The schedule may be adjusted contingent on weather conditions if Contractor and Property Manager mutually agree.
- b. Turf areas shall be cut to a height of no more than three (3) inches nor less than two and one-half (2 ½) inches, to foster photosynthesis and healthy root development.
- c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- d. Mulching type-mowing equipment is preferred. Side discharges are permitted on mowers.
- e. Visible clippings after mowing shall be removed to prevent thatch build up. All clippings shall be disposed of off-site at the Contractor's cost. The CRCDD will not provide a space for storage or disposal of said clippings.

- f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
- g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.1.2 Edging

- a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all trees rings and planting beds, etc. by the use of a mechanical edger.
- b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.
- c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as the mowing schedule. All plant bed edges shall be maintained to the curves, as originally designed.
- d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.
- e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.
- f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the Property Manager.

4.1.3 Trimming

All areas inaccessible to mowers, and/or otherwise un-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, miscellaneous hardscape items etc., shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use will not be permitted unless approved by Property Manager.

4.1.4 Weed Control

- a. Two (2) applications (full coverage) of pre-emergent weed control shall be provided during the months of March and September of each year. A minimum of two (2) applications (spot treatment) of post-emergent weed control shall be applied on an as needed basis as weeds emerge. Any reapplications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is

acceptable to the Property Manager. Additional requirements for weed control are defined in paragraph 4.2.

- b. Turf areas shall be continuously monitored for weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Property Manager.
- c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- d. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the Property Manager prior to start of the contract. Contractor shall also provide MSD sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.1.5 Fertilization

- a. All fertilizers shall be applied (full coverage) according to manufacturer's instructions and following Florida's Best Management Practices (BMP). Applied rates shall be consistent with the Institute of Food and Agricultural Services (IFAS) and shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage. All fertilizer purchased for use in Southwood must carry a "Guaranteed Analysis" warranty.
- b. A minimum of two (2) applications consisting of either a granular type or a liquid type fertilizer, dependent on soil testing, relating to turf type (St. Augustine, Centipede, Bahia or Zoysia). Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the Property Manager and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application, and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application. Any reapplications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- c. The Property Manager reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

- d. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
- e. Once fertilizer application is begun, to maintain uniform turf color, fertilization shall be completed within twenty (20) working days within the Full Maintenance Acreage.
- f. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6") foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty four (24) hours after application.
- g. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
- h. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- i. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the Property Manager prior to start of contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.1.6 Disease, Fungus and Insect Control

- a. The Contractor shall apply one (1) application (full coverage) of insect control per year (March) for St. Augustine turf, and spot applications of insect control as infestation is discovered (see 4.1.6 b) for Centipede turf. Any re-applications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- b. Turf areas shall be continuously monitored for infestations of insects, turf diseases and fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Property Manager.
- c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the

use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

- d. Contractor shall provide MSDS sheets for all chemicals to the Property Manager prior to start of Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire term of the Agreement.

4.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the Property Manager, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the Property Manager. These areas will be monitored and, as directed by the Property Manager, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Turf Care: Bermuda in Full Maintenance Acreage

4.2.1 Mowing

- a. All Bermuda lawn areas shall be mowed to a 2.5" height weekly from April through October and on an "as needed" basis from November through March.
- b. Mowing schedule may be altered during the winter season at the discretion of the Property Manager. The schedule may be adjusted contingent on weather conditions if Contractor and Property Manager mutually agree.
- c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- d. Visible clippings after mowing shall be removed to prevent thatch build up.
- e. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

4.2.2 Weed Control

- a. Two (2) applications (full coverage) of pre-emergent weed control shall be provided during months occurring in spring and fall of each year. A minimum of two (2) applications (spot treatment) of post-emergent weed control shall be applied on an as needed basis as weeds emerge. Any reapplications required, in the Property Manager's opinion, shall be provided at the

Contractor's own expense. Weeding shall be performed to a level that is acceptable to the Property Manager. Additional requirements for weed control are defined in paragraph 4.2.

- b. Bermuda lawn areas shall be continuously monitored for weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Property Manager.
- c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- d. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the Property Manager prior to start of the contract. Contractor shall also provide MSD sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.2.3 Fertilization

- a. All fertilizers shall be applied (full coverage) according to manufacturer's instructions and following Florida's Best Management Practices (BMP). Applied rates shall be consistent with the Institute of Food and Agricultural Services (IFAS) and shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage. All fertilizer purchased for use in Southwood must carry a "Guaranteed Analysis" warranty.
- b. A minimum of two (2) applications consisting of either a granular type or a liquid type fertilizer, dependent on soil testing, based on turf type (Bermuda). Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the Property Manager and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application, and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application. Any reapplications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- c. The Property Manager reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

- d. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
- e. Once fertilizer application is begun, to maintain uniform turf color, fertilization shall be completed within twenty (20) working days within the Full Maintenance Acreage of which the Bermuda is an element.
- f. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6') foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty four (24) hours after application.
- g. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. Completed areas to be identified as per section 4.1.5 paragraph f.
- h. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
- i. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- j. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the Property Manager prior to start of contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.2.4 Disease, Fungus and Insect Control

- a. The Contractor shall apply one (1) application (full coverage) of insect control per year (March) for Bermuda turf, and a minimum two (2) applications of insect /disease control per year on an as needed basis as conditions dictate. Any re-applications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- b. Bermuda lawn areas shall be continuously monitored for infestations of insects, turf diseases and fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Property Manager.
- c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing

and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

- d. Contractor shall provide MSDS sheets for all chemicals to the Property Manager prior to start of Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire term of the Agreement.

4.2.5 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the Property Manager, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the Property Manager. These areas will be monitored and, as directed by the Property Manager, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.3 Turf Care: Standard Maintenance Acreage

4.3.1 Mowing

- a. All turf located in the areas listed as standard maintenance, including Centipede, St. Augustine and Bahia, shall be mowed two (2) times monthly from May through September and once in October with no mowing from November through April. Mowing frequency may vary in different Units. The schedule may be adjusted contingent on weather conditions if Contractor and Property Manager mutually agree.
- b. Turf areas shall be cut to a height of no more than three (3) inches nor less than two and one-half (2 ½) inches, to foster photosynthesis and healthy root development.
- c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- d. Mulching type-mowing equipment is preferred and no side discharges are permitted on mowers.
- e. Visible clippings after mowing shall be removed to prevent thatch build up. All clipping debris shall be removed offsite at contractor's expense. The CRCDD will not supply an area for storage or disposal of said clippings.

- f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
- g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.3.2 Trimming

All areas inaccessible to mowers, and/or otherwise un-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, miscellaneous hardscape items etc., shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use will not be permitted unless approved by Property Manager.

4.4 Shrubs/Ground Cover Care

4.4.1 Pruning

- a. Detailing of planted areas shall be performed in a sectional method, with the frequency of six (6) times a year or as needed. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of pine straw mulch. Contractor shall provide to the Property Manager a sectional detailing operation map for review and approval within 30 days after the Contractor receives notice-to-proceed with the Services.
- b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least 3' full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.
- c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. The Contractor at no additional cost to the Property Manager shall replace any shrub damaged from equipment, other negligent activities, or improper pruning.
- d. Shrubs shall be pruned according to Property Manager's specific instructions.
- e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February-April).
- f. Spring flowering shrubs shall be pruned yearly after blooming.
- g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.

- h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.
- i. Ground covers shall be edged and pruned to contain them within the planting beds.
- j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Property Manager.
- k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.
- l. A schedule for pruning shall be submitted to the Property Manager for approval within 30 calendar days of the notice-to-proceed with the Services.
- m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.4.2 Weeding

- a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the Property Manager, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. As a general policy, chemical means of weed control will not be suitable for weeds that are in excess of 2 inches above the ground cover. An appropriate combination of "pre" and "post" emergent weed control tactics are strongly recommended. Placement of a weed barrier in all beds is also encouraged. Weeding shall be performed in conjunction with the detailing of planted areas at a minimum frequency of once every two weeks. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.
- b. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- c. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the Property Manager prior to start of the contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.4.3 Fertilization

- a. A custom blend fertilizer shall be applied at least two (2) times per year (March and September) per soil tests. Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Recapplications, if required in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- b. Fertilizers shall be applied at a rate of one pound of nitrogen per 1,000 SF of bed area.
- c. Fertilizers shall be used per the soil test results and can include the following:
 1. 40% nitrogen derived from ammonium sulfate; 60% from controlled release.
 2. A ratio of nitrogen to potassium at 1 to 1.
 3. Two percent iron - minimum.
 4. Two percent magnesium - minimum.
 5. One percent magnesia - minimum.
 6. Three percent phosphorous - minimum.
 7. Include elements of calcium, boron, copper, zinc, and phosphorous.
- d. Alternative fertilizer analysis may be approved by the Property Manager, if the Contractor substantiates reasons for healthier plant growth.
- e. Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within twenty (20) working days.
- f. A state inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.
- g. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6') foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty four (24) hours after application.
- h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.
- i. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and must be licensed for the use and

application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

- j. Contractor shall provide MSDS sheets for all chemicals to the Property Manager prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire contract period.

4.4.4 Disease, Fungus and Insect Control

- a. The Property Manager shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided. Spot spray is recommended and is to be used wherever possible.
- b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Property Manager.
- c. Continual monitoring of shrub beds is required. Insect and disease control shall be required on an as needed basis, with strongest emphasis on the months of March through September. Any reapplications required, in the Property Manager's opinion, shall be provided at the Contractor's own expense.
- d. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- e. Contractor shall provide MSDS sheets for all chemicals to the Property Manager prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Property Manager, prior to application, throughout the entire term of the Agreement.

4.4.5 Mulching

All mulched beds shall be turned over for a fresh appearance during the required bed detailing sequence as per section 4.4.1 - a. Grade 1 pine needle mulch (debris free) shall be installed two (2) times a year in March and October at a depth of 1 ½" to 2". Mulch in excess of 2" shall be removed from the planting areas. Additional mulch requested by the Property Manager is to be provided by the Contractor at the contracted "per bale" unit cost.

4.4.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.5 Tree Care

4.5.1 Pruning

- a. Overall, no topping of any of the trees on site. Dead wood and broken branches should be removed from all trees at a minimum of two times per year, once in February and again in August, or as directed by the Property Manager. No pruning should be performed on live wood that would affect the fullness with respect to the intended character of the plantings. Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Property Manager.
- b. Remove all sucker growth from base of trees on a regular basis. Remove any limb, which in the Property Manager's opinion poses a threat to public safety. Provide specific pruning practices, unless otherwise directed by the Property Manager, for the following items:
 - Oaks - Prune street trees to maintain a desired uniform appearance by thinning or tipping, only after trees have established themselves (typically about 18 months) and been through a minimum of one good spring flush of growth. Optimum time for pruning is during the winter months to encourage new growth in the spring. Oaks not used as street trees should be allowed to take on a more natural form and shape for optimum character and shade development with no thinning or tipping. Dead wood or broken branches should be removed. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
 - Crape Myrtle - Tip in January, but only by approximately 2' - 3'. Crape myrtles should have only the dead seedpods trimmed off after the blooms die back or during the winter months. This will shape the crape myrtles to become larger trees, rather than remaining small. For optimum size of crape myrtles to be achieved, would recommend not removing any stem that is pencil size diameter or larger, unless it is damaged. This is critical in the first few years after planting since the installed tree is relatively small, and pruning several feet will cause the tree to take longer to reach mature size. Severe topping shall be considered out of character.
 - Wax Myrtle - Tip mildly in January, cleaned at the base to 2' clear trunk and dead wood removed. All suckers/shoots from the bottom of the trees should remain trimmed away to provide a clean appearance. This will also promote growth at the top of the plant.
 - Holly - All Hollies shall be kept full headed. All holly trees shall be hand clipped (not hedged) for a naturally formed appearance. They should remain full to the ground unless there is a reason such as blocking views or safety issues that require limbing them up.
 - Ligustrum - Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Property Manager.

Stress that full, natural shape shall remain. No topiary shaping of heads. Include that suckers/shoots from the bottom of the trees be trimmed away to provide a clean appearance, especially since they are already limbed up with clear trunk showing.

- Magnolias – Allow tree to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal. Prune only sucker growth and to maintain an attractive, clear trunk appearance. Stress that trees should not be limbed up with clear trunk showing. They should remain full to the ground unless there is a reason such as blocking views or safety issues that require limbing them up.
- Maple - Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Japanese Blueberry - Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Property Manager. Stress that full, natural shape shall remain. No topiary shaping of heads. Include that suckers/shoots from the bottom of the trees be trimmed away to provide a clean appearance, especially since they are already limbed up with clear trunk showing.
- Sycamore- Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Bald Cypress - Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Pine - Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Red Bud - Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Elm- Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.
- Dogwood- Allow to grow into natural form and shape. These do not require annual pruning. However any broken branches or dead wood should be pruned out of trees to promote new growth and maintain optimal visual appeal.

- c. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a

neat appearance. The Property Manager shall provide specific instructions for pruning trees in buffer areas.

- d. All other trees shall be pruned yearly to enhance their natural character as directed by the Property Manager.
- e. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.
- f. Selective pruning and shaping shall be performed as needed to expose landscape lights.
- h. All pruning debris shall be removed offsite at the contractor's expense. The CRCDD will not provide space for disposal or storage of said debris.

4.5.2 Fertilizer

Trees shall be fertilized one (1) time in spring. Application rate is to be based on individual tree caliber and soil testing. Refer to section 4.4.3 c.- j. for additional requirements.

4.5.3 Disease, Fungus and Insect Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.2.4.

4.5.4 Mulch

All mulch shall be turned over for a fresh appearance during every other required detailing sequence. Grade 1 pine needle mulch (debris free) shall be installed twice (2) times a year in March, and October at a depth of 1 ½" to 2". Mulch in excess of 2" shall be removed from the planting areas. All individual isolated trees shall have their tree ring re-mulched keeping a 12" area free from mulch to discourage fungal issues.

4.5.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 4.1.7.

4.5.6 Hand Watering

- a. Contractor shall provide hand watering, as required, for all warranted planted trees, scrubs and sod located along the streets that are not fully covered by any irrigation, during periods of drought conditions. Contractor shall provide a significant application rate to insure not only survival but healthy future growth of same. Contractor must use Best Management Practices in determining required application rates.

- b. Contractor shall be responsible for an increase or decrease of hand watering rates for the health and survival of the trees/shrubs/sod. Any trees/shrubs/sod that decline beyond acceptance to the Property Manager or die due to lack of proper watering shall be replaced at the Contractor's own expense, as per paragraph 2.12. If the Contractor believes the water application rates need to increase beyond reasonable BMPs for the health and survival of the trees/shrubs/sod, the Contractor must initiate the increased rate by contacting the Property Manager. Any increase in hand watering applications beyond the requirements of this Scope shall be considered unscheduled maintenance.

4.6 Storm Water Management Facilities/Ponds: Full Maintenance Acreage

4.6.1 Mowing

- a. Refer to sections 4.1.1 a. - g.

4.6.2 Edging

- a. Refer section 4.1.2 a. - f.

4.6.3 Trimming

- a. Refer section 4.1.3

4.6.4 Weeding

- a. Refer section 4.1.4 a. - d.

4.6.5 Beds/Shrubs/Trees

- b. Refer all sections 4.4. and 4.5.

4.6.6 Disease, Fungus Insect Control

- a. Refer section 4.1.6 a. - d.

4.7 Storm Water Management Facilities/Ponds: Standard Maintenance Acreage

4.7.1 Mowing

- a. Refer section 4.3.1 a-g

4.7.2 Trimming

- a. Refer section 4.3.2

4.8 Pond Bottom Maintenance

4.8.1 Mowing / Disking

- a. Refer Section 5.4 for procedure.
Additional bottom maintenance frequency is at the discretion of the Property Manager as referred to in Section 5.4.

4.9 Irrigation System

4.9.1 General Requirements

- a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 2.12. Contractor shall replace damaged materials or reimburse the Property Manager for the cost of replacement or repairs as directed by the Property Manager.
- b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.
- c. Automatic irrigation system will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.
- d. All irrigation shall run between 7:00 p.m. and 7:00 a.m. Individual zone run times are to be based on location and need. Any revision/extension from this schedule shall be approved by the Property Manager.
- e. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Property Manager, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Property Manager, prior to work commencing.

4.9.2 Monitoring/Adjustments

- a. The Contractor shall inspect the entire operation of the system at one time no less than six (6) times yearly. A written report shall be furnished to the Property Manager at the completion of each inspection. During this inspection, the Contractor shall perform the following:
 - Activate each zone of the existing system.
 - Visually check for and report any damaged heads or ones needing repair.
 - Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.

- b. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Property Manager.
- c. Any adjustments to the spray nozzles spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the base Scope of Services.

4.9.3 Valve/Valve Boxes

- a. Provide any miscellaneous cleaning of valves for proper functioning on an as needed basis.
- b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean and lined with pea gravel, as per the original construction details.

4.10 Litter Removal

4.10.1 Trash Receptacles/Benches/Dog Stations

- a. All trash receptacles/benches throughout the Project site shall be checked/cleaned/emptied of trash as required, daily. Dog Stations shall be checked/cleaned/emptied of trash as required, weekly. All trash shall be disposed of off-site. The Contractor shall provide replacement liners for all trash receptacles and Dog Stations (roll fed) containers.
- b. Contractor shall provide pest control and disinfectant twice per month or as directed by the Property Manager.

4.10.2 Landscape Areas

Any litter found in planting beds or in turf areas shall be collected and disposed of off-site prior to each mowing cycle.

4.10.3 Road Right-of-Way, Ponds, and Central Park Ponds

Contractor shall monitor all road right-of-ways, stormwater ponds, Central Park Ponds and trail system areas once daily to collect any litter and clean all informational signage. Litter to be dispose of off-site.

4.10.4 Supplemental Blowing

Contractor shall provide dedicated removal of vegetative debris and sediment from the nature trail system. This is in addition to monitoring requirements listed in Section 4.10.3 and Section 4.1.2 e in this Scope. Contractor will use mechanical means (backpack or mechanical driven) to insure the trail system is clear and safe

for use by pedestrians or bike riders. Frequency is variable but can be altered at the request of the Property Manager.

4.11 Storm Water System Maintenance

4.11.1 The storm water inlet grates should be inspected during grass cutting/edging/blowing to ensure trash and debris are not blocking the flow of storm water. Any debris or trash should be removed immediately.

4.11.2 The pond slopes should be observed during the routine grass cutting for any signs of scour, erosion, or settlement. The outlet structures of the ponds shall be inspected monthly and after rainfall events in excess of one inch. Any trash or debris shall be removed and any deviation from the normal drain down of the ponds from normal levels after rainfall shall be reported to the Property Manager.

5. **UNSCHEDULED MAINTENANCE AND REPAIRS**

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Agreement. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

5.1 General

The Contractor shall be responsible for all repairs within the limits of work unless directed otherwise by the Property Manager. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and therefore shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Property Manager's opinion are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Property Manager's election, be made by the Contractor upon receipt of a Work Authorization from the Property Manager. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Property Manager a Work Authorization Form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Property Manager seven (7) calendar days in advance of the Contractor performing the Services.

The Property Manager shall return one executed copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Property Manager, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Property Manager and if requested by the Property Manager shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

5.2.1 Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the Property Manager as soon as possible. If the Property Manager elects to have the Contractor perform the repair, the Property Manager shall issue a Work Authorization to the Contractor to proceed with the repair.

5.2.2 Irrigation Repairs

- a. Time is of the essence. All breaks shall be repaired as quickly as possible based on severity, parts availability and underground utility locations as required. Lines shall be flushed thoroughly before installing new heads.
- b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.
- c. Above ground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Property Manager.
- d. Any damage on property due to wash outs created by irrigation breaks that went undetected due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Property Manager.
- e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Property Manager immediately. Execution and payment for these repairs is explained in Section 5.1.

5.3 Emergency Repairs

5.3.1 If the repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by either the Contractor, District Manager, Owner or Property Manager, upon receipt of authorization by the Property Manager, the Contractor shall proceed with providing all material, labor, and equipment on a time and material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence, the Property Manager shall back charge the Contractor for the repair.

5.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within three hours of notification from the Property Manager. If the emergency repairs are due to Contractor negligence, the Contractor shall provide these repairs at its own expense. If these repairs are beyond the Contractor's control within the Scope of Services, the Contractor shall provide the repairs and submit an invoice on a time and material basis.

- 5.3.3 Emergency repairs, as agreed by the Property Manager, are the only repairs that will not require a Work Authorization from the Property Manager.

5.4 Unscheduled Maintenance

The Contractor shall provide occasional unscheduled maintenance that is in Addition to the base Scope of Services. The Contractor shall receive a Work Authorization from the Property Manager and shall respond and complete the request within two weeks or a mutually agreeable time with the Property Manager. The Contractor's cost estimate to provide the work shall be approved by the Property Manager prior to commencement. The Contractor shall be available and willing to provide the following unscheduled maintenance services:

- Raise the height of irrigation heads.
- Provide landscape and irrigation materials, replacements, or repairs due to vandalism or acts of God.
- Provide, in late October of each year, over-seeding in undeveloped Bahia areas with Winter Rye. The Contractor shall provide seeding mix to the Property Manager for approval prior to application. Any reapplications required, in the Property Manager's opinion, due to poor germination or inconsistent coverage shall be provided at the Contractor's own expense.
- Provide site cleanup (litter removal, pressure washing, etc.)
- Provide selective weeding and pruning for existing wooded areas.
- Provide mowing of undeveloped areas
- Emergency cleanup after major weather events
- Dry detention pond bottoms shall be mowed to a maximum height of 6". Some bottoms will require soil turnover (disking) with tractor drawn equipment. Time and frequency to be determined by the Property Manager based on individual operating permits for said ponds.

6. ADMINISTRATION/MAINTENANCE/OPERATIONS PROGRAM

The Contractor shall develop policies and procedures and implement an Administration, Operation, and Maintenance Program. That program shall include, but not be limited to, the following:

6.1 General

- 6.1.1 This program shall be a comprehensive narrative and where applicable, graphic/diagrammatic explanation of policies and procedures, which shall govern the Contractor's Services provided under this Agreement as generally outlined in this Scope of Services. The program document shall contain key information relative to the major components described below.

The program document shall be presented in a three-ring binder using standard "8-1/2 x 11" pages, single-spaced for text, graphics, and/or diagrams, and with, if necessary, 11" x 17" pages for diagrams and/or graphics that fold out if necessary. The document shall include as a minimum, a table of contents, section dividers, numbered pages, issuance date on each page, and appendices as required. Each

copy shall be numbered and a log shall be kept by the Contractor of document holders (refer to Section 2.9.3, Data dispersal).

6.1.2 The program document shall be kept up-to-date at all times by the Contractor. Revisions to the document shall be indicated by footnote on the revised pages. Revisions shall be distributed by the Contractor to all document holders.

6.1.3 The Contractor shall prepare draft copies of the document for review and comment by the Property Manager within ten (10) calendar days of the notice to proceed with the Services. The Contractor shall anticipate at least two (2) more additional reviews by the Property Manager prior to issuance of the final document. All Property Manager Comments shall be incorporated into the document. The Contractor shall be responsible for preparing and submitting the following number of copies of the program document to the Property Manager.

- First draft Six (6) bound copies, one (1) unbound copy
- Second draft Six (6) bound copies, one (1) unbound copy
- Third draft Six (6) bound copies, one (1) unbound copy
- Final document Ten (10) bound copies, two (2) digital copies on CDs

6.2 Administration

6.2.1 The administrative section of the program document shall, at a minimum, address those functions, which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as, outlined below.

6.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.

6.2.3 Policies and procedures related to the Contractor's program for communications with the Southwood community relative to general maintenance operations, customer services, and irrigation user issues.

6.2.4 Policies and procedures related to the coordination and communications with developers, builders and others who are a part of the continuing development and construction of the Southwood community.

6.2.5 Personnel policies and procedures related to the Contractor's personnel performing services on the Southwood site.

6.3 Operations

6.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.

6.3.2 Organization charts for operations and customer service related functions. Include key personnel names, job titles, and phone numbers.

6.3.3 Policies and procedures related to emergency situations including 24-hour notification, emergency phone numbers, Contractor mobilization and response time (refer to Section 7.2, Emergency Response Program for further details), and so forth.

6.3.4 Policies and procedures related to the Contractor's safety program.

6.4 Maintenance

6.4.1 The maintenance section of the program document shall, at a minimum address those functions, which are the responsibility of the Contractor related to all maintenance matters generally described in the Scope of Services and as, outlined below.

6.4.2 Policies and procedures related to the irrigation system including an equipment guide list identifying each piece of operation equipment, using an appropriate numbering system, with a specific notation as to whether, in the event of an equipment failure, the unit must receive emergency corrective maintenance to maintain normal operation of the system.

The equipment identification shall specify as appropriate, the type of unit, make, model number, voltage, gpm, rpm, size, source for repair and/or spare parts, capacity, procurement source, purpose, and functions.

6.4.3 Policies and procedures related to maintenance requirements including the following:

- Maintenance requirement cards, identifying step-by-step procedures for equipment checks which the Contractor shall perform daily, weekly, monthly, quarterly, semiannually and annually for irrigation maintenance. The maintenance requirements shall be based on the vendor equipment manuals for the equipment, copies of which will be provided to the Contractor.
- A summary maintenance schedule based on and cross-referenced to the equipment guide list specifying the proposed schedule for daily, weekly, monthly, quarterly, semiannual and annual maintenance.
- An equipment history logbook for recording the results of each maintenance check and the historical condition of each piece of equipment.
- A flow chart and a written description of how the maintenance program will be used and implemented.

The Administration, Operation, and Maintenance Program shall be submitted by the Contractor for review and approval by the Property Manager's Program Manager. The Contractor shall modify the program as required by the Property Manager's Program Manager.

7.0 RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

7.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the Property Manager, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments - varies; as directed by Property Manager
- Irrigation adjustments - 24 hours
- Standard repairs - one week
- Emergency repairs - three hours
- Unscheduled maintenance request - as needed, as soon as four hours
- Plant material replacement - two weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Property Manager shall, at the Contractor's sole expense, provide the requested services.

7.2 Emergency Response Program

The Contractor shall develop, implement, and maintain an emergency response program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills
- Additionally, the ERP shall address the following:
 - Responsible parties to be notified
 - Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
 - Procedures for notifying the Property Manager, District Manager, the Southwood community, and other utility companies affected by the listed emergency
 - The contractor shall prepare, maintain, and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the Property Manager.

The ERP manual shall be included in the operations section of the Administrative/Maintenance/Operations program (refer to Section 6 for further details).

END OF SCOPE OF SERVICES

EXHIBIT B
PROPOSAL PRICING

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Robin Barber REPRESENTING All Pro Land Care of Tallahassee, Inc.
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: \$ 1,298,153.02
*(Please provide an average of
all five years of pricing)*

Annual Total, Year 1: \$ 1,222,565.28

Annual Total, Year 2: \$ 1,259,242.24

Annual Total, Year 3: \$ 1,297,019.51

Annual Total, Year 4: \$ 1,335,930.09

Annual Total, Year 5: \$ 1,376,008.00

II. Proposer Information

NAME OF PROPOSER: All Pro Land Care of Tallahassee, Inc.

ADDRESS: 2800 Mahan Dr.

PHONE: (850) 656-0208 FAX: (850) 656-1486

SIGNATURE: 

PRINTED NAME: Robin Barber

TITLE: President

DATE: 4/1/2025

Year 1 Unit Cost Worksheet

Only enter Price Per Unit amounts in the cells below:

Per Unit	Frequency	
Lawn Maintenance		
\$ 42.00 per acre	varies	Standard Maintenance Quantity (Ac)
\$ 85.00 per acre	varies	Full Maintenance Quantity (Ac)
Fertilization and Nutrients		
\$ 149.36 per acre	2	Turf - Full Maint. Areas Only
\$ 0.09 per sqft	2	Shrubs/Groundcover - Bed Areas
\$ 2.59 per tree	1	Trees
	36	Mulch - ** One (1) bale pine straw to cover 36 SqFt **
\$ 5.50 per bale	2	Shrubs/Groundcover - Bed Areas
	1	Mulched Beds
	2	Trees ** Average two and a half (2.5) bales per tree **
Pruning		
\$ 25.66 per 1000 sqft	6	Shrubs/Groundcover - Bed Areas
\$ 30.03 per tree	2	Trees
Weed Control (Pre-Emergent)		
\$ 263.25 per acre	2	Full Maintenance Acreage
\$ 7.69 per 1000 sqft	2	Shrubs/Groundcover - Bed Areas
Weed Control (Post-Emergent and Hand Weeding)		
\$ 53.10 per acre	6	Full Maintenance Acreage
\$ 53.10 per acre	26	Shrubs/Groundcover - Bed Areas
Integrated Pest Management - Scouting, Insect, Fungus & Ant Control		
\$ 42.49 per acre	4	Turf - Full Maint. Areas Only
Litter / Debris Control and Removal		
\$ 22.81 per acre/ month	12	Turf - Full and Standard
\$ 40.06 per hour	varies	Supplemental Freq. As Requested (Blowing)
\$ 30.90 per Dogi Pot/ month	12	Dogi Pots
Misc Mowing		
\$ 39.97 per acre	2	Turf - Pond Bottom
Irrigation		
\$ 0.69 per head/ month		Irrigation per head

	Annual	Monthly
Contracted Maintenance	\$ 1,164,365.16	\$ 97,030.43
New Maintenance Units	\$ -	\$ -
Contracted Irrigation	\$ 58,200.12	\$ 4,850.01
New Irrigation	\$ -	\$ -
Grand Total	\$ 1,222,565.28	\$ 101,880.44
		0
Total Contracted	\$ 1,222,565.28	\$ 101,880.44
Total New	\$ -	\$ -
Grand Total	\$ 1,222,565.28	\$ 101,880.44
Landscape - Contracted Units	\$	97,030.43
Landscape - New Units*	\$	-
Irrigation - Contracted Units	\$	4,850.01
Irrigation - New Units **	\$	-
Invoice Total:	\$	101,880.44

Details for new units Landscape:

	\$	-
Total New Landscape:	\$	-

Details for new units Irrigation:

	\$	-
	\$	-
	\$	-
	\$	-
Total New Irrigation:	\$	-

Total Additional New Units with Irrigation: \$ -

"Scope of Work" Section Number	Lawn Maintenance			Misc Mowing	Fertilization and Nutrients			Mulch			Pruning	Pre - Emergent	Post-Emergent & Hand Weeding	IPM	Litter / Debris Control and Removal		Contracted Units		New Units					
"Scope of Work" Section Number:																	Total Annual Cost (per unit)	Total Monthly Cost (per unit)	Total Annual Cost - New Unit (per unit)					
	Turf Full Maintenance	Supplemental Blowing	Turf Standard Maintenance	Turf - Pond Bottom Mowing	Turf - Full Maint. Areas Only	Shrubs/Groundcover - Bed Areas	Trees	Shrubs/Groundcover - Bed Areas	Mulched Beds	Mulch Bed Areas -Weed Control (non selective)	Trees	Shrubs/Groundcover - Bed Areas	Trees	Full Maintenance Acreage	Shrubs/Groundcover - Bed Areas	Full Maintenance Acreage	Shrubs/Groundcover - Bed Areas	Turf - Full Maintenance Only	Turf - Full and Standard Maintenance	Dog Pot Cleaning and Maintenance				
Location																								
Unit # 1	\$ 25,194.00	\$ 260.39	\$ 475.86	\$ -	\$ 3,405.41	\$ 1,540.44	\$ 1,419.32	\$ 2,614.94	\$ -	\$ -	\$ 15,070.00	\$ 1,317.59	\$ 32,912.88	\$ 6,002.10	\$ 131.62	\$ 3,632.04	\$ 271.24	\$ 1,937.54	\$ 3,402.34	\$ 2,224.80	\$ 101,812.52	\$ 8,484.38	\$ -	\$ -
Unit #1 - TC1 pond	\$ 3,248.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385.00	\$ -	\$ 840.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402.37	\$ -	\$ 4,876.91	\$ 406.41	\$ -	\$ -
Unit # 2	\$ 9,458.80	\$ -	\$ 87.78	\$ -	\$ 1,278.52	\$ 116.64	\$ 308.21	\$ 198.00	\$ 5,095.29	\$ 1,057.03	\$ 3,272.50	\$ 99.77	\$ 7,147.14	\$ 2,253.42	\$ 9.97	\$ 1,363.61	\$ 20.54	\$ 727.43	\$ 1,223.53	\$ 2,224.80	\$ 35,942.97	\$ 2,995.25	\$ -	\$ -
Unit # 3	\$ 5,900.70	\$ -	\$ 1,093.68	\$ -	\$ 797.58	\$ -	\$ 155.40	\$ -	\$ -	\$ -	\$ 1,650.00	\$ -	\$ 3,603.60	\$ 1,405.76	\$ -	\$ 850.66	\$ -	\$ 453.79	\$ 1,749.07	\$ -	\$ 17,660.24	\$ 1,471.69	\$ -	\$ -
Unit # 4	\$ 2,674.10	\$ -	\$ -	\$ -	\$ 361.45	\$ -	\$ 222.74	\$ -	\$ -	\$ -	\$ 2,365.00	\$ -	\$ 5,165.16	\$ 637.07	\$ -	\$ 385.51	\$ -	\$ 205.65	\$ 331.20	\$ 370.80	\$ 12,718.68	\$ 1,059.89	\$ -	\$ -
Unit # 5	\$ 13,436.80	\$ -	\$ 3,696.00	\$ -	\$ 1,816.22	\$ 1,066.68	\$ 1,170.68	\$ 1,810.72	\$ -	\$ -	\$ 12,430.00	\$ 912.37	\$ 27,147.12	\$ 3,201.12	\$ 91.14	\$ 1,937.09	\$ 187.82	\$ 1,033.36	\$ 3,853.98	\$ 370.80	\$ 74,161.89	\$ 6,180.16	\$ -	\$ -
Unit # 7	\$ 1,038.70	\$ -	\$ -	\$ -	\$ 140.40	\$ -	\$ 69.93	\$ -	\$ -	\$ -	\$ 742.50	\$ -	\$ 1,621.62	\$ 247.46	\$ -	\$ 149.74	\$ -	\$ 79.88	\$ 128.65	\$ -	\$ 4,218.88	\$ 351.57	\$ -	\$ -
Unit # 8	\$ 1,193.40	\$ -	\$ -	\$ -	\$ 161.31	\$ -	\$ 20.72	\$ -	\$ -	\$ -	\$ 220.00	\$ -	\$ 480.48	\$ 284.31	\$ -	\$ 172.04	\$ -	\$ 91.78	\$ 147.81	\$ -	\$ 2,771.85	\$ 230.99	\$ -	\$ -
Unit # 9	\$ 198.90	\$ -	\$ -	\$ -	\$ 26.88	\$ -	\$ 23.31	\$ -	\$ -	\$ -	\$ 247.50	\$ -	\$ 540.54	\$ 47.39	\$ -	\$ 28.67	\$ -	\$ 15.30	\$ 24.63	\$ -	\$ 1,153.13	\$ 96.09	\$ -	\$ -
Unit # 10	\$ 4,618.90	\$ 781.17	\$ 462.00	\$ -	\$ 624.32	\$ 3,631.68	\$ 41.44	\$ 6,164.89	\$ 1,355.60	\$ 281.22	\$ 440.00	\$ 3,106.30	\$ 960.96	\$ 1,100.39	\$ 310.31	\$ 665.87	\$ 639.46	\$ 355.22	\$ 845.79	\$ 1,112.40	\$ 27,497.92	\$ 2,291.49	\$ -	\$ -
Unit # 14	\$ 6,652.10	\$ -	\$ -	\$ -	\$ 899.15	\$ 2,021.40	\$ 98.42	\$ 3,431.39	\$ 2,159.36	\$ 447.97	\$ 1,045.00	\$ 1,728.97	\$ 2,282.28	\$ 1,584.77	\$ 172.72	\$ 958.99	\$ 355.93	\$ 511.58	\$ 823.90	\$ 1,112.40	\$ 26,286.31	\$ 2,190.53	\$ -	\$ -
Unit # 16	\$ 14,320.80	\$ -	\$ 1,362.90	\$ -	\$ 1,935.71	\$ -	\$ 220.15	\$ -	\$ 1,669.10	\$ 346.26	\$ 2,337.50	\$ -	\$ 5,105.10	\$ 3,411.72	\$ -	\$ 2,064.53	\$ -	\$ 1,101.34	\$ 2,581.18	\$ 1,112.40	\$ 37,568.68	\$ 3,130.72	\$ -	\$ -
Unit # 17	\$ 27,138.80	\$ -	\$ 2,217.60	\$ -	\$ 3,668.28	\$ 270.00	\$ 396.27	\$ 458.33	\$ -	\$ -	\$ 4,207.50	\$ 230.94	\$ 9,189.18	\$ 6,465.42	\$ 23.07	\$ 3,912.41	\$ 47.54	\$ 2,087.11	\$ 4,675.14	\$ 1,112.40	\$ 66,099.99	\$ 5,508.33	\$ -	\$ -
Unit #5, 17 Blairstone Median Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,166.40	\$ -	\$ 990.00	\$ -	\$ -	\$ -	\$ 498.83	\$ -	\$ -	\$ 49.83	\$ -	\$ 102.69	\$ -	\$ -	\$ -	\$ 2,807.75	\$ 233.98	\$ -	\$ -
Unit # 17 - Lake Verdura Common Area	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 684.30	\$ -	\$ 2,784.30	\$ 232.03	\$ -	\$ -
Unit # 18	\$ 4,862.00	\$ -	\$ 244.86	\$ -	\$ 657.18	\$ 1,601.28	\$ 59.57	\$ 2,718.22	\$ -	\$ -	\$ 632.50	\$ 1,369.63	\$ 1,381.38	\$ 1,158.30	\$ 136.82	\$ 700.92	\$ 281.95	\$ 373.91	\$ 747.26	\$ 370.80	\$ 17,296.58	\$ 1,441.38	\$ -	\$ -
Unit # 19	\$ 486.20	\$ -	\$ -	\$ -	\$ 65.72	\$ 302.04	\$ 25.90	\$ 512.72	\$ -	\$ -	\$ 275.00	\$ 258.34	\$ 600.60	\$ 115.83	\$ 25.81	\$ 70.09	\$ 53.18	\$ 37.39	\$ 60.22	\$ 370.80	\$ 3,259.85	\$ 271.65	\$ -	\$ -
Unit # 20	\$ 1,547.00	\$ -	\$ 1,030.26	\$ -	\$ 209.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368.55	\$ -	\$ 223.02	\$ -	\$ 118.97	\$ 802.00	\$ -	\$ 4,298.91	\$ 358.24	\$ -	\$ -
Unit # 21	\$ 5,746.00	\$ -	\$ 3,010.56	\$ -	\$ 776.67	\$ -	\$ 12.95	\$ -	\$ -	\$ -	\$ 137.50	\$ -	\$ 300.30	\$ 1,368.90	\$ -	\$ 828.36	\$ -	\$ 441.90	\$ 3,514.56	\$ 370.80	\$ 16,508.50	\$ 1,375.71	\$ -	\$ -
Unit # 23	\$ 8,972.60	\$ -	\$ 283.92	\$ -	\$ 1,212.80	\$ -	\$ 290.08	\$ 1,689.11	\$ -	\$ 1,777.82	\$ 3,080.00	\$ 141.85	\$ 6,726.72	\$ 2,137.59	\$ -	\$ 1,293.52	\$ 80.86	\$ 690.04	\$ 1,182.47	\$ 2,224.80	\$ 31,784.18	\$ 2,648.68	\$ -	\$ -
Unit # 25	\$ 1,591.20	\$ -	\$ 131.04	\$ -	\$ 215.08	\$ 769.68	\$ 101.01	\$ 1,306.56	\$ 1,127.50	\$ 233.90	\$ 1,072.50	\$ 658.33	\$ 2,342.34	\$ 379.08	\$ 65.76	\$ 229.39	\$ 135.52	\$ 122.37	\$ 229.92	\$ 1,112.40	\$ 11,823.60	\$ 985.30	\$ -	\$ -
Unit # 26	\$ 397.80	\$ -	\$ -	\$ -	\$ 53.77	\$ 1,308.42	\$ 62.16	\$ 2,221.08	\$ -	\$ -	\$ 660.00	\$ 1,119.14	\$ 1,441.44	\$ 94.77	\$ 111.80	\$ 57.35	\$ 230.39	\$ 30.59	\$ 49.27	\$ 1,112.40	\$ 8,950.37	\$ 745.86	\$ -	\$ -
Unit # 27	\$ 1,533.40	\$ -	\$ 391.02	\$ -	\$ 489.90	\$ -	\$ 347.06	\$ 8,645.39	\$ -	\$ -	\$ 3,685.00	\$ 4,356.14	\$ 8,048.04	\$ 863.46	\$ 435.16	\$ 522.50	\$ 896.76	\$ 278.73	\$ 812.95	\$ -	\$ 31,305.52	\$ 2,608.79	\$ -	\$ -
Unit # 29	\$ 8,000.20	\$ -	\$ 411.18	\$ -	\$ 1,081.37	\$ -	\$ 194.25	\$ -	\$ -	\$ -	\$ 2,062.50	\$ -	\$ 4,504.50	\$ 1,905.93	\$ -	\$ 1,153.33	\$ -	\$ 615.26	\$ 1,234.48	\$ 370.80	\$ 21,533.79	\$ 1,794.48	\$ -	\$ -
Unit # 29 - Orange Ave	\$ 1,309.00	\$ -	\$ -	\$ -	\$ 418.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 737.10	\$ -	\$ 446.04	\$ -	\$ 237.94	\$ 383.21	\$ -	\$ -	\$ 3,531.50	\$ 294.29	\$ -	\$ -
Unit # 30	\$ 928.20	\$ -	\$ -	\$ -	\$ 125.46	\$ 3,483.00	\$ 72.52	\$ 5,912.50	\$ -	\$ -	\$ 770.00	\$ 2,979.13	\$ 1,681.68	\$ 221.13	\$ 297.60	\$ 133.81	\$ 613.28	\$ 71.38	\$ 114.96	\$ 370.80	\$ 17,775.46	\$ 1,481.29	\$ -	\$ -
Unit # 31	\$ 14,939.60	\$ -	\$ 6,463.38	\$ -	\$ 2,019.35	\$ 3,515.40	\$ 401.45	\$ 5,967.50	\$ 216.18	\$ 44.85	\$ 4,262.50	\$ 3,006.84	\$ 9,309.30	\$ 3,559.14	\$ 300.37	\$ 2,153.74	\$ 618.99	\$ 1,148.93	\$ 5,679.69	\$ 741.60	\$ 64,348.80	\$ 5,362.40	\$ -	\$ -
Unit #31 Magnolia Park Natural Area	\$ -	\$ -	\$ 868.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 868.56	\$ 72.38	\$ -	\$ -
Unit #32	\$ 3,536.00	\$ -	\$ 207.90	\$ -	\$ 477.95	\$ 60.30	\$ 10.36	\$ 102.36	\$ -	\$ 115.05	\$ 110.00	\$ 51.58	\$ 240.24	\$ 842.40	\$ 5.15	\$ 509.76	\$ 0.82	\$ 271.94	\$ 561.13	\$ 741.60	\$ 7,844.53	\$ 653.71	\$ -	\$ -
Unit # 35	\$ 2,889.15	\$ -	\$ 63.00	\$ -	\$ 923.04	\$ 199.80	\$ 189.07	\$ 339.17	\$ -	\$ -	\$ 2,007.50	\$ 170.90	\$ 4,384.38	\$ 1,626.89	\$ 17.07	\$ 984.47	\$ 35.18	\$ 525.18	\$ 982.65	\$ -	\$ 15,337.45	\$ 1,278.12	\$ -	\$ -
Unit # 36	\$ 486.20	\$ -	\$ 392.70	\$ -	\$ 65.72	\$ -	\$ 51.80	\$ -	\$ -	\$ -	\$ 550.00	\$ -	\$ 1,201.20	\$ 115.83	\$ -	\$ 70.09	\$ -	\$ 37.39	\$ 292.88	\$ -	\$ 3,263.81	\$ 271.98	\$ -	\$ -
Unit # 37	\$ 2,961.40	\$ 260.39	\$ -	\$ -	\$ 400.28	\$ 1,872.00	\$ 194.25	\$ 3,177.78	\$ -	\$ -	\$ 2,062.50	\$ 1,601.18	\$ 4,504.50	\$ 705.51	\$ 159.95	\$ 426.92	\$ 329.62	\$ 227.75	\$ 366.78	\$ 370.80	\$ 19,621.62	\$ 1,635.14	\$ -	\$ -
LSF-7 (Pond & Swale included)	\$ 486.20	\$ -	\$ 166.32	\$ -	\$ 65.72	\$ 4,754.16	\$ 80.29	\$ 8,070.33	\$ -	\$ -	\$ 852.50	\$ 4,066.39	\$ 1,861.86	\$ 115.83	\$ 406.22	\$ 70.09	\$ 837.11	\$ 37.39	\$ 158.76	\$ -	\$ 22,029.17	\$ 1,835.76	\$ -	\$ -
LSF-7 Natural Area along Spiderlilly & Biltmore	\$ -	\$ -	\$ 231.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231.00	\$ 19.25	\$ -	\$ -
Maple Ridge - LSF-3	\$ 5,149.30	\$ 440.66	\$ 3,548.16	\$ -	\$ 696.02	\$ -	\$ 163.17	\$ -	\$ 91.67	\$ 19.02	\$ 1,732.50	\$ -	\$ 3,783.78	\$ 1,226.75	\$ -	\$ 742.34	\$ -	\$ 396.01	\$ 2,739.94	\$ 1,854.00	\$ 22,583.30	\$ 1,881.94	\$ -	\$ -
LDR-5 Ph 1, 2 & 3	\$ 6,395.40	\$ 330.50	\$ 73.08	\$ -	\$ -	\$ -	\$ -	\$ 575.36	\$ 636.47	\$ 55.86	\$ 632.50	\$ 193.27	\$ 1,381.38	\$ -	\$ 318.57	\$ -	\$ 50.50	\$ -	\$ -	\$ 1,112.40	\$ 11,755.29	\$ 979.61	\$ -	\$ -
Schoolhouse rd & Biltmore ext	\$ 2,806.70	\$ -	\$ 790.02	\$ -	\$ 379.37	\$ 174.96	\$ 259.00	\$ 297.00	\$ -	\$ -	\$ 2,750.00	\$ 149.65	\$ 6,006.00	\$ 668.66	\$ 14.95	\$ 404.62	\$ 30.81	\$ 215.85	\$ 815.69	\$ -	\$ 15,763.27	\$ 1,313.61	\$ -	\$ -
Central Park Only - no Bermuda	\$ 28,089.10	\$ -	\$ 18,522.00	\$ -	\$ 3,796.73	\$ 919.08	\$ 132.09	\$ 1,560.17	\$ -	\$ -	\$ 1,402.50	\$ 786.12	\$ 3,063.06	\$ 6,691.82	\$ 78.53	\$ 4,049.41	\$ 161.83	\$ 2,160.19	\$ 9,227.10	\$ 1,112.40	\$ 81,752.12	\$ 6,812.68	\$ -	\$ -
Central Park - Non-Conservation area	\$ -	\$ 781.17	\$ 24,526.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,147.75	\$ -	\$ 31,455.24	\$ 2,621.27	\$ -	\$ -
Central Park - Bermuda ONLY	\$ 18,541.90	\$ -	\$ -	\$ -	\$ 2,506.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,417.34	\$ -	\$ 2,673.05	\$ -	\$ 1,425.96	\$ 2,296.51	\$ -	\$ -	\$ 31,861.03	\$ 2,655.09	\$ -	\$ -
Central Park- Memorial Walk Trees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51.80	\$ -	\$ -	\$ -	\$ 550.00	\$ -	\$ 1,201.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803.00	\$ 150.25	\$ -	\$ -
Non-Unit	\$ 10,320.70	\$ -	\$ 2,249.94	\$ -	\$ 1,395.02	\$ 4,020.30	\$ 688.94	\$ 6,824.58	\$ 169.13	\$ 35.09	\$ 7,315.00	\$ 3,438.70	\$ 15,975.96	\$ 2,458.76	\$ 343.51	\$ 1,487.86	\$ 707.89	\$ 793.71	\$ 2,611.29	\$ -	\$ 60,836.37	\$ 5,069.70	\$ -	\$ -
Unit #8 - Dog Park	\$ 1,745.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216.24	\$ 1,112.40	\$ 3,074.54	\$ 256.21	\$ -	\$ -
New Dogi - Pots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Artemis Way (Non-Unit)	\$ 2,431.00	\$ -	\$ -	\$ -	\$ 328.59	\$ -	\$ 181.30	\$ -	\$ -	\$ -	\$ 1,925.00	\$ -	\$ 4,204.20	\$ 579.15	\$ -	\$ 350.46	\$ -	\$ 186.96	\$ 301.09	\$ -	\$ 10,487.75	\$ 873.98	\$ -	\$ -
Mossy Creek Trail	\$ 346.80	\$ 1,201.80	\$ 716.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.33	\$ -	\$ 2,782.03	\$ 231.84	\$ -	\$ -
FL040 Pond - Mossy Creek	\$ -	\$ -	\$ 1,191.96	\$ -	\$ -	\$ 16,458.48	\$ 11																	

[illegible]

**COMPOSITE EXHIBIT C
FORMS**

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
WEEKLY WORK JOURNAL

(this form, or a similar form, must be filled out at the end of each weekly visit and turned in to the District Representative)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

**THE INVOICE FOR THIS WORK MUST MATCH
THE DESCRIPTION OF THIS SERVICE REQUEST**

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR TREATMENT: _____

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

**THE INVOICE FOR THIS WORK MUST MATCH
THE DESCRIPTION OF THIS SERVICE REQUEST**

WORK AUTHORIZATION NO. __

THIS WORK AUTHORIZATION ("**Work Authorization**") is presented according to the requirements of that certain Landscape & Irrigation Maintenance Services Agreement ("**Agreement**"), and is made and entered into this ____ day of _____, 20__, by and between:

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Leon County, Florida, and having offices at 3196 Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311 ("**District**"); and

ALL PRO LAND CARE OF TALLAHASSEE, INC., a Florida corporation, whose address is 2800 Mahan Drive, Tallahassee, Florida 32308 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement, any exhibits and amendments thereto, and any work authorizations authorized pursuant thereto, the Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference ("**Services**"). The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

**CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary/Secretary

By: _____
Its: Chairman, Board of Supervisors

Print Name

ALL PRO LAND CARE OF TALLAHASSEE, INC.

Witness

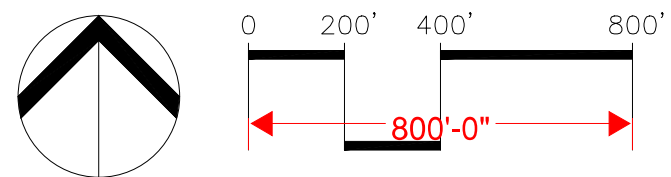
By: _____
Its: _____

**EXHIBIT D
MAINTENANCE MAP**

Tallahassee, Florida
SOUTHWOOD
LANDSCAPE MAINTENANCE
MASTER PLAN
November 2023

CAPITAL REGION
COMMUNITY
DEVELOPMENT
DISTRICT

Updated by All Pro - 12-1-23



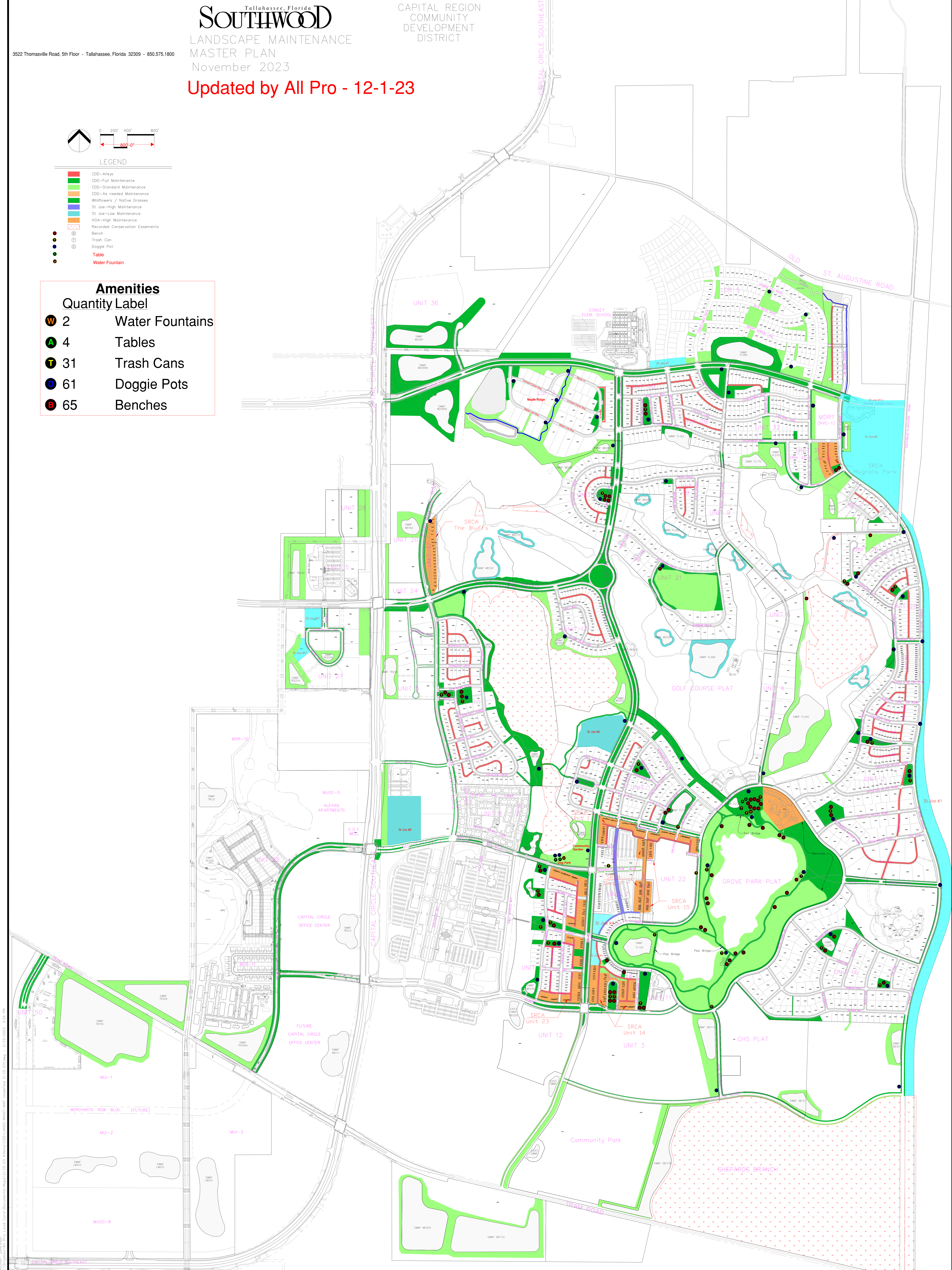
LEGEND

- CDD-Alleys
- CDD-Full Maintenance
- CDD-Standard Maintenance
- CDD-As needed Maintenance
- Wildflowers / Native Grasses
- St Joe-High Maintenance
- St Joe-Low Maintenance
- HDA-High Maintenance
- Recorded Conservation Easements
- Bench
- Trash Can
- Doggie Pot
- Table
- Water Fountain

Amenities

Quantity Label

- W** 2 Water Fountains
- A** 4 Tables
- T** 31 Trash Cans
- D** 61 Doggie Pots
- B** 65 Benches



SIXTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

June 19, 2025

Board of Supervisors
Capital Region Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Capital Region Community Development District, Leon County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Capital Region Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:

**GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,900, \$5,000, \$5,100 and \$5,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Capital Region Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Capital Region Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SEVENTH ORDER OF BUSINESS

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into as of December 12, 2024, (**“Effective Date”**) by and between **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, whose address is 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (**“Licensor”**) and **FLORIDA STATE UNIVERSITY BOARD OF TRUSTEES for and on behalf of the FLORIDA STATE UNIVERSITY**, a public body corporate whose principal address is 3012 Westcott North Annex, Tallahassee, Florida 32306-1330 (**“Licensee”**).

WITNESSETH:

In consideration of the mutual undertakings of the parties set forth in this Agreement and of other valuable considerations, the receipt and sufficiency of which the parties hereby acknowledge, the parties hereby agree as follows:

WHEREAS, Licensor owns that certain property identified as Leon County Property Appraiser Parcel Number 3115300001 located on Dunbar Lane, Tallahassee, Florida, as further described and generally depicted in **EXHIBIT A** attached hereto and incorporated herein (**“License Area”**), which License Area is subject to that certain Environmentally Sensitive Area Conservation Easement with Management Plan Southwood Unit 21 dated September 21, 2006, as recorded in Official Record Book 3601, Page 1712, in the Official Records of Leon County, Florida (**“Conservation Easement”**), held by the City of Tallahassee (**“City”**); and

WHEREAS, Licensee desires to enter upon the License Area for the purpose of student research and training consisting of conducting a survey using non-invasive ground-penetrating radar, magnetometer, and a UAV carrying a LiDAR payload (**“Activities”**) within the License Area; and

WHEREAS, Licensor is willing to grant Licensee a temporary, non-exclusive license for the purpose of accessing the License Area (**“License”**) in order to conduct the Activities subject to the terms and conditions provided herein; and

WHEREAS, pursuant to the Conservation Easement, the City approved the Activities as authorized under the Conservation Easement; and

WHEREAS, Licensee acknowledges and appreciates the risks of coming on the License Area, and acknowledges and agrees that Licensee and all persons under Licensee’s direction and control, as well as any other person on the License Area because of Licensee and/or at Licensee’s invitation (collectively, the **“Invitees”**) shall at all times exercise due care for their own personal safety and the safety on the License Area and shall fully indemnify Licensor for any damages which may occur on the License Area and/or are or will be associated with Licensee’s entry on the License Area.

NOW, THEREFORE, in consideration of the granting of such License, revocable at the pleasure of Licensor, Licensee agrees:

1. **Incorporation of Recitals.** Each of the above recitals is true and correct and stated herein again in their entirety.

2. **Grant of License.** Subject to the terms and conditions provided herein, Licensor hereby grants a temporary, non-exclusive License to Licensee and its Invitees to enter the License Area for the sole purpose of conducting the Activities. Licensee may not conduct any activity within the License Area other than the Activities without the prior written consent of Licensor. Licensee further agrees and acknowledges as follows: (i) the Licensor makes no representations or warranties that the License Area is suitable for the Activities; and (ii) the License Area is subject to the Conservation Easement, Licensee has read and

reviewed the Conservation Easements, and the Activities conducted pursuant to the License granted herein shall comply with the Conservation Easement.

3. **Term and Termination.** The term of the License shall commence on the Effective Date, and shall terminate on August 31, 2025 (“**Term**”), unless extended or sooner terminated by Licensor, subject to the use restrictions set forth in Section 4 below. Licensee understands and agrees that Licensor may terminate this Agreement at any time and for no reason at all.

4. **Release and Indemnity.** As further consideration for the License granted hereunder, Licensee hereby agrees:

A. to the limits set forth in Section 768.28, Florida Statutes, and to the extent permitted by law and without waiving any defense arising thereunder, to assume all risks involved and to be fully responsible for the safety of Licensee, and Invitees and, and hereby releases, saves and discharges Licensor, its successors and assigns, from any and all claims and demands of whatever nature, whether for personal injury or death of Licensee or Invitees, or loss of, or damage to personal property, and hereby assume further full responsibility for any accident, death, dismemberment, temporary or permanent disability resulting to Licensee and any Invitees as a direct result of the License granted herein; and

B. to the limits set forth in Section 768.28, Florida Statutes, and to the extent permitted by law and without waiving any defense arising thereunder, to indemnify and hold harmless Licensor, its successors or assigns from any liability, costs and expenses, including attorney’s fees, on account of injury to or death of any person or persons whomsoever, including Licensee, Invitees, employees, agents or representatives of the parties hereto or third persons, or for any loss or damage to property or violations of the Conservation Easement arising from the acts or omissions of Licensee and its Invitees in connection with the permitted Activities, the use or occupancy of the License Area, or from ingress or egress from the License Area.

C. that Licensor will look solely to Licensee’s indemnification set forth herein this Section 4 in connection with Licensee and its Invitees entry upon and including any activity on the License Area.

D. that neither Licensee nor its Invitees shall record a Notice of Commencement on the License Area and that Licensee shall pay for all services in connection with the Activities and pay or bond off any liens recorded against the License Area by Invitees within fifteen (15) days of recording of said liens.

E. Licensee shall conduct the Activities at all times pursuant to all applicable federal, state, and local laws and regulations, and conservation easement. Licensor makes no representation or warranties that the Activities, as proposed, comply with applicable laws.

F. that Licensee shall not perform any invasive testing on the License Area.

G. that Licensee will not install any improvements upon the License Area.

H. that Licensee will not disturb any gravesites located on or within the License Area.

I. that Licensee shall not allow any third party contractors to access the License Area without the written consent of the Licensor.

Both parties agree and it is hereby understood that Licensee, as an educational institution and a public body corporate of the state of Florida is governed by Section 768.28, Florida Statutes, regarding any claims for personal injury or property damage, and, as such, is only liable or responsible as provided

therein. Licensee's indemnity obligation hereunder is limited to and shall not exceed the amounts set forth in Section 768.28, Florida Statutes, when totaled together inclusive of attorney's fees and costs. Licensee's obligation to indemnify Licensors shall not apply to the extent any loss, cost, liability, or expense arises, in whole or in part, out of the negligent acts or omissions of Licensors, its employees, or agents. This recognition by the parties is intended to be consistent with the State's limited waiver of sovereign immunity pursuant to Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims, and the opinions of the Florida courts and Florida Attorney General, and nothing herein shall be construed as a waiver of sovereign immunity, a waiver of any right or defense that Licensee may have against any claim that might be brought under this provision or pursuant to the terms and conditions of this agreement, or extend liability beyond the provisions established in Section 768.28, Florida Statutes. The provisions of this section shall survive termination of this Agreement.

5. **Condition of the License Area.** Licensee accepts the License Area in its AS IS condition with all faults. Licensee acknowledges that the Licensors has conducted no investigation of the License Area and Licensee's use and occupancy of the License Area for the Activities pursuant to the License shall be at the Licensee's sole and absolute risk.

6. **Sharing of Information.** For so long as Licensors owns the License Area, any information or knowledge acquired by Licensee or its Invitees from the Activities or otherwise gained as a direct or indirect result of this License shall, upon written request by Licensee, be provided and shared with Licensee.

7. **No Waste.** Licensee agrees that no act shall be permitted and nothing shall be kept in or about said License Area that will increase the risk of any hazard, fire or catastrophe, and no waste shall be permitted or committed upon or any damage done to said License Area, including but not limited to Licensee shall in no way take any action or fail to take necessary action to ensure no adverse effect of to the merchantability of timber on Licensors's property. Licensee shall not permit the License Area to be used or occupied in any manner which violates any laws or regulations of any governmental agency.

8. **Waiver.** No failure of Licensors to enforce any term hereof shall be deemed a waiver of said term. The rights and remedies of Licensors as contained in this License and as permitted by law or equity shall be cumulative.

9. **Assignment.** Licensee may not assign this License in whole or in part, without the prior written approval of Licensors, which said approval may be withheld at Licensors's absolute discretion.

10. **Recording.** This License shall not be recorded in the public records.

11. **Insurance.** The parties agree that Licensee is an agency of the State of Florida and is provided General Liability Coverage per Chapter 284, Part II, Section 284.31, *Florida Statutes*, through State Risk Management and self-insurance programs(s) pursuant to Florida law, and subject to the limitations and partial waiver of sovereign immunity set forth in section 768.28, *Florida Statutes*. However, as a public entity, Licensee cannot name another party as an additional insured.

12. **Sovereign Immunity.** Nothing herein shall be construed as a waiver of the Licensors's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes* or other statute, and nothing in this License shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. **Public Records.** Licensee understands and agrees that all documents of any kind provided

to the Licensor in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the Licensor's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, Licensee shall permit such records to be inspected and copied by any person desiring to do so. Failure of Licensee to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

IN WITNESS WHEREOF, Licensor and Licensee have executed this Agreement as of the Effective Date set forth above.

LICENSOR:

CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT

Signed by:
By: Corbin deNagy
9C8879D789D84CC...
Name: Corbin deNagy
Its: Assistant Secretary

LICENSEE:

FLORIDA STATE UNIVERSITY
BOARD OF TRUSTEES, for and on behalf of the
FLORIDA STATE UNIVERSITY, a public body
corporate

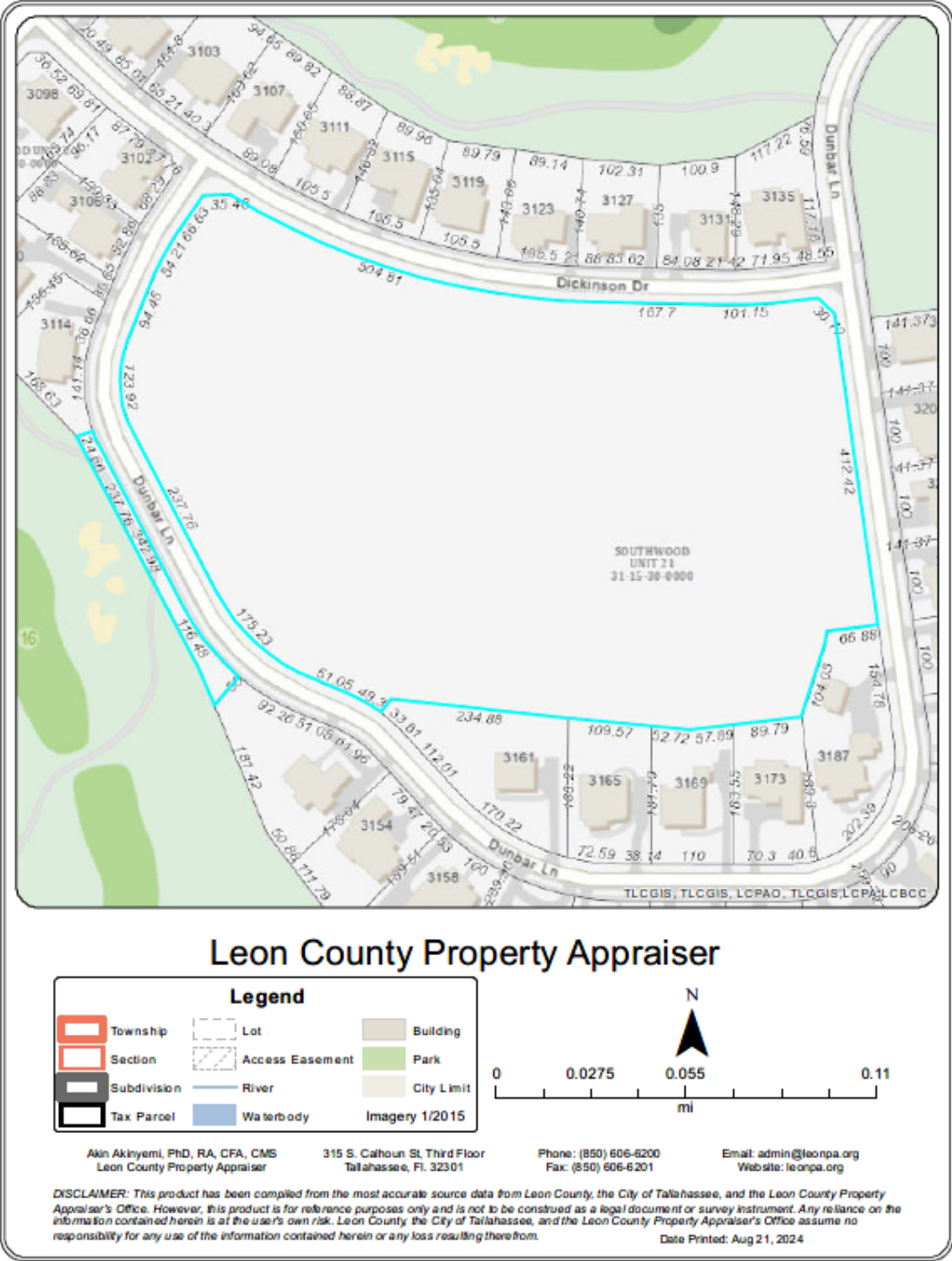
DocuSigned by:
By: Kerry Peluso -on behalf of
C6A3DD2694E1444...
Name: Stacey Patterson, Ph.D.
Its: Vice President for Research

Read and Understood for FSU:

DocuSigned by:
By: Jayur Melita
A74EC57F76A6491...
Name: Jayur Mehta
Its: Assoc Professor

EXHIBIT A
The License Area

COMMON AREA NO. 1, COMMON AREA NO. 1, AND THAT OPEN SPACE TRACT SUBJECT TO CONSERVATION EASEMENT ORB 3601, PAGE 1712, SOUTHWOOD UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 41 – 44, INCLUSIVE, OF THE PUBLIC REOCRDS OF LEON COUNTY, FLORIDA ON DECEMBER 15, 2006, AS FURTHER DEPICTED BELOW:



EIGHTH ORDER OF BUSINESS

A.



Longview Land Clearing LLC sent you an estimate

Forestry mulching nature path off 4 oaks. We will create a meandering trail starting at current chained area to storm water pond.

Path will be 8-10 feet wide and will meander around the lake and high areas in natural area. We will underbrush/ open up under two large live oaks we found. We will also open up 2 view shed areas around pond that we found.

Total: \$1,575

We look forward to working with you.

Customer

Corbin Denagy
cdenagy@gmsnf.com

Estimate #000119

June 25, 2025

Hide full details ^

Nature path clearing

Mulching	\$1,575.00
Subtotal	\$1,575.00
Total	\$1,575.00

Longview Land Clearing LLC
longviewlandclearing@gmail.com
+1 (850) 545-2519

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[Square Privacy Policy](#) | [Security](#) | [Cookie preferences](#)



Text us

B.



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

Estimate

Date	Estimate #
6/20/2025	160599-LS

Office: 850-656-0208 Fax: 850-656-0191

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



		Project	
		Four Oaks & Merchants Row Intersection	
Description	Qty	Rate	Total
REV 5 - Four Oaks & Merchants Row Intersection - Design & Install one row of shrubs on both sides of the N & S bound medians at the intersection of Four Oaks Blvd. & Merchants Row. All work to include removing existing sod in medians, install approx. 8 yds bedding mix, adjust irrigation heads, install plant material & pine straw			
Includes purchase & delivery of (260) 3gal Indica Formosa Azalea 'Lavender'	1	2,470.00	2,470.00
Approx. 8yds Bedding Mix	1	900.00	900.00
Tiller (small)	1	115.00	115.00
Cat Loader	1	500.00	500.00
Sod cutter	1	125.00	125.00
Pine Straw	40	7.50	300.00
Includes Materials & Labor to adjust irrigation	1	800.00	800.00
Includes Materials & Labor to remove existing sod & install bedding mix	1	1,120.00	1,120.00
Includes Labor to install plant material	1	3,500.00	3,500.00
*Note: This is a not to exceed estimate.			
All work will be completed upon written orders only. Any alteration or deviation from specifications involving extra cost will be executed upon written orders only and will become an extra charge over and above this proposal. Proposal pricing is subject to change based on material and inflation rates. Fuel surcharges may apply.		Total	\$9,830.00
Authorizing Signature _____		Date _____	

C.

Capital Region
Community Development District

Approved Proposed Budget
FY 2026



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15	<u>Assessment Schedule</u>

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 1,723,304	\$ 1,726,427	\$ -	\$ 1,726,427	\$ 1,825,113
Special Assessments - Direct St Joe	287,354	215,210	71,737	286,947	304,330
Interest Income	30,000	31,175	15,750	46,925	25,000
Miscellaneous Revenue	-	-	-	-	2,000

TOTAL REVENUES	\$ 2,040,658	\$ 1,972,812	\$ 87,487	\$ 2,060,299	\$ 2,156,443
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EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 4,000	\$ 8,400	\$ 12,000
FICA Taxes	918	337	306	643	918
Engineering	15,000	7,974	7,026	15,000	15,000
Attorney	37,000	21,448	15,552	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	1,800	-	1,800	1,800
Dissemination Agent	8,507	5,671	2,835	8,507	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	57,902	38,601	19,301	57,902	60,352
Information Technology	3,176	2,117	1,058	3,176	3,367
Website Maintenance	1,361	907	454	1,361	1,443
Record Storage	150	-	50	50	-
Telephone	300	-	100	100	-
Travel & Per Diem	2,000	136	667	803	-
Postage & Delivery	1,000	651	349	1,000	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,953
Printing & Binding	2,000	185	200	385	200
Legal Advertising	3,500	955	2,545	3,500	3,500
Other Current Charges	1,987	1,433	662	2,095	2,500
Office Supplies	50	42	17	59	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 195,139	\$ 131,419	\$ 55,121	\$ 186,541	\$ 195,134
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ 14,050	\$ 15,174
Management Fees	157,557	105,038	52,519	157,557	157,557
Utilities-Electric/Water	60,000	35,236	24,764	60,000	60,000
Landscape Maintenance - Contract	1,038,980	692,523	346,262	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	1,583	3,917	5,500	5,500
Pond Maintenance - Contract	11,172	4,520	2,392	6,912	13,512
Pond Repairs - Current Units	50,000	40,187	9,813	50,000	50,000
Irrigation Maintenance - Contract	51,621	34,414	17,208	51,622	58,200
Irrigation Maintenance - New Units	500	2	498	500	500
Irrigation Repairs - Current Units	45,000	29,598	15,402	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	-	1,377	-

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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Operations & Maintenance (continued)

Preserve Maintenance	40,000	14,719	25,281	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	45,382	-	45,382	38,000
Alleyway Maintenance	10,000	674	9,326	10,000	10,000
Miscellaneous Maintenance	7,500	5,991	1,509	7,500	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	9,459	53,127	62,586	50,000
Capital Expenditures	25,000	29,244	500	29,744	25,000
Common Area Maintenance	12,000	25,710	12,855	38,564	23,000
Enhancement/Beautification	20,000	17,968	2,032	20,000	20,000

TOTAL FIELD EXPENDITURES	\$ 1,677,019	\$ 1,127,853	\$ 577,405	\$ 1,705,258	\$ 1,812,608
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TOTAL EXPENDITURES	\$ 1,872,158	\$ 1,259,272	\$ 632,526	\$ 1,891,799	\$ 2,007,743
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Other Sources/(Uses)

Reserve for Capital - R&R	\$ (168,500)	\$ (168,500)	\$ -	\$ (168,500)	\$ (148,700)
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TOTAL OTHER SOURCES/(USES)	\$(168,500)	\$(168,500)	\$-	\$(168,500)	\$(148,700)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 545,040	\$ (545,040)	\$ -	\$ -
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Gross Assessments	\$ 1,962,487
Less: Discounts & Collections 7%	137,374
Net Assessments	\$ 1,825,113

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	\$ 481,831.26	\$ 262.91	\$ 276.12	\$ 13.21
Townhomes	298	79,181.58	252.99	265.71	12.72
Single Family 30s	53	15,424.06	277.09	291.02	13.93
Single Family 40s	250	77,499.23	295.16	310.00	14.84
Single Family 55s	371	139,650.28	358.40	376.42	18.01
Single Family 65s	382	177,626.05	442.74	464.99	22.25
Single Family 75s	209	111,064.40	505.98	531.41	25.43
Single Family 85s	111	64,196.80	550.67	578.35	27.68
Single Family 90s	26	16,996.76	622.44	653.72	31.29
Single Family 100s	205	136,177.54	632.49	664.28	31.79
1/2 Ac	160	127,542.62	758.99	797.14	38.15
1Ac	40	41,628.32	990.90	1,040.71	49.81
ACLF	101	14,084.18	132.77	139.45	6.67
Blended Commercial	143.52	445,013.81	2,952.32	3,100.71	148.39
Golf Club	1	17,027.26	16,212.38	17,027.26	814.88
Catholic School	1	16,333.63	-	16,333.63	16,333.63
Southwood House	0.39	1,209.28	2,952.32	3,100.71	148.39
TOTAL ON ROLL	4096.91	\$ 1,962,487			

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.

Miscellaneous Revenue

Estimated donation revenue from the District's Memorial Tree & Bench Program. These donations help offset the cost of installing memorial trees or benches.

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)
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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, 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	\$342	\$4,104
Pond Maintenance - Contract	The Lake Doctor	Water Quality	\$250	\$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	\$732	\$2,928
Pond Maintenance - Contract		Contingency	\$290	\$3,480
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
Total			\$111,911	\$1,337,077

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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest	\$ 20,000	\$ 16,611	\$ 9,575	\$ 26,186	\$ 20,300
Designated Reserves	387,434	549,219	-	549,219	583,259
TOTAL REVENUES	\$ 407,434	\$ 565,830	\$ 9,575	\$ 575,405	\$ 603,559
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 170,507
Playground System	-	160,046	-	160,046	-
Other Charges	600	431	169	600	600
TOTAL EXPENDITURES	\$ 600	\$ 160,477	\$ 169	\$ 160,646	\$ 171,107
<u>Other Sources/(Uses)</u>					
Reserve for Capital - R&R	\$ 168,500	\$ 168,500	\$ -	\$ 168,500	\$ 148,700
TOTAL OTHER SOURCES/(USES)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500	\$ 148,700
EXCESS REVENUES (EXPENDITURES)	\$ 575,334	\$ 573,853	\$ 9,406	\$ 583,259	\$ 581,152

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 755,949	\$ 760,280	\$ -	\$ 760,280	\$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	11,927	4,073	16,000	8,000
Carry Forward Surplus	139,465	143,149	-	143,149	150,302
TOTAL REVENUES	\$ 915,414	\$ 950,818	\$ 4,073	\$ 954,891	\$ 914,251

EXPENDITURES:

Interest - 11/1	\$ 139,519	\$ 139,519	\$ -	\$ 139,519	\$ 125,619
Interest - 5/1	139,519	139,519	-	139,519	125,619
Principal - 5/1	485,000	485,000	-	485,000	510,000
Special Call - 5/1	-	40,000	-	40,000	-
Cost of Issuance	-	551	-	551	-

TOTAL EXPENDITURES	\$ 764,038	\$ 804,589	\$ -	\$ 804,589	\$ 761,238
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TOTAL EXPENDITURES	\$ 764,038	\$ 804,589	\$ -	\$ 804,589	\$ 761,238
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EXCESS REVENUES (EXPENDITURES)	\$ 151,376	\$ 146,230	\$ 4,073	\$ 150,302	\$ 153,014
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Interest Due 11/1/26 \$ 110,956

Gross Assessments \$ 812,848.54
Less: Discounts & Collections 7% 56,899.40
Net Assessments \$ 755,949.14

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Apartments	654	\$ 306.34	\$ 200,346.36	\$ 186,322.11
Townhomes	82	279.26	22,899.32	21,296.37
Single Family 40s	153	326.45	49,946.85	46,450.57
Single Family 55s	107	396.08	42,380.56	39,413.92
Single Family 65s	127	488.91	62,091.57	57,745.16
Single Family 75s	56	559.30	31,320.80	29,128.34
Single Family 85s	77	605.72	46,640.44	43,375.61
Single Family 100s	40	698.55	27,942.00	25,986.06
1/2 Acre	73	838.57	61,215.61	56,930.52
1 Acre	3	1,094.64	3,283.92	3,054.05
Blended Commercial	28.970	1,779.79	51,560.52	47,951.28
Blended Commercial	58.464	3,249.41	189,973.51	176,675.36
Blended Commercial	2.120	3,249.08	6,888.05	6,405.89
Blended Commercial	1.415	3,249.05	4,597.41	4,275.59
Blended Commercial	3.620	3,249.07	11,761.63	10,938.32
TOTAL ON ROLL	1466.589		\$ 812,849	\$ 755,949

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%	525,000	139,400	-
11/01/25	4,280,000	5.250%	-	125,619	790,019
05/01/26	4,280,000	5.750%	510,000	125,619	
11/01/26	3,770,000	5.750%	-	110,956	746,575
05/01/27	3,770,000	5.750%	540,000	110,956	
11/01/27	3,230,000	5.750%	-	95,431	746,388
05/01/28	3,230,000	5.750%	570,000	95,431	
11/01/28	2,660,000	5.750%	-	79,044	744,475
05/01/29	2,660,000	5.750%	605,000	79,044	
11/01/29	2,055,000	6.000%	-	61,650	745,694
05/01/30	2,055,000	6.000%	645,000	61,650	
11/01/30	1,410,000	6.000%	-	42,300	748,950
05/01/31	1,410,000	6.000%	685,000	42,300	
11/01/31	725,000	6.000%	-	21,750	749,050
05/01/32	725,000	6.000%	725,000	21,750	746,750
TOTAL			\$ 9,855,000	\$ 5,834,224	\$ 15,689,224

Capital Region

Community Development District

Approved Proposed Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 565,965	\$ 476,310	\$ -	\$ 476,310	\$ 474,227
Special Assessments-Direct St Joe	740,129	517,280	221,692	738,972	728,042
Special Assessments-Prepayments	-	109,126	-	109,126	-
Interest Earnings	15,000	31,319	8,681	40,000	20,000
Carry Forward Surplus ⁽¹⁾	404,597	482,781	-	482,781	456,158
TOTAL REVENUES	\$ 1,725,691	\$ 1,616,816	\$ 230,373	\$ 1,847,189	\$ 1,678,427

EXPENDITURES:

Interest - 11/1	\$ 341,878	\$ 318,638	\$ -	\$ 318,638	\$ 300,816
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	317,394	-	317,394	300,816
Principal - 5/1	630,000	580,000	-	580,000	605,000
Special Call - 5/1	-	125,000	-	125,000	-

TOTAL EXPENDITURES	\$ 1,313,756	\$ 1,391,031	\$ -	\$ 1,391,031	\$ 1,206,631
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TOTAL EXPENDITURES	\$ 1,313,756	\$ 1,391,031	\$ -	\$ 1,391,031	\$ 1,206,631
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EXCESS REVENUES (EXPENDITURES)	\$ 411,934	\$ 225,785	\$ 230,373	\$ 456,158	\$ 471,796
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 286,825

Gross Assessments	\$ 509,921.95
Less: Discounts & Collections 7%	35,694.54
Net Assessments	<u>\$ 474,227.41</u>

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	586	\$ 326.50	\$ 191,329.00	\$ 177,935.97
ACLF	101	156.69	15,825.69	14,717.89
Townhomes	0	297.62	-	-
Single Family 40s	69	346.64	23,918.16	22,243.89
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
TOTAL ON ROLL	1255.75		\$ 509,922	\$ 474,227
DEVELOPABLE ACRES	423.63	\$ 1,719	\$ 782,841	\$ 728,042

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%	705,000	317,119	
11/01/25	11,925,000		-	300,816	1,322,934
05/01/26	11,925,000	4.625%	605,000	300,816	
11/01/26	11,320,000		-	286,825	1,192,641
05/01/27	11,320,000	4.625%	635,000	286,825	
11/01/27	10,685,000		-	272,141	1,193,966
05/01/28	10,685,000	4.625%	665,000	272,141	
11/01/28	10,020,000		-	256,763	1,193,903
05/01/29	10,020,000	5.125%	695,000	256,763	
11/01/29	9,325,000		-	238,953	1,190,716
05/01/30	9,325,000	5.125%	735,000	238,953	
11/01/30	8,590,000		-	220,119	1,194,072
05/01/31	8,590,000	5.125%	770,000	220,119	
11/01/31	7,820,000		-	200,388	1,190,506
05/01/32	7,820,000	5.125%	810,000	200,388	
10/31/32	7,010,000		-	179,631	1,190,019
05/01/33	7,010,000	5.125%	855,000	179,631	
11/01/33	6,155,000		-	157,722	1,192,353
05/01/34	6,155,000	5.125%	900,000	157,722	
11/01/34	5,255,000		-	134,659	1,192,381
05/01/35	5,255,000	5.125%	945,000	134,659	
11/01/35	4,310,000		-	110,444	1,190,103
04/30/36	4,310,000	5.125%	995,000	110,444	
10/31/36	3,315,000		-	84,947	1,190,391
05/01/37	3,315,000	5.125%	1,050,000	84,947	
10/31/37	2,265,000		-	58,041	1,192,988
05/01/38	2,265,000	5.125%	1,105,000	58,041	
11/01/38	1,160,000		-	29,725	1,192,766
05/01/39	1,160,000	5.125%	1,160,000	29,725	1,189,725
TOTAL			\$ 16,935,000	\$ 10,387,360	\$ 27,322,360

Capital Region

Community Development District

Approved Proposed Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 274,147	\$ 271,558	\$ 2,589	\$ 274,147	\$ 274,147
Interest Earnings	5,000	8,653	1,347	10,000	5,000
Carry Forward Surplus ⁽¹⁾	56,111	73,017	-	73,017	49,369

TOTAL REVENUES	\$ 335,258	\$ 353,228	\$ 3,936	\$ 357,164	\$ 328,517
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EXPENDITURES:

Interest - 11/1	\$ 36,570	\$ 36,455	\$ -	\$ 36,455	\$ 31,050
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	36,340	-	36,340	31,050
Principal - 5/1	200,000	195,000	-	195,000	200,000
Special Call - 5/1	-	35,000	-	35,000	-

TOTAL EXPENDITURES	\$ 273,140	\$ 307,795	\$ -	\$ 307,795	\$ 262,100
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TOTAL EXPENDITURES	\$ 273,140	\$ 307,795	\$ -	\$ 307,795	\$ 262,100
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EXCESS REVENUES (EXPENDITURES)	\$ 62,118	\$ 45,433	\$ 3,936	\$ 49,369	\$ 66,417
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 26,450

Gross Assessments	\$ 294,782.06
Less: Discounts & Collections 7%	20,634.74
Net Assessments	<u>\$ 274,147.31</u>

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Golf Club	1	\$ 21,400.59	\$ 21,400.59	\$ 19,902.55
Catholic School	1	20,520.07	20,520.07	19,083.67
Commercial	43.37	3,690.94	160,083.45	148,877.61
Commercial-2	3.84	2,207.33	8,476.15	7,882.82
Appartments	241	349.80	84,301.80	78,400.67
TOTAL ON ROLL	290.212		\$ 294,782	\$ 274,147

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%	230,000	36,340	
11/01/25	1,350,000		-	31,050	297,390
05/01/26	1,350,000	4.600%	200,000	31,050	
11/01/26	1,150,000		-	26,450	257,500
05/01/27	1,150,000	4.600%	210,000	26,450	
11/01/27	940,000		-	21,620	258,070
05/01/28	940,000	4.600%	220,000	21,620	
11/01/28	720,000		-	16,560	258,180
05/01/29	720,000	4.600%	230,000	16,560	
11/01/29	490,000		-	11,270	257,830
05/01/30	490,000	4.600%	240,000	11,270	
11/01/30	250,000		-	5,750	257,020
05/01/31	250,000	4.600%	250,000	5,750	255,750
TOTAL			\$ 2,675,000	\$ 907,249	\$ 3,582,249

Capital Region
Community Development District
Approved Proposed Budget
Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 318,937	\$ 318,142	\$ 796	\$ 318,937	\$ 318,937
Interest Earnings	2,750	5,963	537	6,500	3,250
Carry Forward Surplus ⁽¹⁾	50,731	62,363	-	62,363	66,925

TOTAL REVENUES	\$ 372,419	\$ 386,468	\$ 1,332	\$ 387,800	\$ 389,112
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EXPENDITURES:

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

TOTAL EXPENDITURES	\$ 320,875	\$ 320,875	\$ -	\$ 320,875	\$ 319,125
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TOTAL EXPENDITURES	\$ 320,875	\$ 320,875	\$ -	\$ 320,875	\$ 319,125
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EXCESS REVENUES (EXPENDITURES)	\$ 51,544	\$ 65,593	\$ 1,332	\$ 66,925	\$ 69,987
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 18,625

Gross Assessments	\$ 342,943.04
Less: Discounts & Collections 7%	24,006.01
Net Assessments	\$ 318,937.03

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Townhomes	60	\$ 215.13	\$ 12,907.80	\$ 12,004.25
Townhomes-1	110	258.87	28,475.70	26,482.40
Single Family 30s	53	282.54	14,974.62	13,926.40
Single Family 40s	28	302.61	8,473.08	7,879.96
Single Family 55s	28	304.76	8,533.28	7,935.95
Single Family 55s-1	82	367.13	30,104.66	27,997.33
Single Family 65s	42	376.47	15,811.74	14,704.92
Single Family 65s-1	69	453.20	31,270.80	29,081.84
Single Family 75s	34	430.26	14,628.84	13,604.82
Single Family 75s-1	43	518.46	22,293.78	20,733.22
Single Family 100s	32	537.82	17,210.24	16,005.52
Single Family 100s-1	89	647.54	57,631.06	53,596.89
1/2 acre	22	645.39	14,198.58	13,204.68
1/2 acre-1	44	777.33	34,202.52	31,808.34
1 acre	25	842.59	21,064.75	19,590.22
1acre-1	11	1,014.69	11,161.59	10,380.28
TOTAL ON ROLL	772		\$ 342,943	\$ 318,937

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	2.5000%	\$ -	\$ 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	1,765,000	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
TOTAL			\$ 2,800,000	\$ 408,694	\$ 3,208,694

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	586	241	0	\$ 276.12	\$ 262.91	\$ 13.21	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ -	\$ 1,258.76	\$ 1,245.55	\$ 13.21	
Townhomes	298	82	0	0	60	\$ 265.71	\$ 252.99	\$ 12.72	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ -	\$ 1,057.72	\$ 1,045.00	\$ 12.72	
Townhomes-1	0	0	0	0	110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ 258.87	\$ 258.87	\$ -	
Duplex	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Single Family 30s	53	0	0	0	53	\$ 291.02	\$ 277.09	\$ 13.93	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 573.56	\$ 559.63	\$ 13.93	
Single Family 40s	250	153	69	0	28	\$ 310.00	\$ 295.16	\$ 14.84	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ -	\$ 1,285.70	\$ 1,270.86	\$ 14.84	
Single Family 55s	371	107	154	0	28	\$ 376.42	\$ 358.40	\$ 18.01	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ -	\$ 1,498.30	\$ 1,480.28	\$ 18.01	
Single Family 55s-1	0	0	0	0	82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ 367.13	\$ 367.13	\$ -	
Single Family 65s	382	127	144	0	42	\$ 464.99	\$ 442.74	\$ 22.25	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ -	\$ 1,850.32	\$ 1,828.07	\$ 22.25	
Single Family 65's-1	0	0	0	0	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ 453.20	\$ 453.20	\$ -	
Single Family 75s	209	56	76	0	34	\$ 531.41	\$ 505.98	\$ 25.43	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ -	\$ 2,115.33	\$ 2,089.90	\$ 25.43	
Single Family 75s-1	0	0	0	0	43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ 518.46	\$ 518.46	\$ -	
Single Family 85s	111	77	34	0	0	\$ 578.35	\$ 550.67	\$ 27.68	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ -	\$ 1,828.32	\$ 1,800.64	\$ 27.68	
Single Family 90s	26	0	26	0	0	\$ 653.72	\$ 622.44	\$ 31.29	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 1,347.43	\$ 1,316.15	\$ 31.29	
Single Family 100s	205	40	44	0	32	\$ 664.28	\$ 632.49	\$ 31.79	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ -	\$ 2,643.82	\$ 2,612.03	\$ 31.79	
Single Family 100s-1	0	0	0	0	89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ 647.54	\$ 647.54	\$ -	
1/2 Ac	160	73	21	0	22	\$ 797.14	\$ 758.99	\$ 38.15	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ -	\$ 3,173.09	\$ 3,134.94	\$ 38.15	
1/2 Ac-1	0	0	0	0	44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ 777.33	\$ 777.33	\$ -	
1Ac	40	3	0	0	25	\$ 1,040.71	\$ 990.90	\$ 49.81	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ -	\$ 2,977.94	\$ 2,928.13	\$ 49.81	
1Ac-1	0	0	0	0	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ 1,014.69	\$ 1,014.69	\$ -	
ACLF	101	0	101	0	0	\$ 139.45	\$ 132.77	\$ 6.67	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 296.14	\$ 289.46	\$ 6.67	
Blended Commercial	143.52	28.97	0	0	0	\$ 3,100.71	\$ 2,952.32	\$ 148.39	\$ 1,779.79	\$ -	\$ -	\$ -	\$ 1,779.79	\$ -	\$ -	\$ -	\$ -	\$ 4,880.50	\$ 4,732.11	\$ 148.39	
Blended Commercial	0	58.464	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.41	\$ -	\$ -	\$ -	\$ 3,249.41	\$ -	\$ -	\$ -	\$ -	\$ 3,249.41	\$ 3,249.41	\$ -	
Blended Commercial	0	2.12	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.08	\$ -	\$ -	\$ -	\$ 3,249.08	\$ -	\$ -	\$ -	\$ -	\$ 3,249.08	\$ 3,249.08	\$ -	
Blended Commercial	0	1.415	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.05	\$ -	\$ -	\$ -	\$ 3,249.05	\$ -	\$ -	\$ -	\$ -	\$ 3,249.05	\$ 3,249.05	\$ -	
Blended Commercial	0	3.62	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.07	\$ -	\$ -	\$ -	\$ 3,249.07	\$ -	\$ -	\$ -	\$ -	\$ 3,249.07	\$ 3,249.07	\$ -	
Golf Club	1	0	0	1	0	\$ 17,027.26	\$ 16,212.38	\$ 814.88	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ 38,427.85	\$ 37,612.97	\$ 814.88	
Catholic School	1	0	0	1	0	\$ 16,333.63	\$ -	\$ 16,333.63	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ 36,853.70	\$ 20,520.07	\$ 16,333.63	
Southwood House	0.39	0	0	0	0	\$ 3,100.71	\$ 2,952.32	\$ 148.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100.71	\$ 2,952.32	\$ 148.39	
Cottages	0	0	0.75	0	0	\$ -	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 3,456.73	\$ 3,456.73	\$ -	
Commercial	0	0	0	43.372	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ 3,690.94	\$ 3,690.94	\$ -	
Commercial-2	0	0	0	3.84	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ 2,207.33	\$ 2,207.33	\$ -	
Total	4096.9	1466.59	1255.8	290.212	772																

NINTH ORDER OF BUSINESS

B.

1.

CRCDD Weekly Review

Monday 6/2/25	Tuesday 6/3/25	Wednesday 6/4/25	Thursday 6/5/25	Friday 6/6/25
Weather of the Week				
90° Hi 65° Lo 0.00" Rain	93° Hi 69° Lo 0.00" Rain	86° Hi 73° Lo 0.00" Rain	88° Hi 73° Lo 0.88" Rain	91° Hi 75° Lo 0.03" Rain
Full Maintenance				
FL080 Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 27:New Village 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	LSF-3:Maple Ridge Buffer LSF-3:Maple Ridge Common Areas & ROWS Mossy Creek Lane (Units 4,6,9) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Schoolhouse Rd (Units 3,4) 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:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Esplanade Way (Unit 5) Orange Ave UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Endicott Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 7:Grove Park Dr	Central Park:FL131 Swale UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Ponds) UNIT 31:Parks, Green Space, Rows, Lift Station 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	Central Park:FL131 Swale Central Park:Tot Lot NON-UNIT:Dog Park NON-UNIT:Esp/Blair/Overlook Field Shumard Oak Blvd (Units 3,5) UNIT 1:Iberville Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 31:Magnolia Park (Rows, Parks & Ponds)
Standard Maintenance				
UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Four Oaks (Shumard to Tram)	LSF-3:Maple Ridge Buffer NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF)	Central Park	Central Park Central Park:Butterfly Garden UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:SB161 UNIT 31:FL265
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas
Hand Weeding				
		Blair Stone Rd (Units 5,17) UNIT 35:Merchants Row Entry Feature	UNIT 35:Merchants Row Entry Feature	
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth		
Non-Selective: Product used - Diquat & Compare-N-Save				
FL080 LSF-3:WD282 UNIT 5	Biltmore Ave (Units 16,2,25) Four Oaks Blvd (Units 1,17,29) UNIT 31:FL265 Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way	Four Oaks Blvd (Units 1,17,29) UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Lift Station UNIT 31:Parks Ponds and Rows		Central Park:Park Crossing Trail Park Shumard Oak Blvd (Units 3,5) Utility Boxes
Irrigation Inspection				
		Controller 18, Unit 35 - Wet Test		
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
6	Central Park	6/3	Valve Stuck & Clean Valve	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
18	35	6/4	Irrigation Repair	#197930
24	2	6/3	Irrigation Repair	#197928
23	17	6/3	Irrigation Repair	#197929
23	17	6/2	Irrigation Repair	#197924
28	31	6/2	Irrigation Repair	#197923
Additional Contracted Work				
Invoice Number	Description			Date
#197935	FL080 - Remove Dead Trees			6/6/2025
#197933	Paint Posts - Unit 10 & Central Park			6/5/2025
#197934	Tree Pruning - Summertree Dr.			6/6/2025
#197931	Unit 26: Trail - Deck Boards			6/5/2025
#197926	Install Posts + Chain - Central Park & Maple Ridge			6/3/2025
N/C Services:				
Unit	Date	Description		
Controller 23; Unit 17	6/3/25	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.

CRCDD Weekly Review

Monday 6/9/25	Tuesday 6/10/25 RAIN DAY | CLOSED	Wednesday 6/11/25	Thursday 6/12/25	Friday 6/13/25
Weather of the Week				
89° Hi 77° Lo 0.01" Rain	91° Hi 72° Lo 0.71" Rain	89° Hi 72° Lo 0.00" Rain	91° Hi 73° Lo 0.00" Rain	89° Hi 76° Lo 0.01" Rain
Full Maintenance				
Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)		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 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 23:Riverton Park (Four Oaks to Summ UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Blair Stone Rd (Units 5,17) Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot NON-UNIT:Dog Park UNIT 10:Trails UNIT 27:New Village UNIT 27:TR221B
Standard Maintenance				
Central Park UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281		Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	Central Park UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas UNIT 23:Parks, Ponds & Green Spaces
Hand Weeding				
UNIT 35:Merchants Row Entry Feature				
Pruning				
		Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth
Fertilizer				
UNIT 5:Merchants Row				
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
UNIT 5:Merchants Row				
Non-Selective: Product used - Diquat & Compare-N-Save				
UNIT 35:Merchants Row Entry Feature		Shumard Oaks Blvd West (Unit 35) TR209A UNIT 5:Drayton Drive	UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130)	Central Park:Butterfly Garden FL080 UNIT 23:Parks, Ponds & Green Spaces
Irrigation Inspection - Wet Test				
Controller 18, Unit 35			Controller 18, Unit 35	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
03	1	6/9	Valve Stuck	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	6/11	Irrigation Repair	# 197948
18	35	6/9	Irrigation Repair	# 197945
3	1	6/9	Irrigation Repair	# 197943
Additional Contracted Work				
Invoice Number	Description			Date
#197947	Unit 26: Trail - Install (1) DOGIPOT			6/12/2025
N/C Services:				
Unit	Date	Description		
18	6/12/25	Mower Damage - N/C		
19	6/9/25	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.

CRCDD Weekly Review

Monday 6/16/25	Tuesday 6/17/25	Wednesday 6/18/25	Thursday 6/19/25	Friday 6/20/25
Weather of the Week				
88° Hi 72° Lo 0.45" Rain	92° Hi 74° Lo 0.01" Rain	94° Hi 75° Lo 0.00" Rain	88° Hi 74° Lo 0.00" Rain	94° Hi 72° Lo 0.58" Rain
Full Maintenance				
FL080 UNIT 35:Merchants Row Entry Feature UNIT 5:Merchants Row UNIT 8:WD140 WD290 (Pond)	Central Park:Park Crossing Trail Park LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:WD240 UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Avon Park UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:Merchants Row UNIT 8:WD140	Bermuda Plot (CP) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROWS Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 2:Endicott Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 31:Magnolia Park (Rows, Parks & Ponds) Unit 32:Orange Ave UNIT 4:Grove Park Dr	Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:Schoolhouse Rd. & Biltmore Ext Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Barringer Hill Nature Trail UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 27:TR221A 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 35:Merchants Row West UNIT 4:Grove Park Dr	Blair Stone Rd (Units 5,17) Central Park:Tot Lot FL080 Mossy Creek Lane (Units 4,6,9) UNIT 14:Green Space UNIT 7:Grove Park Dr WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
	Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext. UNIT 3:SB111A UNIT 5:TR216	LSF-3:Maple Ridge Buffer UNIT 31:FL265	Central Park LSF-3:Maple Ridge Buffer UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	Central Park ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
	UNIT 23:Parks, Ponds & Green Spaces			
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
		NON-UNIT:Artemis Way UNIT 2:Endicott Park UNIT 4:Terrebone Dr.	UNIT 37:Green Space	
Pre-Emergent: Product used - Dithiopyr 2EW				
		NON-UNIT:Artemis Way UNIT 2:Endicott Park UNIT 4:Terrebone Dr.		
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 23:Parks, Ponds & Green Spaces	Central Park:FL131 Central Park:Tot Lot UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 23:WD230 UNIT 23:WD235	UNIT 2:Endicott Park UNIT 2:Newberry Parks	UNIT 2:Endicott Park UNIT 27:New Village UNIT 27:TR221A
Insecticide: Product Used Advion - Extinguish Plus				
			UNIT 37:Green Space	
Irrigation Inspection				
		Controller 11; Unit 4 - Wet Test		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
24	2	6/17	Irrigation Repair	#197954
11	4	6/18	Irrigation Repair	#197961
Additional Contracted Work				
Invoice Number	Description			Date
#197959	Tree Removal: Jasmine Hill Rd.			6/19/2025
#197958	LDR-5 (Ph 1) - Mow Cogon Grass			6/18/2025
Proposals				
Description				Proposal Number
Turf Renovations: 4311 + 4315 Four Oaks				#063312
N/C Services:				
Unit	Date	Description		
Goldenrod	6/18/25	Remove small dead tree		
10: Trail	6/18/25	Cut back branch		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCCD Weekly Review

Monday 6/23/25	Tuesday 6/24/25	Wednesday 6/25/25	Thursday 6/26/25	Friday 6/27/25
Weather of the Week				
96° Hi 74° Lo 0.00" Rain	97° Hi 77° Lo 0.01" Rain	95° Hi 75° Lo 0.00" Rain	84° Hi 71° Lo 0.00" Rain	87° Hi 71° Lo 0.00" Rain
Full Maintenance				
Four Oaks Blvd (Units 1,17,29) Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Shumard) UNIT 26:Strolling Way Parks 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	LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 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 29:Coneflower Park UNIT 30:Woodland Fields Park	Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) LSF-3:Maple Ridge Common Areas & ROWS 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:Carrollton Park UNIT 2:Endicott Park UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) Schoolhouse Rd (Units 3,4) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 16:Faulkner Park UNIT 16:Faulkner RoW UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 31:FL265 UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr.	Bermuda Plot (CP) NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 27:New Village
Standard Maintenance				
UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) NON-UNIT:Merchants Row / Four Oaks Field NON-UNIT:SB161 UNIT 1:WD240 UNIT 26:Mossy Creek Nature Trail Ext.	Central Park:Butterfly Garden LSF-3:Maple Ridge Buffer NON-UNIT:SB131 NON-UNIT:SB161 UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	UNIT 31:FL265	NON-UNIT:SB161 UNIT 27:TR221A UNIT 27:TR221B UNIT 5:TR216
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
	LSF-3:Maple Ridge Common Areas & ROWS			NON-UNIT:FL040 - Mossy Creek
Pruning				
		Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
	Orange Ave UNIT 23:Parks, Ponds & Green Spaces			
Post-Emergent:				
	Orange Ave UNIT 23:Parks, Ponds & Green Spaces			
Pre-Emergent: Product used - Dithiopyr 2EW				
	Orange Ave UNIT 23:Parks, Ponds & Green Spaces			
Non-Selective: Product used - Diquat & Compare-N-Save				
NON-UNIT:Artemis Way Schoolhouse Rd (Units 3,4) UNIT 27:TR221B UNIT 4:Terrebone Dr.	LSF-3:Maple Ridge Buffer LSF-3:Maple Ridge Common Areas & ROWS UNIT 4:Terrebone Dr.	Central Park:Memorial Walk (CP) Central Park:Wildflower Garden Orange Ave UNIT 17:WD253 UNIT 36:Bluff Oak Way	UNIT 14:Avon Park UNIT 14:Buffers UNIT 14:Green Space UNIT 16:Poe Park UNIT 4:Grove Park Dr Utility Boxes	Hemingway Blvd & Trail (Units 2,4) UNIT 16:Faulkner Park UNIT 16:Faulkner RoW UNIT 16:Salinger Way
Insecticide: Product Used Advion - Extinguish Plus				
		Central Park:Wildflower Garden		
Irrigation Inspection				
Controller 22, Unit 16 - Wet Test Controller 5, Unit 3 - Wet Test	Controller 13, Unit 10 - Wet Test	Controller 19, Unit 5 - Wet Test Controller 30, Unit 30 - Artemis Way - Wet Test		
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
23	Four Oaks 1,17,29	6/24	Valve Stuck	
28	31	6/24	Valve Stuck	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	6/25	Irrigation Repair	#197968
04	1	6/26	Irrigation Repair	#197969
02	5	6/26	Irrigation Repair	#197970
22	16	24-Jun	Mainline Repair	#197966
Additional Contracted Work				
Invoice Number	Description			Date
#197972	Tree Removal: LDR-5			6/27/2025
#197971	Stake Tree: LDR-5; Grove Landing			6/27/2025
Proposals				
Description				Proposal Number
Tree Removal: LDR-5				#063319
N/C Services:				
Unit	Date	Description		
Controller 13; Unit 10	6/24/25	Mower Damage		
Controller 22; Unit 16	6/23/25	Mower Damage		
Controller 30; Unit 30 - Artemis Way	6/25/25	Mower Damage		
Controller 9; Unit 4,6,9	6/26/25	Mower Damage		
Unit 25 - Park	6/26/2025	Cut back limbs along Alley		

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 – June 2025

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

Week 1 (June 2 – June 6)

- Completed FloridaPA Quarterly Report for Category Z – Management Costs project associated with the May 2024 tornadoes.
- Received special use permit request from the HOA for the annual 4th of July event. Reviewed request and submitted to staff for inclusion in the upcoming Board meeting agenda.
- Reviewed upcoming City of Tallahassee Growth Management meeting agendas. The Collection at Central Park (TSD250003) is on the Monday, June 23 agenda. I plan to attend.
- Responded to inquiry regarding Tot Lot area use for birthday party.
 - Received Special Event Permit request. Given the small size of the party (30 people or fewer), I approved the request – date of event is June 28th from 10:00-12:00.
- Received notice that the Tot Lot fountain was continually running and the dog bowl was not draining. Turned off water and contacted Robert Berlin to see what replacement parts we have available.
- High-frequency playground inspection. Repositioned several wear mats. Flipped one swing belt to its proper alignment. Removed trash from around the playground area. No other issues to note.
- Long discussion with property owner about different species of grass in Southwood.
- Contacted All-Pro and requested mockup of Four Oaks landscaping proposal for Board review.
- Received communication from the HOA and a resident regarding sprinkler issues in the Indian Grass common area. Requested All-Pro investigate and correct the spray direction.
- Coordinated Dickinson site access between FSU and All-Pro.
- Reviewed Florida Insurance Alliance Hurricane Preparedness Guide.
- Requested All-Pro install replacement dogi-pot at the Unit 26 trailhead that was damaged. Station has already been ordered, and they are waiting delivery. Still waiting to hear back from TPD on the crash report.
- Another discussion with the property owner regarding sod in Southwood.
- Attended pre-meeting agenda call.
- Additional research and summarization of the stormwater maintenance done for the CDD's permitted stormwater ponds. Sent follow-up email to the City of Tallahassee's Engineer and requested feedback on presenting a summary stormwater maintenance document broken down by month to satisfy the "evidence of continued performance of required maintenance...".
 - Based on the response from the Engineer, will submit a report once a year with a summary of operations by month and supplemented with some photos.
 - Started working on the annual summary report back to January 2025.

- Received irrigation maintenance concern from a resident (via HOA). Forwarded information to All-Pro to investigate. Irrigation is shut off for the weekend, and they will look on Monday.
- According to Weather Underground, we received 0.66" of rain on Thursday. On and off rain throughout the day on Friday. Started to inspect the ponds in the late afternoon but went back to the office after heavy rain and lightning. Was able to inspect SB-131, SB-161 (shown below), SB-111A, FL-230, TR-105, TR-209, TR-209, WD-140, and FL-131. No issues to note.



- During stormwater inspections, found raised sidewalk along Biltmore. Sent issue to City of Tallahassee via DigiTally.
- Saturday, June 7 – All-Pro responded to water leak off Baringer Hill/Ivy Green Trail for possible irrigation issue. City of Tallahassee water main broke. City staff is repairing.

Week 2 (June 9 – June 13)

- Continued off and on rain throughout the weekend. Weather Underground reports 0.57" on Saturday and 0.17" on Sunday. Continued stormwater inspections from last week. Inspected stormwater ponds WD-290, WD-90N, WD-90S, WD-260, WD-235, WD-230, and SB-111B. Went back to the office due to rain and lightning. Will continue inspections when it's safe. Only issue of note is a grout leak in one of the basins in WD-290. Will contact SE Concrete to regrout when the water level recedes.



- In addition to stormwater inspections, drove through Maple Ridge, Unit 17, and Unit 14. No issues to note. Found excessive tire ruts on the slope off Orange Ave. down to stormwater pond WD-90S. Presumably, this is from people fishing in the pond. Will work on a landscaping plan with All-Pro to create a natural deterrent.



- Closed office for Severe Thunderstorm Warning (Monday afternoon).
- Reviewed June Architectural Review Committee (ARC) agenda. Requested information on one item.
 - Received response from HOA. Recreational equipment is not encroaching on CDD property.
- Continued stormwater inspections. Inspected stormwater ponds TR-221A, TR-221B, TR-216, WD-141, WD-160, and FL-130. No issues to note.
- Requested All-Pro trim low hanging limbs along the trail next to stormwater pond WD-141 and spray for wasps under the gazebo.

- Lake Doctors serviced stormwater pond FL-130. With more algae in the pond than usual, they will do two treatments this month to get it under control.
- Continued stormwater inspections. Inspected stormwater ponds FL-070, FL-170, FL-265, and FL-263. Only issue of note is a grout leak in FL-170. Will contact SE Concrete to regrout when the water level recedes.



- Requested All-Pro remove dead tree along Goldenrod right-of-way.
- Discussed need for possible small culvert in Unit 10 near stormwater pond WD-141 (like what was done in Maple Ridge) with Robert. He will go on-site and figure out possible lower-cost options.
- Field operations closed due to heavy rains and lightning on Wednesday afternoon. Continued online UF-IFAS Neighborhood Best Practices course, Tree Care Management module.
- A few plants in the new Blair Stone landscaping did not take. Requested All-Pro install replacement plants. All-Pro will transplant the plants from the Butterfly Garden when they are a little bigger.



- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Following Board approval, accepted All-Pro proposal for tree removal in Unit 17.
- Following Board approval, responded to the HOA regarding their 4th of July Special Use Permit request.



- Following Board approval, accepted Apogee proposal for Blair Stone entry sign. Sent entry sign proposal, site plan, and drawing to the HOA for their Board to consider cost share.
- Stormwater pond WD-290 has some excess vegetation growing on the northeast and west side of the pond. Noticed driving by on Capital Circle that some vegetation broke loose from the bank and is floating in the middle of the pond. Contacted Lake Doctors and requested a quarterly treatment proposal.
- Received resident concern (via HOA) regarding common area turf adjacent to their property. Went on-site and sent a photo of the area to All-Pro for their review. According to All-Pro, the issue is sooty mold and will be resolved with drier weather. Called the resident to let them know. No other action needed.

Week 3 (June 16 – June 20)

- Completed pre-test for the online UF-IFAS Florida Master Naturalist Program – Habitat Evaluation program.
- Received initial response from the City of Tallahassee Traffic Engineering regarding resident concern with Avon Park Circle traffic. The City will be measuring the height of the tree in question to determine the course of action. Sent the resident an email with this update.
- Additional communication with Apogee on the entry sign. Submitted deposit invoice to accounting for processing.
- Received follow-up phone call from resident with concerns about common area turf adjacent to their property in LDR-5. Requested All-Pro go on-site and determine plan of action.
- Received annual letter from the City of Tallahassee for backflow testing. Incorrect meter and address listed at the Dog Park. Contacted the City of Tallahassee Utilities (again) to have the correct meter placed on the District's account (this was confirmed by the City back in March 2025 to have been corrected). Review of the District's utility bills shows the Southwood Garden's meter listed on the District's account. Notified the Southwood Garden representative. Waiting to hear back from the City to determine course of action (cancel both accounts and establish new accounts?).
- Received property survey for CDD common area and back corner of homeowner property in Unit 1 to determine pine tree ownership. Provided a copy of the survey to the homeowner.
- Responded to homeowner inquiry regarding site furniture in LDR-5. Gave them an update based on the Board's decision at the meeting last week and an estimated timeline for installation.
- Submitted Commercial Start Form to City of Tallahassee for service at the Dog Park. This is an "adjustment" to the account to ensure the District is paying for the electric service and water service at 3050 Merchants Row.
 - Requested contact information for City of Tallahassee staff to discuss backflow testing requirement letter which lists the incorrect water meter.
 - City of Tallahassee Underground Utilities staff responded: "all the information will automatically update in our Cross Connection Control data base".
 - Set a reminder to follow up with the City of Tallahassee regarding new backflow testing requirement letter next week.
- Responded to FSU General Counsel's request to extend the existing Access Agreement at the Dunbar site. Will bring this to the Board for their consideration at the July meeting.
- Met with All-Pro and Supervisor Urban on-site to discuss landscaping plan along Four Oaks.
 - While on-site, someone parked their car next to one of the No Parking signs. Sent an email to the Community Garden representative and requested they notify all gardeners to park in the parking lot.

- Discussed next steps with City of Tallahassee Code Enforcement regarding alleyway streetlight.
- Called City of Tallahassee Electric Utility contact. Left voicemail.
 - Discussed situation and requested estimate for streetlight relocation. Action form would be signed by the homeowner, and bill would be sent to the homeowner.
 - Area Light Relocation request was generated to City of Tallahassee Electric Utility staff.
 - Meeting scheduled on-site for next Monday. Sent information to homeowner in case they want to attend the meeting.
- Memorial Tree and Benches Program form and application have been uploaded to the website. Contacted residents who previously inquired about memorial options.
- Submitted request for quote for benches and trash receptacles in LDR-5 and Maple Ridge.
- Received resident concern (via Supervisor) regarding uncut grass. Went on-site to confirm and spoke to All-Pro, and this turf is too wet to cut right now. Responded to the resident and explained this area should be mowed early next week if the rain holds off.
- High-frequency playground inspection. Repositioned several wear mats. Flipped one swing belt to its proper alignment. Removed trash from around the playground area.
 - Requested quote for replacement wear mat.
 - Added mulch around the base of one of the shade structure posts (other 3 did not need mulch), at each of the 4 ground anchors of the climber net, and under two swing wear mats.





- General inspections in LDR-5, Maple Ridge, Unit 32, Unit 30, Unit 29, and Mossy Creek.
 - Requested All-Pro stand upright a leaning tree in LDR-5 off Grove Court Landing.
- Submitted issue via DigiTally for streetlight on during the day off Hemingway and Biltmore.

Week 4 (June 23 – June 30)

- Attended June 23rd City of Tallahassee Development Review Committee (DRC) meeting which included discussion on The Collection at Central Park (TSD250003). Item was continued to the July 28th DRC meeting.
- Follow up communication with GameTime for site furniture quotes.
- Reviewed the Natural Area with Floodplains, Wetlands and Uplands Conservation Easement for a possible nature trail around Lake Verdura. Contacted Longview Land Clearing and scheduled a meeting for later this week.
- Met with City of Tallahassee Power Delivery Division staff and homeowner to review streetlight relocation.
- Follow up call with homeowner in LDR-5 concerned with leaning tree. Requested All-Pro look at the tree. Based on their assessment, authorized All-Pro to work with Miller's to remove the tree. Notified the homeowner.
- High-frequency playground inspection. Repositioned several wear mats. Flipped one swing belt to its proper alignment. Removed trash from around the playground area.
- Accepted Lake Doctors quarterly treatment proposal in stormwater pond WD-290. Treatment would target the alligator weed and cuban bulrush.
- Responded to inquiry regarding Memorial Program.
- Met with Longview Land Clearing and Robert Berlin on-site and walked the conservation area along Lake Verdura. Longview will provide a quote to construct an unpaved nature trail.
- Accepted All-Pro proposal to remove leaning tree in LDR-5.
- During general inspections:
 - Found tire tracks on the slopes of stormwater pond SB-111A. Met with All-Pro on-site to discuss options. Lack of irrigation and current temperatures makes seeding difficult. Will keep

an eye on this pond for any additional damage. Plan is to reevaluate in October (lower temperatures) with possible seeding or hydroseeding.



- Drove through Unit 25 and found tree limbs growing near the alleyway. Requested All-Pro trim the limbs back.
- Found sizeable asphalt deterioration on Biltmore. Sent issue to the City of Tallahassee via DigiTally.





- Accepted All-Pro proposal to replace irrigation Controller #20 in Unit 36. Damage from bull ants.
- Found two streetlights in Unit 1 not coming on at night. Sent issues to the City of Tallahassee via DigiTally.
- Requested All-Pro trim low hanging limbs over the sidewalk in CDD common area along Salinger Way.
- Phone call with HOA regarding resident request for CDD meeting sign in Lake Mary Forest and discussion about street trees.
- Research signage for potential trail in Lake Verdura conservation area.
- Received alleyway light relocation quote and sent to homeowner for review. Followed up with District Counsel on the encroachment agreements.
- Attended online UF-IFAS Habitat Evaluation training.
- Received resident email (via HOA) regarding fallen tree in Unit 10. Contacted All-Pro. They already took care of it.
- Additional communication with City of Tallahassee Utilities Commercial Services and Southwood Community Garden representative. The CDD's online account now reflects 3050 Merchants Row and the Dog Park water meter.

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

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services