

CAPITAL REGION

Community Development District

August 14, 2025

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

August 7, 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, August 14, 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 July 10, 2025, Meeting
 - B. Balance Sheet as of June 30, 2025, and Statement of Revenues & Expenditures for the Period Ending June 30, 2025
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- V. Consideration of Agreements:
 - A. Direct Collection Agreement
 - B. Encroachment Agreements

- C. Memorial Donation Agreement
- VI. Goals and Objectives
 - A. Review of Fiscal Year 2025
 - B. Consideration of Fiscal Year 2026
- VII. Staff Reports
 - A. Attorney
 - B. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Discussion of Unit 10 Alleyway Resurfacing
 - 4. Special Event Permit Request
 - a. 2025 Tallahassee AIDS Walk
 - b. Independence Landing Adventure Race
 - C. District Manager - Discussion of Fiscal Year 2026 Meeting Schedule
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Next Scheduled Meeting: September 11, 2025 @ 6:30 p.m.
- XI. Adjournment

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

Sincerely,
Corbin deNagy
Corbin deNagy
District Manager

Community Interest:

- A. Roadways – *Supervisor Urban*
- B. Landscaping Conservation Areas – *Supervisor Reglat*

- C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Reglat*
- 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, July 10, 2025 at 6:30 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
Kevin Eason	HOA
Chrissy Barber	All Pro
Several Residents	

The following is a summary of the actions taken at the July 10, 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

Approval of Consent Agenda

- A. Approval of the Minutes of the June 12, 2025 Meeting
- B. Acceptance of 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 Assessments
- E. Check Register

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

FOURTH ORDER OF BUSINESS

Ratification of Agreement with All Pro Land Care

Mr. Urban asked about the percentage increases in the contract and if we can put the contract out to bid annually.

Ms. Sandy explained the contract locks in the pricing for five years, but you could go through the RFP process.

Mr. deNagy explained the Board could look at the scope of services and consider possible service reductions to reduce costs.

Ms. Sandy explained that some Districts may also look at getting proposals for items such as mulch to help validate the costs.

On MOTION by Mr. Urban seconded by Mr. Rojas with all in favor the agreement with All Pro Land Care was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter from Grau & Associates

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was approved.

SIXTH ORDER OF BUSINESS

Consideration of License Agreement Extension

Mr. deNagy stated FSU reached out to ask if they could extend their current license agreement with the CDD for one year.

Ms. Burns asked can we ask them to pay for the attorney's time in preparing this agreement?

Mr. deNagy stated I can ask but I did ask if there was an activity fee involved that the students pay but there was not, it is just a regular class.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the license agreement extension through August 2026 with Florida State University Board of Trustees on behalf of Florida State University was approved.

SEVENTH ORDER OF BUSINESS**Discussion Items:****A. Lake Verdura Trail Proposal**

Mr. deNagy stated at the last meeting a resident requested a walking trail through the conservation area off Lake Verdura. Robert and I walked the whole site and found where we could bring in a piece of equipment to make an unpaved nature trail. This is something the conservation easement allows you to do. It is within my spending limit, but I wanted to bring it back before the board.

Ms. Burns stated we are discussing this item and another item next, and I want to make sure we have enough money in the budget to pay for these items.

Mr. deNagy explained there is enough money in the budget from cost savings in other line items. We can look to pay for the landscaping proposal from next fiscal year's beautification line item.

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from Longview Land Clearing LLC in the amount of \$1,575 was approved.

B. Four Oaks Landscaping Proposal

The Board asked several clarifying questions regarding the proposal including location, mulch, size of the plants, and approval from the City.

Ms. Barber explained the plants will be small, and that was a way to keep the costs low.

Mr. deNagy asked Ms. Barber when she recommends installing these plants.

Ms. Barber stated Spring.

Mr. deNagy explained that with a Spring timeline, we can take this out of next fiscal year's beautification line item.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the proposal from All Pro Landscaping in the amount of \$9,830 was approved.

C. Fiscal Year 2026 Approved Budget (Adoption August 14, 2024)

Mr. deNagy explained there is an increase in the Catholic School's assessment from what was previously discussed. Staff went back through each fiscal year since 2012, which was the last time the Catholic School was assessed and applied the same assessment adjustments per year including the proposed increase for fiscal year 2026. That calculated to an assessment of \$16,333.63. Mr. deNagy stated that this would be the amount stated in the mailed notice that will be going out to the Catholic School in the next week or so.

EIGHTH 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.

C. District Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Reglat asked should I take on some of Supervisor Rojas' assigned duties on community interest?

Mr. Rojas stated whatever you want to take is okay.

Ms. Reglat agreed to take Landscaping Conservation Areas and Parks and Recreation/Bike Paths/Trail System.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Eason stated we want to thank the CDD for working with the HOA for the 4th of July event. We had a few issues with cleanup, but we will make sure that won't happen again next year.

A resident stated I heard some clanging and I discovered a quarry. St. Joe owns the property and it is a sand mine.

A resident stated in reference to Unit 7 TC2, the Ivy Green trail and Grove Park where there is new construction I'm at the corner and the alleyway, and it looks like they are going to put a fence closer than where they laid the sod. They laid the sod on CDD property. I'm concerned about being able to back out of my garage and not hit a fence. They have taken the sidewalk from one of the entrances for the secondary home, which is going to be a rental unit and they put a sidewalk all the way out to the alleyway. I'm concerned about foot traffic on the alleyway. I don't know if that is authorized. I'm also concerned that the people who will be living there will be parking along that line in that area in the alleyway where you can't get up and down through the alleyway.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 14, 2025 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next meeting is scheduled for August 14, 2025 at 6:00 p.m.

The meeting adjourned at 7:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Capital Region
Community Development District
Combined Balance Sheet
June 30, 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	\$ 76,314	\$ -	\$ -	\$ 76,314
Capital Reserve Account	-	-	1,082	1,082
<u>Investments:</u>				
State Board of Administration (SBA)	999,136	-	563,945	1,563,082
<u>Series 2013</u>				
Revenue	-	149,721	-	149,721
<u>Series 2018A1</u>				
Reserve	-	603,048	-	603,048
Revenue	-	124,533	-	124,533
Prepayment	-	109,126	-	109,126
<u>Series 2018A2</u>				
Reserve	-	132,990	-	132,990
Revenue	-	51,423	-	51,423
<u>Series 2021</u>				
Revenue	-	68,765	-	68,765
Prepaid Expenses	91,437	-	-	91,437
Total Assets	\$ 1,166,888	\$ 1,239,605	\$ 565,028	\$ 2,971,520
Liabilities:				
Accounts Payable	\$ 17,736	\$ -	\$ -	\$ 17,736
Accrued Expenses	5,126	-	-	5,126
Total Liabilities	\$ 22,862	\$ -	\$ -	\$ 22,862
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 91,437	\$ -	\$ -	\$ 91,437
Restricted for:				
Debt Service	-	1,239,605	-	1,239,605
Assigned for:				
Capital Reserve Fund	-	-	565,028	565,028
Unassigned	1,052,589	-	-	1,052,589
Total Fund Balances	\$ 1,144,026	\$ 1,239,605	\$ 565,028	\$ 2,948,658
Total Liabilities & Fund Balance	\$ 1,166,888	\$ 1,239,605	\$ 565,028	\$ 2,971,520

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,723,304	\$ 1,738,303	\$ 14,998
Special Assessments - Direct St Joe	287,354	239,122	239,122	-
Interest	30,000	22,500	35,190	12,690
Total Revenues	\$ 2,040,658	\$ 1,984,927	\$ 2,012,615	\$ 27,689
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,200	\$ 3,800
PR-FICA	918	689	398	291
Engineering	15,000	11,250	8,571	2,679
Attorney	37,000	27,750	24,830	2,920
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	500	-	500
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	8,507	6,380	6,380	(0)
Trustee Fees	15,520	15,520	15,220	300
Management Fees	57,902	43,426	43,427	(0)
Information Technology	3,176	2,382	2,382	(0)
Website Maintenance	1,361	1,021	1,021	0
Records Storage	150	113	-	113
Travel & Per Diem	2,000	1,500	-	1,500
Telephone	300	225	156	69
Postage & Delivery	1,000	750	651	99
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	1,500	195	1,305
Legal Advertising	3,500	2,625	1,413	1,212
Other Current Charges	1,987	1,490	1,596	(105)
Office Supplies	50	38	42	(5)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,139	\$ 158,426	\$ 142,822	\$ 15,604

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	118,168	118,168	0
Utilities-Electric/Water	60,000	45,000	40,362	4,638
Landscape Maintenance - Contract	1,038,980	779,235	779,089	146
Landscape Maint - New Units/Street Trees	5,500	4,125	2,151	1,974
Pond Maintenance - Contract	11,172	8,379	4,852	3,527
Pond Repairs - Current Units	50,000	50,000	51,103	(1,103)
Irrigation Maintenance - Contract	51,621	38,716	38,716	-
Irrigation Maintenance - New Units	500	375	5	370
Irrigation Repairs - Current Units	45,000	33,750	32,917	833
SWMF Operating Permit Fees	2,754	2,066	1,377	689
Preserve Maintenance	40,000	30,000	15,446	14,554
Tot Lot Inspection/Maintenance	7,500	7,500	8,925	(1,425)
Tree Removal/Trimming/Cleanup	38,000	38,000	50,679	(12,679)
Alleyway Maintenance	10,000	7,500	674	6,826
Miscellaneous Maintenance	7,500	7,500	10,025	(2,525)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	50,941	9,959	40,982
Capital Expenditures	25,000	25,000	29,813	(4,813)
Common Area Maintenance	12,000	12,000	27,569	(15,569)
Enhancement/Beautification	20,000	20,000	17,968	2,032
Subtotal Field Expenditures	\$ 1,677,019	\$ 1,304,268	\$ 1,265,100	\$ 39,167
Total Operations & Maintenance	\$ 1,677,019	\$ 1,304,268	\$ 1,265,100	\$ 39,167
Total Expenditures	\$ 1,872,158	\$ 1,462,694	\$ 1,407,922	\$ 54,772
Excess (Deficiency) of Revenues over Expenditure	\$ 168,500	\$ 522,233	\$ 604,693	\$ 82,460
<u>Other Financing Sources/(Uses):</u>				
Reserve for Capital - Transfer Out	(168,500)	\$ (168,500)	\$ (168,500)	\$ -
Total Other Financing Sources/(Uses)	\$ (168,500)	\$ (168,500)	\$ (168,500)	\$ -
Net Change in Fund Balance	\$ -	\$ 353,733	\$ 436,193	\$ 82,460
Fund Balance - Beginning	\$ -		\$ 707,832	
Fund Balance - Ending	\$ -		\$ 1,144,026	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Revenues</u>				
Interest	\$ 20,000	\$ 15,000	\$ 18,696	\$ 3,696
Total Revenues	\$ 20,000	\$ 15,000	\$ 18,696	\$ 3,696
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 450	\$ 491	\$ (41)
Playground System	-	-	160,046	(160,046)
Sign	-	-	10,850	(10,850)
Total Expenditures	\$ 600	\$ 450	\$ 171,387	\$ (170,937)
Excess (Deficiency) of Revenues over Expenditure	\$ 19,400	\$ 14,550	\$ (152,692)	\$ (167,242)
<u>Other Financing Sources/(Uses)</u>				
Reserve for Capital - Transfer In	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Total Other Financing Sources (Uses)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Net Change in Fund Balance	\$ 187,900	\$ 183,050	\$ 15,808	\$ (167,242)
Fund Balance - Beginning	\$ 387,434		\$ 549,219	
Fund Balance - Ending	\$ 575,334		\$ 565,028	

Capital Region
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 326,173	\$ 2,792
Special Assessments - Commercial Tax Roll	432,569	432,569	437,096	4,527
Special Assessments - Prepayments	-	-	35,462	35,462
Interest Income	20,000	15,000	12,429	(2,571)
Total Revenues	\$ 775,949	\$ 770,949	\$ 811,160	\$ 40,210
<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	\$ 6,912	\$ 6,571	\$ (341)
Net Change in Fund Balance	\$ 11,912	\$ 6,912	\$ 6,571	\$ (341)
Fund Balance - Beginning	\$ 139,465		\$ 143,149	
Fund Balance - Ending	\$ 151,376		\$ 149,721	

Capital Region
Community Development District
Debt Service Fund Series 2018A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 325,550	\$ 274,159	\$ (51,391)
Special Assessments - Commercial Tax Roll	240,415	240,415	204,534	(35,881)
Special Assessments - Direct St Joe	740,129	517,280	517,280	-
Special Assessments - Prepayments	-	-	109,126	109,126
Interest Income	15,000	11,250	34,075	22,825
Total Revenues	\$ 1,321,094	\$ 1,094,495	\$ 1,139,175	\$ 44,680
Expenditures:				
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	\$ (219,261)	\$ (251,856)	\$ (32,595)
Net Change in Fund Balance	\$ 7,337	\$ (219,261)	\$ (251,856)	\$ (32,595)
Fund Balance - Beginning	\$ 404,597		\$ 1,088,564	
Fund Balance - Ending	\$ 411,934		\$ 836,707	

Capital Region
Community Development District
Debt Service Fund Series 2018A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 276,097	\$ 1,950
Interest Income	5,000	3,750	9,239	5,489
Total Revenues	\$ 279,147	\$ 277,897	\$ 285,336	\$ 7,439
Expenditures:				
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	\$ 4,757	\$ (22,459)	\$ (27,216)
Net Change in Fund Balance	\$ 6,007	\$ 4,757	\$ (22,459)	\$ (27,216)
Fund Balance - Beginning	\$ 56,111		\$ 206,872	
Fund Balance - Ending	\$ 62,118		\$ 184,413	

Capital Region
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 321,091	\$ 2,154
Interest Income	2,750	2,063	6,186	4,123
Total Revenues	\$ 321,687	\$ 321,000	\$ 327,277	\$ 6,277
<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 Expenditure	\$ 812	\$ 125	\$ 6,402	\$ 6,277
Net Change in Fund Balance	\$ 812	\$ 125	\$ 6,402	\$ 6,277
Fund Balance - Beginning	\$ 50,731		\$ 62,363	
Fund Balance - Ending	\$ 51,544		\$ 68,765	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Actual vs Budget %
Revenues:															
Special Assessments - Tax Roll	\$ 1,723,304	\$ -	\$ 80,465	\$ 1,346,666	\$ 99,257	\$ 44,310	\$ 68,577	\$ 71,548	\$ 15,604	\$ 11,875	\$ -	\$ -	\$ -	\$ 1,738,303	100.87%
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	23,912	-	-	239,122	83.22%
Interest	30,000	2,347	1,768	2,601	5,168	4,730	5,093	4,752	4,715	4,015	-	-	-	35,190	117.30%
Total Revenues	\$ 2,040,658	\$ 26,259	\$ 106,146	\$ 1,373,179	\$ 128,338	\$ 72,953	\$ 97,582	\$ 100,212	\$ 44,231	\$ 39,803	\$ 23,912	\$ -	\$ -	\$ 2,012,615	98.63%
Expenditures:															
<u>General & Administrative:</u>															
Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 400	\$ 600	\$ 400	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ 5,200	43.33%
PR-FICA	918	46	77	-	61	31	46	31	46	61	-	-	-	398	43.33%
Engineering	15,000	-	-	-	-	1,186	1,879	2,021	2,888	597	-	-	-	8,571	57.14%
Attorney	37,000	2,262	1,016	308	5,280	2,716	3,427	6,439	3,382	-	-	-	-	24,830	67.11%
Annual Audit	3,925	-	-	3,925	-	-	-	-	-	-	-	-	-	3,925	100.00%
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Assessment Administration	13,043	13,043	-	-	-	-	-	-	-	-	-	-	-	13,043	100.00%
Arbitrage Rebate	1,800	-	600	-	-	-	-	1,200	-	-	-	-	-	1,800	100.00%
Dissemination Agent	8,507	709	709	709	709	709	709	709	709	709	-	-	-	6,380	75.00%
Trustee Fees	15,520	-	4,148	-	-	-	-	11,071	-	-	-	-	-	15,220	98.07%
Management Fees	57,902	4,825	4,825	4,825	4,825	4,825	4,825	4,825	4,825	4,825	-	-	-	43,427	75.00%
Information Technology	3,176	265	265	265	265	265	265	265	265	265	-	-	-	2,382	75.01%
Website Maintenance	1,361	113	113	113	113	113	113	113	113	113	-	-	-	1,021	75.00%
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Telephone	300	19	-	19	22	13	32	8	22	20	-	-	-	156	52.00%
Postage & Delivery	1,000	77	1	116	74	148	3	232	-	-	-	-	-	651	65.10%
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398	93.04%
Printing & Binding	2,000	13	63	14	0	6	14	72	2	9	-	-	-	195	9.73%
Legal Advertising	3,500	83	-	166	-	83	527	-	95	458	-	-	-	1,413	40.37%
Other Current Charges	1,987	350	63	-	-	20	-	1,000	-	163	-	-	-	1,596	80.30%
Office Supplies	50	42	0	0	-	-	0	0	-	-	-	-	-	42	84.86%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
Total General & Administrative	\$ 195,139	\$ 35,020	\$ 12,880	\$ 10,461	\$ 12,150	\$ 10,515	\$ 12,441	\$ 28,386	\$ 12,948	\$ 8,020	\$ -	\$ -	\$ -	\$ 142,822	73.19%

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Actual vs Budget %
<u>Operations & Maintenance</u>															
Field Expenditures															
Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,050	82.58%
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	-	-	118,168	75.00%
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,161	2,546	5,601	6,330	5,126	-	-	-	40,362	67.27%
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	-	-	-	779,089	74.99%
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	153	153	567	567	-	-	-	2,151	39.11%
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	1,064	332	732	332	-	-	-	4,852	43.43%
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	4,738	360	5,146	6,226	5,280	10,916	-	-	-	51,103	102.21%
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302	-	-	-	38,716	75.00%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	2	2	-	-	-	5	0.98%
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	2,697	4,462	9,882	3,320	-	-	-	32,917	73.15%
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377	50.00%
Preserve Maintenance	40,000	3,828	7	-	7	41	835	7,580	2,419	728	-	-	-	15,446	38.62%
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	3,674	-	-	-	-	-	-	-	-	8,925	119.00%
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	15,196	920	-	-	8,090	5,298	-	-	-	50,679	133.37%
Alleyway Maintenance	10,000	-	-	-	-	-	74	600	-	-	-	-	-	674	6.74%
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	134	915	1,330	4,034	-	-	-	10,025	133.67%
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254	125.05%
Other-Contingency	67,921	-	-	-	-	-	8,440	1,019	-	500	-	-	-	9,959	14.66%
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	2,215	569	-	-	-	29,813	119.25%
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	2,582	2,690	405	1,859	-	-	-	27,569	229.74%
Enhancement/Beautification	20,000	-	17,812	-	-	-	156	-	-	-	-	-	-	17,968	89.84%
Subtotal Field Expenditures	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,666	\$ 127,823	\$ 133,575	\$ 141,250	\$ 137,248	\$ -	\$ -	\$ -	\$ 1,265,100	75.44%
Total Operations & Maintenance	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,666	\$ 127,823	\$ 133,575	\$ 141,250	\$ 137,248	\$ -	\$ -	\$ -	\$ 1,265,100	75.44%
Total Expenditures	\$ 1,872,158	\$ 199,675	\$ 170,178	\$ 143,538	\$ 161,660	\$ 131,181	\$ 140,264	\$ 161,961	\$ 154,198	\$ 145,267	\$ -	\$ -	\$ -	\$ 1,407,922	75.20%
Excess (Deficiency) of Revenues over Expenses	\$ 168,500	\$ (173,415)	\$ (64,033)	\$ 1,229,641	\$ (33,323)	\$ (58,228)	\$ (42,681)	\$ (61,750)	\$ (109,966)	\$ (105,464)	\$ 23,912	\$ -	\$ -	\$ 604,693	358.87%
Other Financing Sources/Uses:															
Transfer In/(Out)	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (168,500)	100.00%
Total Other Financing Sources/Uses	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (168,500)	100.00%
Net Change in Fund Balance	\$ -	\$ (173,415)	\$ (64,033)	\$ 1,061,141	\$ (33,323)	\$ (58,228)	\$ (42,681)	\$ (61,750)	\$ (109,966)	\$ (105,464)	\$ 23,912	\$ -	\$ -	\$ 436,193	21.67%

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		\$1,350,000

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		\$19,320,000

C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2025

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
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	\$239,122.40	\$756,402.73
TOTAL DUE DIRECT INVOICE		\$0.00	\$221,691.57	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.47	\$269,516.04
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
LEON CO DIST 10	06/06/25	\$433.40	\$0.00	\$823.71	\$4,538.62	\$515.62	\$0.00	\$5,246.91	\$11,558.26
TAX CERTIFICATES	06/17/25	\$1,788.40	\$162.06	\$2,125.91	\$0.00	\$2,127.70	\$346.34	\$6,628.88	\$13,179.29
TOTAL RECEIVED TAX ROLL		\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,302.86	\$3,577,453.30
TOTAL DUE TAX ROLL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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%	83.33%	73.73%
% RECEIVED TAX ROLL		100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.87%	100.87%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
6/1 - 6/30/25	3612-3627	\$157,688.52
Capital Reserve Fund		
n/a		
TOTAL		\$157,688.52

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/09/25	99999	6/09/25	VOID 202506 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 003612
6/09/25	00024	5/27/25	197850 202505 320-57200-46450 CONTR#12 U#21 VALVE REP		*	246.05	
		5/27/25	197851 202505 320-57200-46450 CONTR#28 U#31 IRR REP		*	114.52	
		5/27/25	197852 202505 320-57200-46450 CONTR#23 U#17 IRR REP		*	94.22	
		5/27/25	197853 202505 320-57200-46450 CONTR#15 ORNG AVE IRR REP		*	101.66	
		5/27/25	197854 202505 320-57200-46450 CONTR#10 U#29 IRR REP		*	117.69	
		5/27/25	197855 202505 320-57200-46450 CONTR#4 U#1 IRR REP		*	240.46	
		5/30/25	197859 202505 320-57200-47000 BUTTERFLY GARDEN		*	455.00	
		6/02/25	197877 202506 320-57200-46900 U#10 TRAIL 3767-3771		*	72.88	
		6/02/25	197878 202505 320-57200-46450 CONTR#4 U#1 MAINLINE REP		*	1,182.96	
		6/02/25	197882 202505 320-57200-46450 CONTR#1 U#5 IRR REP		*	613.30	
		6/02/25	197883 202505 320-57200-46450 CONTR#6 CNTRL PK IRR REP		*	950.56	
		6/02/25	197884 202505 320-57200-46900 U#26 TRAIL-PATCH CONCRETE		*	240.00	
		6/03/25	197923 202506 320-57200-46450 CONTR#28 U#31 IRR REP		*	271.90	
		6/03/25	197924 202506 320-57200-46450 CONTR#23 U#17 IRR REP		*	155.95	
		6/03/25	197926 202506 320-57200-46910 INST POSTS & CHAIN		*	931.40	
ALL-PRO LAND CARE OF TALLAHASSEE							5,788.55 003613
6/09/25	00126	6/03/25	2043192 202505 310-51300-31100 SERVICE THRU 5/31/25		*	2,887.82	
ATKINS NORTH AMERICA, INC.							2,887.82 003614
6/09/25	00061	6/01/25	561 202506 320-57200-34000 JUN 25 - FACILITY MGMT		*	13,129.75	
		6/01/25	562 202506 310-51300-34000 JUN 25 - MGMT FEES		*	4,825.17	
		6/01/25	562 202506 310-51300-35110 JUN 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 #
		6/01/25 562	202506 310-51300-35100		*	264.67	
		JUN 25 - IT					
		6/01/25 562	202506 310-51300-31300		*	708.92	
		JUN 25 - DISSEMINATION					
		6/01/25 562	202506 310-51300-42500		*	9.45	
		JUN 25 - COPIES					
		6/01/25 562	202506 310-51300-41000		*	19.86	
		JUN 25 - TELEPHONE					
		6/01/25 562	202506 320-57200-46900		*	7.20	
		MAR 25 - GOOGLE					
		6/01/25 562	202506 320-57200-46900		*	7.20	
		APR 25 - GOOGLE					
		6/01/25 562	202506 320-57200-46900		*	134.35	
		ASPHALT PATCH ALLEYWAYS					
			GOVERNMENTAL MANAGEMENT SERVICES				19,219.99 003615
6/09/25 00324		5/31/25 3570559	202504 310-51300-31500		*	4,764.50	
		APR 25 - GEN COUNSEL					
		5/31/25 3570560	202504 310-51300-31500		*	1,674.00	
		APR 25 - MONTHLY MEETING					
			KUTAK ROCK LLP				6,438.50 003616
6/09/25 00154		5/30/25 I-7191	202505 320-57200-46900		*	50.00	
		ALUMINUM SIGNS					
			SIGNS NOW				50.00 003617
6/17/25 00024		6/04/25 197928	202506 320-57200-46450		*	352.08	
		CONTR#24 U#2 IRR REP					
		6/04/25 197929	202506 320-57200-46450		*	102.24	
		CONTR#23 U#17 IRR REP					
		6/05/25 197930	202506 320-57200-46450		*	200.34	
		CONTR#18 U#35 IRR REP					
		6/05/25 197931	202506 320-57200-46900		*	624.00	
		U#26 TRAIL - DECK BOARDS					
		6/05/25 197933	202506 320-57200-46900		*	453.90	
		PAINT POSTS- U#10 & C.PRK					
		6/06/25 197934	202506 320-57200-46490		*	260.00	
		TREE PRUNING-SUMMERTREE					
		6/06/25 197935	202506 320-57200-46900		*	2,734.68	
		FL080- RMV DEAD TREES					
		6/09/25 197939	202506 320-57200-46550		*	1,616.16	
		LIMEROCK STORM WTR MAINT					
		6/11/25 197943	202506 320-57200-46450		*	299.70	
		CONTR#3 U#1 IRR REP					
		6/11/25 197945	202506 320-57200-46450		*	286.08	
		CONTR#18 U#35 IRR REP					

CAPR CAPITAL REGION TCESSNA

*** CHECK DATES 06/01/2025 - 06/30/2025 ***
 CAPITAL REGION - GENERAL FUND
 BANK B CAPITAL REGION - GEN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/12/25	197947 202506 320-57200-61000		*	568.58	
			U#26 TRAIL - INST DOGIPOT				
		6/12/25	197948 202506 320-57200-46450		*	314.08	
			CONTR#19 U#5 IRR REP				
				ALL-PRO LAND CARE OF TALLAHASSEE			7,811.84 003618
6/17/25	00028	6/10/25	2034132 202506 320-57200-46500		*	332.00	
			JUN 25 - WATER MGMT SVC				
				THE LAKE DOCTORS, INC.			332.00 003619
6/24/25	00029	6/03/25	MAY 202505 320-57200-43000		*	6,330.18	
			MAY 25				
				CITY OF TALLAHASSEE - AUTO PAY			6,330.18 003620
6/25/25	00024	6/18/25	197954 202506 320-57200-46450		*	94.26	
			CONTR#24 U#2 IRR REP				
		6/19/25	197958 202506 320-57200-46910		*	60.00	
			LDR-5 - COGON GRASS				
		6/19/25	197959 202506 320-57200-46490		*	3,737.50	
			TREE REMOVAL-JASMINE HILL				
		7/01/25	197951 202507 320-57200-46225		*	248.65	
			JUL 25 LANDSC NEW UNITS				
		7/01/25	197951 202507 320-57200-46200		*	86,565.41	
			JUL 25 LANDSC CONTR UNITS				
		7/01/25	197951 202507 320-57200-46425		*	2.45	
			JUL 25 IRRIG NEW UNITS				
		7/01/25	197951 202507 320-57200-46400		*	4,301.75	
			JUL 25 IRRIG CONTR UNITS				
				ALL-PRO LAND CARE OF TALLAHASSEE			95,010.02 003621
6/25/25	00106	6/18/25	06182025 202506 300-20700-10800		*	2,383.86	
			TXFER TAX COLLECTIONS				
				CAPITAL REGION CDD - SERIES 2018A1			2,383.86 003622
6/25/25	00130	6/18/25	06182025 202506 300-20700-11000		*	4,538.62	
			TXFER TAX COLLETIONS				
				CAPITAL REGION CDD - SERIES 2018A2			4,538.62 003623
6/25/25	00148	6/18/25	06182025 202506 300-20700-10900		*	2,989.66	
			TXFER TAX COLLECTION				
				CAPITAL REGIONS CDD - SERIES 2013			2,989.66 003624
6/25/25	00300	6/18/25	06182025 202506 300-20700-10000		*	2,949.62	
			TXFER TAX COLLECTIONS				
				CAPITAL REGION CDD - SERIES 2021			2,949.62 003625
				CAPR CAPITAL REGION TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/25/25	00343	5/31/25 7145812	202505 310-51300-48000	NOTICE OF MEETING	*	83.34	
		5/31/25 7145812	202505 310-51300-48000	AUDIT RFP	*	104.92	
		5/31/25 7145812	202505 310-51300-48000	RULE DEVELOPMENT	*	78.36	
		5/31/25 7145812	202505 310-51300-48000	NOTICE OF RULEMAKING	*	191.24	
GANNETT MEDIA GROUP							457.86 003626
6/25/25	00291	6/16/25 SUR-8041	202506 320-57200-46650	FLAG PROP LINE & SKETCH	*	500.00	
MERIDIAN SURVEYING AND MAPPING, INC							500.00 003627
TOTAL FOR BANK B						157,688.52	
TOTAL FOR REGISTER						157,688.52	

CAPR CAPITAL REGION TCESSNA



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

Invoice

Date	Invoice #
5/27/2025	197854

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 10; Unit 29 - Irrigation Repair			
4" Rotor	1	10.83	10.83
4" Pop-Up Sprayhead	2	9.88	19.76
Nozzle	2	2.50	5.00
1/2" 90 Male Barb Fitting	2	1.05	2.10
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/22/25			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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	\$117.69
Payments/Credits	\$0.00
Balance Due	\$117.69



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

Invoice

Date	Invoice #
5/27/2025	197850

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 12; Unit 21 - Valve Replace			
Hunter 2" Valve PGV-201	1	115.75	115.75
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 5/21/25			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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 \$246.05

Payments/Credits \$0.00

Balance Due \$246.05



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

Invoice

Date	Invoice #
5/27/2025	197851

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Irrigation Repair			
4" Pop-Up Sprayhead	2	9.88	19.76
MP Rotator Side Strip	2	7.38	14.76
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/21/25 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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	\$114.52
Payments/Credits	\$0.00
Balance Due	\$114.52



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

Invoice

Date	Invoice #
5/27/2025	197852

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 23; Unit 17 - Irrigation Repair			
1 x 1/2" Tee	1	5.47	5.47
1" Slip-Fix Fitting	1	5.65	5.65
FLEXSG Flex Pipe (100ft. per roll)	2	0.50	1.00
1/2" 90 Male Barb Fitting	2	1.05	2.10
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/22/25 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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	\$94.22
Payments/Credits	\$0.00
Balance Due	\$94.22



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

Invoice

Date	Invoice #
5/27/2025	197853

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 15; Orange Ave - Irrigation Repair			
4" Rotor	2	10.83	21.66
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 5/22/25			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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 \$101.66

Payments/Credits \$0.00

Balance Due \$101.66



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

Invoice

Date	Invoice #
5/27/2025	197855

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	6/26/2025

Description	Quantity	Rate	Amount
Controller 4; Unit 1 - Irrigation Repair			
4" Rotor	4	10.83	43.32
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	2	80.00	160.00
Date of Service: 5/23/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 5/28/2025	

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	\$240.46
Payments/Credits	\$0.00
Balance Due	\$240.46



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

Invoice

Date	Invoice #
5/30/2025	197859

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	6/29/2025

Description	Quantity	Rate	Amount
Butterfly Garden: Pine Straw & Pruning			
Pine Straw (per bale)	20	4.75	95.00
Prune - Wax Myrtle			
General Labor	6	60.00	360.00
Date of Service: 5/29/25			
		47000 <i>Corbin deNagy</i> 5/30/2025	

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	\$455.00
Payments/Credits	\$0.00
Balance Due	\$455.00



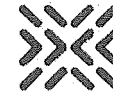
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/2/2025	197878

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	7/2/2025

Description	Quantity	Rate	Amount
Controller 4; Unit 1 - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" x 3" PVC RED Bushing SS	1	7.95	7.95
3" 90 Elbow SS	1	8.51	8.51
3" SCH 40 Coupling PVC SS	1	4.29	4.29
1 1/2" SCH 40 90 Elbow PVC SS	1	3.50	3.50
1 1/2" SCH 40 Coupling	1	1.50	1.50
3" SCH 40 PVC BE Pipe	10	2.10	21.00
Sakrete	2	12.88	25.76
Mini-Excavator Use	4	68.75	275.00
Irrigation Technician Labor Rate per hour	4	80.00	320.00
Irrigation Helper Labor Rate per hour	10	50.00	500.00
Date of Service: 5/27/2025			
		46450 <i>Corbin deNagy</i> 6/3/2025	

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	\$1,182.96
Payments/Credits	\$0.00
Balance Due	\$1,182.96



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

Invoice

Date	Invoice #
6/2/2025	197877

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	7/2/2025

Description	Quantity	Rate	Amount
Unit 10: Trail - 3767 - 3771 Overlook Skim Coat with Concrete			
Concrete Mix	1	12.88	12.88
General Labor Rate	1	60.00	60.00
		46900 <i>Corbin deNagy</i> 6/3/2025	

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	\$72.88
Payments/Credits	\$0.00
Balance Due	\$72.88



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

Invoice

Date	Invoice #
6/2/2025	197882

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	7/2/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 1; Unit 5			
1 1/2" SCH 40 PVC BE Pipe	30	0.81	24.30
1 1/2" SCH 40 90 Elbow PVC SS	4	3.50	14.00
Irrigation Technician Labor Rate per hour	2.5	80.00	200.00
Irrigation Helper Labor Rate per hour	7.5	50.00	375.00
Date of Service: 5/29/2025 Damage Source: Tree Damage			
		46450 <i>Corbin deNagy</i> 6/3/2025	

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	\$613.30
Payments/Credits	\$0.00
Balance Due	\$613.30



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

Invoice

Date	Invoice #
6/2/2025	197883

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	7/2/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 6; Central Park			
3" Hunter Valve	1	367.60	367.60
3" Male Adapter PVC TXS	2	6.48	12.96
3" Repair Coupling (NO stop)	1	30.00	30.00
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Irrigation Helper Labor Rate per hour	6	50.00	300.00
Date of Service: 5/30/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 6/3/2025	

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	\$950.56
Payments/Credits	\$0.00
Balance Due	\$950.56



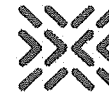
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/2/2025	197884

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	7/2/2025

Description	Quantity	Rate	Amount
Unit 26: Trail - Patch Concrete			
Patch Concrete on Trail		240.00	240.00
Date of Service: 5/30/25			
		46900 <i>Corbin deNagy</i> 6/3/2025	

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 \$240.00

Payments/Credits \$0.00

Balance Due \$240.00



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

Invoice

Date	Invoice #
6/3/2025	197923

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	7/3/2025

Description	Quantity	Rate	Amount
Irrigation Repair; Controller 28; Unit 31			
Hunter 1 1/2" Globe/Angle Valve PGV-151	2	75.95	151.90
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 6/2/2025			
		46450 <i>Corbin deNagy</i> 6/3/2025	

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	\$271.90
Payments/Credits	\$0.00
Balance Due	\$271.90



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

Invoice

Date	Invoice #
6/3/2025	197924

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	7/3/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 23; Unit 17			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 6/2/25			
		46450 <i>Corbin deNagy</i> 6/3/2025	

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	\$155.95
Payments/Credits	\$0.00
Balance Due	\$155.95



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

Invoice

Date	Invoice #
6/3/2025	197926

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	7/3/2025

Description	Quantity	Rate	Amount
Install Posts + Chain - Central Park & Maple Ridge			
Sakrete	8	12.88	103.04
Hitch Ring w/ Pltz	2	6.97	13.94
Welded Zinc Plated Steel Chain	1	41.20	41.20
3-in Red Reflector	3	4.86	14.58
4-in x 4-in x 8-ft Posts	3	12.88	38.64
General Labor Rate	12	60.00	720.00
<div>46910</div> <div>Corbin deNagy</div> <div>6/3/2025</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	\$931.40
Payments/Credits	\$0.00
Balance Due	\$931.40



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

Invoice Date: June 03, 2025
Project #: 100065121
Invoice #: 2043192

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 11, 2025 to May 31, 2025

Basic Services	Current
Multiplier Labor	2,887.82
Total Invoice	2,887.82
Total Due this Invoice	<u>USD 2,887.82</u>

Contract Amount:	30,000.00
Previous Billed:	19,831.97
Billed to Date	22,719.79
Contract Balance:	7,280.21

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 2043192
Date 03-JUN-25

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	20.00	49.79	995.80
Subtotal - Project Manager		20.00		995.80
Subtotal Labor				995.80
Multiplier	2.9			
TOTAL				2,887.82

31100

Corbin deNagy

6/3/2025

Governmental Management Services, LLC

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

Invoice**Invoice #:** 562**Invoice Date:** 6/1/25**Due Date:** 6/1/25**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 - June 2025	340	4,825.17	4,825.17
Website Administration - June 2025	351	113.42	113.42
Information Technology - June 2025	351	264.67	264.67
Dissemination Agent Services - June 2025	313	708.92	708.92
Copies	425	9.45	9.45
Telephone	410	19.86	19.86
AMEX reimbursable March 2025 001.320.57200.46900 Google		7.20	7.20
AMEX reimbursable April 2025 001.320.57200.46900 Google		7.20	7.20
Asphalt patch for Capital Region Alleyways (3/28) 001.320.57200.46900		134.35	134.35
Total			\$6,090.24
Payments/Credits			\$0.00
Balance Due			\$6,090.24

GMS LLC - Northeast Florida

Employee: Corbin deNagy

Address: 3250 Carrollton Drive

City, State, Zip: Tallahassee, FL, 32311

Position: District Manager / Operations Manager

Date: 4/30/25

Expense

Period: 04/01/2025 - 04/30/2025


DATE	Description	Other	Mileage	Hotel	Meals	Total
4/30/25	Monthly cell allowance	\$ 80.00				\$80.00
						\$0.00
4/3/25	Paint supplies for Capital Region bollards	\$ 31.15				\$31.15
4/7/25	Signs for Canopy meeting	\$ 108.00				\$108.00
4/7/25	Asphalt patch for Capital Region	\$ 125.75				\$125.75
4/10/25	Parking for Capital Region bid opening at Kutak	\$ 3.00				\$3.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
Various	Mileage (see attached log)		509			\$356.30
					Total Amount Due to Employee	\$704.20

Mileage is reimbursable at \$.70 per mile on personal vehicles, \$.20 with car allowance

****For expense reimbursements not listed above, post to Misc. and provide additional description****

BILL TO CAPITAL REGION →	\$156.90
BILL TO CANOPY →	\$108.00

Corbin deNagy 5/1/2025
Employee Signature Date


 5/1/2025

 Manager Signature Date

Capital
Region

THANK YOU FOR SHOPPING AT
APACHEE ACE HARDWARE
(850) 656-5947

04/03/25 3:54PM KYL 555 SALE

5286521	1	EA	\$7.99	EA	Not reimbursable - personal
PULL GAIL ORN 8-3/4"BLK				\$7.99	
1036400	1	EA	\$11.99	EA	
ACE BITTER BRUSH FLAT 3				\$9.99	
1020102	1	EA	\$10.99	EA	\$28.98 X 1.075
KYL EXT FILL MIB Q1				\$18.99	= \$31.15 reimbursement
SUB-TOTAL:\$	J6.97	TAX: \$	2.77		
		TOTAL: \$	39.74		
	BC AMT: \$		39.74		

BC CARD#: XXXXXXXXXXXX0419
HIJ: *****0000 ID: *****577
AUTH: 090500 AMT: \$ 39.74
Host reference #: 409545 Bal#

Authorizing Network: VISA

Contactless
CARD TYPE: VISA EXPR: XXXX
A1J : A0000000031010
TV3 : 0000000000
IAD : 06021203A00000
TST :
ARC : 00
MODE : Issuer
CVN : No CVN
Name : CHASE VISA
ATC : 015F
AC : 72LA4CD64909C975
TxID/ValCode: 456271

Bank card USD\$ 39.74



==> JRRH# E09545/5
CUST NO: *5

THANK YOU VISA CARDHOLDER
FOR YOUR PATRONAGE
ACE REWARDS ID # 1957528162

Acct: CASH CUSTOMER

Customer Copy

ALL RETURNS MUST BE ACCOMPANIED BY A
RECEIPT WITHIN 30 DAYS OF PURCHASE

INVOICE



Store Name: Apalachee Ace Hardware
Phone: (850) 656-5947
Address: 3626 Apalachee Pkwy
Tallahassee, FL 32311-3024

Capital Region Community Devel

Business Address:
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

Online Order #: 57053233
Order Date: 04/07/2025
Payment Method: Credit Card

Qty	Item	Description	Retail	Sell Price	Extensions
2	1824069	Aquaphalt 4.0 Black Water-Based Asphalt and Concrete Patch 3.5 gal	\$64.99	\$129.98	\$129.98
Subtotal					\$129.98
Only for You: 10% off					\$13.00
Tax					\$8.77
Amount Paid					\$125.75

acehardware.com online transaction

**Business Green Rewards Card**

GMS LLC

JAMES PERRY

Closing Date 03/21/25

p. 3/9

Account Ending 6-64002

Customer Care & Billing Inquiries
International Collect
Express Cash
Large Print & Braille Statements

1-800-492-3344
1-336-393-1111
1-800-CASH-NOW
1-800-492-3344

Hearing Impaired
Online chat at americanexpress.com or use Relay dial 711 and 1-800-492-3344



Website: americanexpress.com

Customer Care
& Billing Inquiries
P.O. BOX 981535
EL PASO, TX
79998-1535

Payments
PO BOX 6031
CAROL STREAM IL
60197-6031

Payments and Credits**Summary**

	Pay In Full	Pay Over Time ♦	Total
Payments	\$0.00	-\$16,294.38	-\$16,294.38
Credits			
JAMES PERRY 6-64002	\$0.00	\$0.00	\$0.00
SHELBY STEPHENS 6-61065	\$0.00	-\$26.73	-\$26.73
Total Payments and Credits	\$0.00	-\$16,321.11	-\$16,321.11

Detail

*Indicates posting date

♦ - Pay Over Time activity

Payments	Amount
03/10/25* JAMES PERRY PAYMENT RECEIVED - THANK YOU	-\$16,294.38
Credits	Amount
03/01/25 SHELBY STEPHENS AMAZON MARKETPLACE NA PA AMZN.COM/BILL WA MERCHANDISE	-\$26.73 ♦

New Charges**Summary**

	Pay In Full	Pay Over Time ♦	Total
JAMES PERRY 6-64002	\$0.00	\$857.19	\$857.19
JAY SORIANO 6-63053	\$0.00	\$5,859.45	\$5,859.45
SHELBY STEPHENS 6-61065	\$0.00	\$4,282.67	\$4,282.67
Total New Charges	\$0.00	\$10,999.31	\$10,999.31

Detail

♦ - Pay Over Time activity



JAMES PERRY
Card Ending 6-64002

	Amount
02/25/25 MICROSOFT MSBILL.INFO \$99.99 ♦ ✓	
Z62TZ5J3X2LY 98052	
03/01/25 GOOGLE *GSUITE_MYSOUTH CC@GOOGLE.COM CA \$7.20 ♦ ✓	
DIGITAL GOODS: APPS	
03/12/25 PEOPLEVINE INC CHICAGO IL \$750.00 ♦ ✓	
312-543-3399	



JAY SORIANO
Card Ending 6-63053

	Amount
02/20/25 24HOURWRISTBANDS.COM HOUSTON TX \$162.55 ♦	
+18005306218	

**Business Green Rewards Card**GMS LLC
JAMES PERRY
Closing Date 04/20/25

p. 3/10

Account Ending 6-64002

Customer Care & Billing Inquiries
International Collect
Express Cash
Large Print & Braille Statements1-800-492-3344
1-336-393-1111
1-800-CASH-NOW
1-800-492-3344

Hearing Impaired

Online chat at americanexpress.com or use Relay dial 711 and 1-800-492-3344



Website: americanexpress.com

Customer Care
& Billing Inquiries
P.O. BOX 981535
EL PASO, TX
79998-1535Payments
PO BOX 6031
CAROL STREAM IL
60197-6031**Payments and Credits****Summary**

	Pay In Full	Pay Over Time ♦	Total
Payments	\$0.00	-\$10,972.58	-\$10,972.58
Credits			
JAMES PERRY 6-64002	\$0.00	\$0.00	\$0.00
SHELBY STEPHENS 6-61065	\$0.00	-\$16.07	-\$16.07
Total Payments and Credits	\$0.00	-\$10,988.65	-\$10,988.65

Detail

*Indicates posting date

♦ - Pay Over Time activity

Payments			Amount
04/07/25*	JAMES PERRY	PAYMENT RECEIVED - THANK YOU	-\$10,972.58
Credits			Amount
04/06/25	SHELBY STEPHENS	Staples Atlanta GA Atlanta GA 7654959122 320923 ORD 7654959122 ;REQ LISA PELKEY IT1 HOLDER 35X5;UPI -15.0900;QTY1 IT2;UPI 0.0000;QTY FRT 0.00;HDL 0.00;ITM1	-\$16.07 ♦

New Charges**Summary**

	Pay In Full	Pay Over Time ♦	Total
JAMES PERRY 6-64002	\$0.00	\$757.20	\$757.20
JAY SORIANO 6-63053	\$0.00	\$8,478.68	\$8,478.68
SHELBY STEPHENS 6-61065	\$0.00	\$4,555.33	\$4,555.33
Total New Charges	\$0.00	\$13,791.21	\$13,791.21

Detail

♦ - Pay Over Time activity

JAMES PERRY
Card Ending 6-64002

				Amount
04/01/25	GOOGLE *GSUITE_MYSOUTH DIGITAL GOODS: APPS	CC@GOOGLE.COM	CA Capital Regions	\$7.20 ♦
04/12/25	PEOPLEVINE INC 312-543-3399	CHICAGO	IL	\$750.00 ♦

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 561
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		13,129.75	13,129.75
<i>Alison Mossing</i> 6-5-25			

Total \$13,129.75

Payments/Credits \$0.00

Balance Due \$13,129.75

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3570559

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. 3570559

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

04/01/25	S. Sandy	1.10	341.00	Conduct research regarding audit request for proposal requirements; updated documents regarding same
04/02/25	S. Sandy	0.80	248.00	Prepare audit request for proposal documents; conduct research regarding same; prepare memorial policy
04/03/25	S. Sandy	0.80	248.00	Prepare memorial policy and resolution setting rates for the same; confer with deNagy regarding same
04/05/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/10/25	S. Sandy	3.00	930.00	Prepare for and attend public bid opening for landscape request for proposal; conduct follow up regarding same; conduct research regarding SouthWood service mark
04/11/25	S. Sandy	0.70	217.00	Review temporary construction easement; confer regarding audit request for proposal
04/11/25	D. Wilbourn	0.40	74.00	Prepare fiscal year budget documents

KUTAK ROCK LLP

Capital Region CDD

May 31, 2025

Client Matter No. 17123-1

Invoice No. 3570559

Page 2

04/14/25	S. Sandy	0.80	248.00	Review Atkins work authorization; updated memorial policy and prepare notices regarding same; confer regarding termination of temporary construction easement
04/15/25	D. Wilbourn	1.20	222.00	Prepare notice of termination of temporary construction easement with Vintage; prepare notices of rule development and making for memorial policy
04/16/25	S. Sandy	1.20	372.00	Prepare termination of temporary construction easement; confer with Berlin regarding completion of improvements for same; update memorial program; prepare notices of rulehearing and rule development and resolution adopting memorial program rates
04/16/25	M. VanSickle	0.20	110.00	Review easement termination
04/16/25	D. Wilbourn	1.00	185.00	Prepare release of temporary construction easement
04/22/25	S. Sandy	0.40	124.00	Confer with deNagy regarding fence encroachment status
04/28/25	J. Brown	0.40	138.00	Review regarding signage easement; correspondence regarding same
04/28/25	S. Sandy	0.80	248.00	Review landscape proposal; conduct research regarding directional signage access agreement for Tallahassee Classical School
04/29/25	S. Sandy	0.60	186.00	Review landscape maintenance proposal compliance; review draft agenda
04/29/25	D. Wilbourn	1.00	185.00	Conduct compliance review of landscape request for proposal bid
04/30/25	S. Sandy	1.60	496.00	Review landscape proposal; confer regarding same; confer regarding fence encroachment
TOTAL HOURS		16.50		

KUTAK ROCK LLP

Capital Region CDD

May 31, 2025

Client Matter No. 17123-1

Invoice No. 3570559

Page 3

TOTAL FOR SERVICES RENDERED

\$4,764.50

TOTAL CURRENT AMOUNT DUE

\$4,764.50

Corbin deNagy

6/4/2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3570560

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. 3570560

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

04/02/25	S. Sandy	0.80	248.00	Attend agenda call; prepare for meeting
04/10/25	S. Sandy	3.30	1,023.00	Prepare for and attend board meeting; conduct follow up regarding same
04/16/25	S. Sandy	0.30	93.00	Review draft minutes
04/30/25	S. Sandy	1.00	310.00	Attend agenda status call; conduct follow up regarding same

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,674.00

TOTAL CURRENT AMOUNT DUE \$1,674.00*Corbin deNagy*

6/4/2025



1551 Capital Circle SE
Suite 6
Tallahassee, FL 32301
(850) 383-6500

INVOICE

I-7191

<http://www.signsnow.com/tallahassee>

Payment Terms: Cash Customer

Order Due Date: 6/4/2025

Created Date: 5/30/2025

DESCRIPTION: SOUTHWOOD ALLIGATOR

Bill To: CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
3196 MERCHANTS ROW BLVD.
SUITE 130
TALLAHASSEE, FL 32311
US

Pickup At: Signs Now - Tallahassee
1551 Capital Circle SE
Suite 6
Tallahassee, FL 32301
US

Ordered By: CORBIN DENAGY
Email: CDENAGY@GMSNF.COM
Work Phone: (904) 710-0083
Cell Phone: (904) 710-0083
Tax ID: 85-8012693870C-5

Salesperson: House Signs Now - Tallahassee
Entered By: Chas Shockley

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	ALUMINUM	1	\$50.00	\$50.00
1.1	3mm Aluminum Solid Core Composite - Part Qty: 1 Width: 12.00" Height: 18.00" Text: WARNING SIGN ALLIGATOR			
Subtotal:				\$50.00
Taxes:				\$0.00
Grand Total:				\$50.00
Amount Paid:				\$0.00
BALANCE DUE:				\$50.00

Signature: _____ Date: _____

46900
CDN
5/30/2025



APOGEE SIGNS, INC
251 FORTUNE BLVD. MIDWAY, FL
WWW.APOGEESIGNS.COM

Invoice

Date	Invoice #
06/16/2025	250993-1

Apogee Signs, Inc.
251 Fortune Boulevard
Midway, FL 32343
850-224-7446

Contractor #ES12002406

Bill To
Capital Region CDD Governmental Management 3196 Merchants Row Boulevard, Suite 130 Tallahassee, FL 32311 Contact: Corbin deNagy 850-727-5310

Job site
SouthWood Blair Stone Entry Sign / Capital Region CDD / Manufacture and Install Median Area West of Blair Stone Intersection of Coolidge Court Tallahassee, FL

P.O. Number	Rep	Ordered By
	Scott Thornton	Corbin deNagy

** Advance Deposit Billing **

Item	Amount
Design and Manufacture (per provided drawing with specifications)	\$19,700.00
A: ONE (1) Single Sided Aluminum Construction Sign Oval Size 65"x44" with decorative Aluminum Posts (x2)	

Installation of above item	\$2,000.00
----------------------------	------------

Item	Price
Sales Price	\$21,700.00
Subtotal	\$21,700.00
Deposit Due	\$10,850.00
Total	\$10,850.00

Advance Deposit Required	\$10,850.00
---------------------------------	--------------------

Capital Reserves
Corbin deNagy
6/16/2025

Terms:

Advance Deposit Terms: Due upon receipt of invoice. Project will not proceed until payment of deposit has been received.

Please remit payment to:

Apogee Signs, Inc
251 Fortune Blvd
Midway, FL 32343



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

Invoice

Date	Invoice #
6/5/2025	197930

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	7/5/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 18; Unit 35			
1 x 1/2" Tee	2	5.47	10.94
1" Slip-Fix Fitting	1	5.65	5.65
3/4" SCH 40 90 Elbow	1	1.50	1.50
1/2" 90 Male Barb Fitting	4	1.05	4.20
6" Pop-Up Sprayhead	3	16.85	50.55
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 6/4/25 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 6/5/2025	

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	\$200.34
Payments/Credits	\$0.00
Balance Due	\$200.34



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

Invoice

Date	Invoice #
6/4/2025	197928

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	7/4/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 24; Unit 2			
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
4" Rotor	3	6.76	20.28
3/4" 90 Male Barb	3	1.85	5.55
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 6/3/25			
		46450 <i>Corbin deNagy</i> 6/5/2025	

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	\$352.08
Payments/Credits	\$0.00
Balance Due	\$352.08



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

Invoice

Date	Invoice #
6/4/2025	197929

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	7/4/2025

Description	Quantity	Rate	Amount
Irrigation Repair - Controller 23; Unit 17			
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	1	80.00	80.00
Date of Service: 6/3/25			
		46450 <i>Corbin deNagy</i> 6/5/2025	

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	\$102.24
Payments/Credits	\$0.00
Balance Due	\$102.24

Balance Due	\$624.00
--------------------	-----------------



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

Invoice

Date	Invoice #
6/5/2025	197933

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	7/5/2025

Description	Quantity	Rate	Amount
Paint Posts - Unit 10 & Central Park			
Paint		93.90	93.90
Paint (2) Bridges in Unit 10 & (3) Bridges in Central Park		360.00	360.00
Date of Service: 6/2/2025, 6/3/2025, 6/4/2025			
46900 <i>Corbin deNagy</i> 6/6/2025			

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	\$453.90
Payments/Credits	\$0.00
Balance Due	\$453.90

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

P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
6/6/2025	197934

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

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

Quantity	Description	Rate	Amount
	Tree Pruning - Summertree Dr. Prune limbs from two pine trees located at the front right corner of the green space next to 4236 Summertree Dr.	260.00	260.00
<div>46490 <i>Corbin deNagy</i> 6/6/2025</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 \$260.00

\$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 #
6/6/2025	197935

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	7/6/2025

Description	Quantity	Rate	Amount
FL080 - Remove Dead Trees			
Removed 11 dead trees. Installed (3) 12" caps and screw all caps to clean out.	40	60.00	2,400.00
12" Caps	3	111.56	334.68
Date of Service: 6/3/25			
		46900 <i>Corbin deVagy</i> 6/6/2025	

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	\$2,734.68
Payments/Credits	\$0.00
Balance Due	\$2,734.68



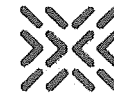
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/9/2025	197939

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	7/9/2025

Description	Quantity	Rate	Amount
Limerock for Storm Water Pond Maintenance for this year 18 Tons Limerock *Rock was ordered & delivered and used in April and we just recieved the bill	1	1,616.16	1,616.16
<div>46550</div> <div>Corbin deNagy</div> <div>6/9/2025</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	\$1,616.16
Payments/Credits	\$0.00
Balance Due	\$1,616.16



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

Invoice

Date	Invoice #
6/11/2025	197943

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	7/11/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 3; Unit 1			
P220 2" Toro Valve		199.70	199.70
Irrigation Technician Labor Rate per hour	1.25	80.00	100.00
Date of Service: 6/9/2025			
		46450 <i>Corbin deNagy</i> 6/11/2025	

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	\$299.70
Payments/Credits	\$0.00
Balance Due	\$299.70



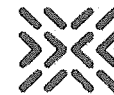
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/11/2025	197945

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	7/11/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 18; Unit 35			
ICD-100 1 STA Decoder w/ ACC	1	145.48	145.48
DBR/Y - 6 Splice Kit Wire Connector	4	5.15	20.60
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 6/9/2025			
		46450 <i>Corbin deNagy</i> 6/11/2025	

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\$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	\$286.08
Payments/Credits	\$0.00
Balance Due	\$286.08



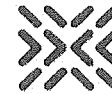
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/12/2025	197947

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	7/12/2025

Description	Quantity	Rate	Amount
Unit 26: Trail - Install (1) DOGIPOT			
DOGIPOT Pet Station, including Poly DOGIPOT Junior Bag Dispenser, 10 Gallon Trash Receptacle w/ attached Lid, and Pet Sign.	1	435.70	435.70
Sakrete	1	12.88	12.88
General Labor Rate	2	60.00	120.00
61000 <i>Corbin deNagy</i> 6/13/2025			

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\$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	\$568.58
Payments/Credits	\$0.00
Balance Due	\$568.58



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

Invoice

Date	Invoice #
6/12/2025	197948

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	7/12/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 19; Unit 5			
2" PVC Compression Coupling	1	16.75	16.75
2" Slip-Fix	1	17.33	17.33
Irrigation Technician Labor Rate per hour	3.5	80.00	280.00
Date of Service: 6/11/2025 Damage Source: Tree Damage			
		46450 <i>Corbin deNagy</i> 6/13/2025	

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\$35 fee for all returned checks

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

Total	\$314.08
Payments/Credits	\$0.00
Balance Due	\$314.08

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services

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	6/10/2025	\$332.00

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

00000000018515001000000028263300000003320075

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 6/20/2025

Invoice 2034132

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/10/2025	Water Management - Monthly		\$332.00	\$0.00	\$332.00

After the spray the pond got really bad algae. We are going to do two treatments this month to get it under control. Please contact Jim Hawkins with any questions. Thank you

46500

Corbin deNagy

6/10/2025

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

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

			May-25
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	
7580485610	100012701	3705 Four Oaks Blvd	\$92.97
6948377092	100012735	1901 Merchants Row Blvd	\$513.82
3077919780	100012813	3136 Dickinson Dr.	\$14.90
1894063223	100013816	2380 E Orange Ave Irr	\$0.00
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$14.44
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.00
8965428817	100013966	3559 Four Oaks Blvd	\$14.33
9143451140	100013997	3700 Spider Lily Way	\$14.55
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$14.44
3680485610	100014060	3765 Grove Park Dr	\$13.77
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$36.99
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$104.48
9732155598	100014729	4141 Artemis Way	\$688.04
8404454440	100014758	4140 Artemis Way	\$13.55
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.99
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$19.02
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.66
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.88
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.	\$2,679.85
9413485610	100017333	3000 School House Road	\$14.23
5399698926	100017365	3252 Updike Ave IRR	\$13.55
	100249585	3080 Merchants Row Blvd	\$43.24
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$47.95
3541485610	100198629	2301 E Orange Ave, Irr	\$14.11
3541485610	100207738	3591 Strolling Way	\$13.55
9674588544	100201943	3232 Riverton Trl	\$13.77
9674588544	100205698	4295 Avon Park Cir	\$13.55
9674588544	100210950	3611 Biltmore Ave	\$13.66
9674588544	100212948	3735 Esplanade Way	\$13.99
8001821240	100202870	2450 Rain Lily Way	\$81.19
8001821240	100204566	4072 Invy Green Trl	\$81.19
8001821240	100205224	4216 Summertree Dr	\$162.62
8001821240	100206207	3749 Biltmore Ave	\$208.93
8001821240	100208571	4297 Avon Park	\$115.99
8001821240	100208804	3616 Longfellow Rd	\$81.19
8001821240	100209402	3900 Overlook Dr	\$197.43
8001821240	100210193	4046 Colleton CT	\$58.13
8001821240	100212804	4038 Shady View Ln	\$58.13
8001821240	100213814	3070 Bent Grass Ln	\$81.19
3183002658	100034498	3001 School House Rd Reclaimed pay online	\$382.17
Total			\$6,330.18
V#29			001-320-57200-43000



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

Page 1 of 3

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

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

Account Summary as of June 3, 2025

Previous Balance	93.47
Payment Received - 05/21/2025	-93.47
Current Charges	92.97
Total Amount Due	\$ 92.97

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



Commercial Area Lighting

\$ 92.97

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100012701	\$0.00	\$92.97	\$ 92.97

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 100012701 0 06032025 0000000000 0000009297 0000009297 100012701

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.
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PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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- 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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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 04/27/2025 - 05/26/2025****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	74.01
Fuel & Purch Pwr: 442 kwh at \$0.03765	16.64
Gross Receipts Tax: 2.56406% of \$90.65	2.32
Subtotal	\$ 92.97

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 92.97**



Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: June 2, 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 June 2, 2025

Previous Balance	505.15
Payment Received - 05/21/2025	-505.15
Current Charges	513.82
Total Amount Due	\$ 513.82

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

 Elec General Svc-Non Demand	\$ 16.49
 Water - Reuse Service	\$ 497.33

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100012735	\$0.00	\$513.82	\$ 513.82

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 06022025 0000000000 0000051382 0000051382 100012735

CUSTOMER SERVICE

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UTILITY BILLING DUE DATES

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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 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	15	Dec-24	16	Aug-24	13
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				

Customer Charge	13.21
Energy Charge: 15 kwh at \$0.07118	1.07
Fuel & Purch Pwr: 15 kwh at \$0.03765	0.56
Gross Receipts Tax: 2.56406% of \$14.84	0.38
State Sales Tax	1.27

Subtotal \$ 16.49

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	05/27/2025	1973		04/24/2025	1958		15	1.00	15 KWH	

**Water Service****Service from 04/24/2025 - 05/26/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
May-25	2,794	Aug-24	582	Jun-23	2,042
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				

Reuse Gallonage Rate: 2,794 cgal at \$0.178 497.33

Subtotal \$ 497.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	05/27/2025	148870		04/24/2025	146076		2794	1.00	2794 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0029045****\$ 513.82**



Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: June 2, 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 June 2, 2025

Previous Balance	14.90
Payment Received - 05/21/2025	-14.90
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

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100012813	\$0.00	\$14.90	\$ 14.90

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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 100012813 0 06022025 0000000000 0000001490 0000001490 100012813

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	0	n/a	n/a	n/a	n/a	Customer Charge	13.21
Apr-25	0	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.21	0.34
Mar-25	0	n/a	n/a	n/a	n/a	Public Service Tax	1.35
n/a	n/a	n/a	n/a	n/a	n/a	Subtotal	\$ 14.90
n/a	n/a						

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	05/27/2025	11		04/24/2025	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: June 2, 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 June 2, 2025

Previous Balance	14.33
Payment Received - 05/21/2025	-14.33
Current Charges	14.44
Total Amount Due	\$ 14.44

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



Elec General Svc-Non Demand

\$ 14.44

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100013845	\$0.00	\$14.44	\$ 14.44

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 100013845 0 06022025 0000000000 0000001444 0000001444 100013845

CUSTOMER SERVICE

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

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

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.				
E305651	05/27/2025	1257		04/24/2025	1249		8	1.00	8 KWH	

Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0121634****\$ 14.44**

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

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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 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: June 2, 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 June 2, 2025

Previous Balance	14.23
Payment Received - 05/21/2025	-14.23
Current Charges	14.33
Total Amount Due	\$ 14.33

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



Elec General Svc-Non Demand

\$ 14.33

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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100013966	\$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 100013966 0 06022025 0000000000 0000001433 0000001433 100013966

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	7	Dec-24	7	n/a	n/a	Customer Charge	13.21
Apr-25	6	Nov-24	6	n/a	n/a	Energy Charge: 7 kwh at \$0.07118	0.50
Mar-25	7	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Feb-25	6	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Jan-25	7					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
E188850	05/27/2025	492		04/24/2025	485		7	1.00	7 KWH	

Service Address Total: 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311**Premise Id #: PRM0105099****\$ 14.33**



Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: June 2, 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 June 2, 2025

Previous Balance	14.33
Payment Received - 05/21/2025	-14.33
Current Charges	14.55
Total Amount Due	\$ 14.55

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



Elec General Svc-Non Demand

\$ 14.55

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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100013997	\$0.00	\$14.55	\$ 14.55

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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 100013997 0 06022025 0000000000 0000001455 0000001455 100013997

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Mar-25	7	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 9 kwh at \$0.03765	0.34
n/a	n/a	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$14.19	0.36
n/a	n/a					Subtotal	\$ 14.55

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
E305561	05/27/2025	858		04/24/2025	849		9	1.00	9 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**Premise Id #: PRM0063638****\$ 14.55**



Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: June 2, 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 June 2, 2025

Previous Balance	13.99
Payment Received - 05/21/2025	-13.99
Current Charges	14.44
Total Amount Due	\$ 14.44

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



Elec General Svc-Non Demand

\$ 14.44

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Your Own Utilities™

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

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111 100014028 0 06022025 0000000000 0000001444 0000001444 100014028

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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 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	8	Dec-24	8	Aug-24	7
Apr-25	4	Nov-24	7	Jul-24	7
Mar-25	7	Oct-24	7	Jun-24	7
Feb-25	7	Sep-24	8	May-24	8
Jan-25	8				

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.				
E173378	05/27/2025	898		04/24/2025	890		8	1.00	8 KWH	

Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311**Premise Id #: PRM0095275****\$ 14.44**



Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: June 2, 2025

Page 1 of 3

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

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Account Summary as of June 2, 2025

Previous Balance	13.66
Payment Received - 05/21/2025	-13.66
Current Charges	13.77
Total Amount Due	\$ 13.77

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



Elec General Svc-Non Demand

\$ 13.77

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014060	\$0.00	\$13.77	\$ 13.77

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 100014060 0 06022025 0000000000 0000001377 0000001377 100014060

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	2	Dec-24	1	Aug-24	1	Customer Charge	13.21
Apr-25	1	Nov-24	1	Jul-24	2	Energy Charge: 2 kwh at \$0.07118	0.14
Mar-25	0	Oct-24	1	Jun-24	1	Fuel & Purch Pwr: 2 kwh at \$0.03765	0.08
Feb-25	1	Sep-24	0	May-24	1	Gross Receipts Tax: 2.56406% of \$13.43	0.34
Jan-25	1					Subtotal	\$ 13.77

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	05/27/2025	283		04/24/2025	281		2	1.00	2 KWH	

Service Address Total: 3765 Grove Park Dr, Tallahassee, FL 32311**Premise Id #: PRM0135982****\$ 13.77**



Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: June 2, 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 June 2, 2025

Previous Balance	35.31
Payment Received - 05/21/2025	-35.31
Current Charges	36.99
Total Amount Due	\$ 36.99

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

 Elec General Svc-Non Demand	\$ 36.99
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014664	\$0.00	\$36.99	\$ 36.99

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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 100014664 0 06022025 0000000000 0000003699 0000003699 100014664

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	210	Dec-24	212	Aug-24	201
Apr-25	195	Nov-24	189	Jul-24	200
Mar-25	187	Oct-24	192	Jun-24	199
Feb-25	181	Sep-24	212	May-24	199
Jan-25	214				

Customer Charge	13.21
Energy Charge: 210 kwh at \$0.07118	14.95
Fuel & Purch Pwr: 210 kwh at \$0.03765	7.91
Gross Receipts Tax: 2.56406% of \$36.07	0.92
Subtotal	\$ 36.99

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292057	05/26/2025	67194		04/24/2025	66984		210	1.00	210 KWH	

Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**Premise Id #: PRM0051911****\$ 36.99**



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

Page 1 of 3

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

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

Account Summary as of June 3, 2025

Previous Balance	105.14
Payment Received - 05/21/2025	-105.14
Current Charges	104.48
Total Amount Due	\$ 104.48

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



Commercial Area Lighting

\$ 104.48

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014696	\$0.00	\$104.48	\$ 104.48

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

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

111 100014696 0 06032025 0000000000 0000010448 0000010448 100014696

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 04/27/2025 - 05/26/2025****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	83.16
Fuel & Purch Pwr: 497 kwh at \$0.03765	18.71
Gross Receipts Tax: 2.56406% of \$101.87	2.61
Subtotal	\$ 104.48

Service Address Total: 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 104.48**



Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: June 2, 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 June 2, 2025

Previous Balance	342.28
Payment Received - 05/21/2025	-342.28
Current Charges	688.04
Total Amount Due	\$ 688.04

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



Water Service - Irrigation

\$ 688.04

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014729	\$0.00	\$688.04	\$ 688.04

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

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

111 100014729 0 06022025 0000000000 0000068804 0000068804 100014729

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City of Tallahassee
Your Own UtilitiesSM

**Water Service****Service from 04/24/2025 - 05/26/2025****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
May-25	1,553	Dec-24	1,159	Aug-24	522
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				

Water Service - Irrigation

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Water Usage - Tier 2: 1,261 cgal at \$0.43	542.23
Public Service Tax	62.55
Subtotal	\$ 688.04

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	05/27/2025	58615		04/24/2025	57062		1553	1.00	1553 CGAL	

Service Address Total: 4141 Artemis Way, Tallahassee, FL 32311**Premise Id #: PRM0034073****\$ 688.04**



Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: June 2, 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 June 2, 2025

Previous Balance	13.55
Payment Received - 05/21/2025	-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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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014758	\$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 100014758 0 06022025 0000000000 0000001355 0000001355 100014758

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	0	Dec-24	0	Aug-24	0
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				

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	05/27/2025	9		04/24/2025	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: June 2, 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 June 2, 2025

Previous Balance	13.99
Payment Received - 05/21/2025	-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 Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014789	\$0.00	\$13.99	\$ 13.99

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 06022025 0000000000 0000001399 0000001399 100014789

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	4	Dec-24	4	Aug-24	4	Customer Charge	13.21
Apr-25	4	Nov-24	4	Jul-24	4	Energy Charge: 4 kwh at \$0.07118	0.28
Mar-25	4	Oct-24	4	Jun-24	4	Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Feb-25	3	Sep-24	3	May-24	4	Gross Receipts Tax: 2.56406% of \$13.64	0.35
Jan-25	5					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.				
E305750	05/26/2025	1047		04/24/2025	1043		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: June 2, 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 June 2, 2025

Previous Balance	18.91
Payment Received - 05/21/2025	-18.91
Current Charges	19.02
Total Amount Due	\$ 19.02

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



Elec General Svc-Non Demand

\$ 19.02

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100014821	\$0.00	\$19.02	\$ 19.02

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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 06022025 0000000000 0000001902 0000001902 100014821

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	49	Dec-24	63	Aug-24	44
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				

Customer Charge	13.21
Energy Charge: 49 kwh at \$0.07118	3.49
Fuel & Purch Pwr: 49 kwh at \$0.03765	1.84
Gross Receipts Tax: 2.56406% of \$18.54	0.48
Subtotal	\$ 19.02

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
E171007	05/27/2025	11761		04/24/2025	11712		49	1.00	49 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807**Premise Id #: PRM0135581****\$ 19.02**



Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: June 2, 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 June 2, 2025

Previous Balance	13.66
Payment Received - 05/21/2025	-13.66
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

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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 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 06022025 0000000000 0000001366 0000001366 100015608

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	1	Dec-24	0	Aug-24	1	Customer Charge	13.21
Apr-25	1	Nov-24	0	Jul-24	0	Energy Charge: 1 kwh at \$0.07118	0.07
Mar-25	0	Oct-24	1	Jun-24	0	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Feb-25	0	Sep-24	0	May-24	6	Gross Receipts Tax: 2.56406% of \$13.32	0.34
Jan-25	0					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
E305636	05/27/2025	555		04/24/2025	554		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: June 2, 2025

Page 1 of 3

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

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Account Summary as of June 2, 2025

Previous Balance	13.77
Payment Received - 05/21/2025	-13.77
Current Charges	13.88
Total Amount Due	\$ 13.88

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



Elec General Svc-Non Demand

\$ 13.88

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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100015639	\$0.00	\$13.88	\$ 13.88

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

City of Tallahassee
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111 100015639 0 06022025 0000000000 0000001388 0000001388 100015639

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	3	n/a	n/a	n/a	n/a	Customer Charge	13.21
Apr-25	2	n/a	n/a	n/a	n/a	Energy Charge: 3 kwh at \$0.07118	0.21
Mar-25	2	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
n/a	n/a	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.53	0.35
n/a	n/a					Subtotal	\$ 13.88

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E183583	05/27/2025	211		04/24/2025	208		3	1.00	3 KWH	

Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303**Premise Id #: PRM0016862****\$ 13.88**



Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: June 2, 2025

Page 1 of 3

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Account Summary as of June 2, 2025

Previous Balance	13.55
Payment Received - 05/21/2025	-13.55
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

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City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100015670	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, 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 06022025 0000000000 0000001355 0000001355 100015670

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
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- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	0	n/a	n/a	n/a	n/a
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				

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	05/26/2025	1		04/24/2025	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: June 2, 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 June 2, 2025

Previous Balance	49.75
Payment Received - 05/21/2025	-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

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100015703	\$0.00	\$49.75	\$ 49.75

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City of Tallahassee
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111 100015703 0 06022025 0000000000 0000004975 0000004975 100015703

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	0	Dec-24	0	Aug-24	0
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				

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	05/26/2025	33158		04/24/2025	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: June 2, 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 June 2, 2025

Previous Balance	266.11
Payment Received - 05/21/2025	-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

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100015738	\$0.00	\$266.11	\$ 266.11

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	0	Dec-24	0	Aug-24	0
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				

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	05/27/2025	61087		04/24/2025	61087		0	1.00	0 KWH	
E305419	05/27/2025	0		04/24/2025	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: June 2, 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 June 2, 2025

Previous Balance	14.33
Payment Received - 05/21/2025	-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

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100016392	\$0.00	\$14.33	\$ 14.33

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City of Tallahassee
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111 100016392 0 06022025 0000000000 0000001433 0000001433 100016392

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/26/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	7	Dec-24	8	Aug-24	7	Customer Charge	13.21
Apr-25	7	Nov-24	7	Jul-24	7	Energy Charge: 7 kwh at \$0.07118	0.50
Mar-25	7	Oct-24	7	Jun-24	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Feb-25	6	Sep-24	7	May-24	7	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Jan-25	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	05/27/2025	1343		04/24/2025	1336		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: June 2, 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 June 2, 2025

Previous Balance	1,942.66
Payment Received - 05/21/2025	-1,942.66
Current Charges	2,679.85
Total Amount Due	\$ 2,679.85

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

 Elec General Svc-Non Demand	\$ 15.01
 Water - Reuse Service	\$ 2,664.84

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Your Own Utilities™

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100016426	\$0.00	\$2,679.85	\$ 2,679.85

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111 100016426 0 06022025 0000000000 0000267985 0000267985 100016426

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Your Own UtilitiesSM

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Month	KWH	Month	KWH	Month	KWH		
May-25	13	Dec-24	11	Aug-24	12	Customer Charge	13.21
Apr-25	17	Nov-24	9	Jul-24	13	Energy Charge: 13 kwh at \$0.07118	0.93
Mar-25	16	Oct-24	12	Jun-24	12	Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Feb-25	15	Sep-24	14	May-24	12	Gross Receipts Tax: 2.56406% of \$14.63	0.38
Jan-25	27					Subtotal	\$ 15.01

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31236307	05/27/2025	491		04/24/2025	478		13	1.00	13 KWH	

**Water Service****Service from 04/24/2025 - 05/26/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL		
May-25	14,971	Dec-24	2,963	Aug-24	4,992	Reuse Gallonage Rate: 14,971 cgal at \$0.178	2,664.84
Apr-25	10,827	Nov-24	1,588	Jul-24	4,160	Subtotal	\$ 2,664.84
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						

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA05224	05/27/2025	727748		04/24/2025	712777		14971	1.00	14971 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 2,679.85**



Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: June 2, 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 June 2, 2025

Previous Balance	14.23
Payment Received - 05/21/2025	-14.23
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

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100017333	\$0.00	\$14.23	\$ 14.23

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, unless a different date has been selected. Do not send payment.

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

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

111 100017333 0 06022025 0000000000 0000001423 0000001423 100017333

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.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
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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.
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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	6	Dec-24	6	Aug-24	6	Customer Charge	13.21
Apr-25	6	Nov-24	6	Jul-24	5	Energy Charge: 6 kwh at \$0.07118	0.43
Mar-25	5	Oct-24	5	Jun-24	6	Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Feb-25	6	Sep-24	6	May-24	6	Gross Receipts Tax: 2.56406% of \$13.87	0.36
Jan-25	6					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
E305751	05/26/2025	1189		04/24/2025	1183		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: June 2, 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 June 2, 2025

Previous Balance	13.55
Payment Received - 05/21/2025	-13.55
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 Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100017365	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, unless a different date has been selected. Do not send payment.

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

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

111 100017365 0 06022025 0000000000 0000001355 0000001355 100017365

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 05/25/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
May-25	0	n/a	n/a	n/a	n/a	Customer Charge	13.21
Apr-25	0	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.21	0.34
Mar-25	0	n/a	n/a	n/a	n/a	Subtotal	\$ 13.55
n/a	n/a	n/a	n/a	n/a	n/a		
n/a	n/a						

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	05/26/2025	13		04/24/2025	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: June 3, 2025

Page 1 of 3

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

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

Account Summary as of June 3, 2025

Previous Balance	44.66
Payment Received - 05/21/2025	-44.66
Current Charges	47.95
Total Amount Due	\$ 47.95

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



Commercial Area Lighting

\$ 47.95

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/23/2025 Draft Amount
100092258	\$0.00	\$47.95	\$ 47.95

This account is on AutoPay. Payment will be drafted on or after 06/23/2025, unless a different date has been selected. Do not send payment.

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

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

111 100092258 0 06032025 0000000000 0000004795 0000004795 100092258

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 04/27/2025 - 05/26/2025****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	30.66
Fuel & Purch Pwr: 331 kwh at \$0.03765	12.46
Gross Receipts Tax: 2.56406% of \$43.12	1.11
State Sales Tax	3.72
Subtotal	\$ 47.95

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 47.95**



Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: May 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 May 30, 2025

Previous Balance	40.09
Payment Received - 05/19/2025	-40.09
Current Charges	43.24
Total Amount Due	\$ 43.24

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

 Elec General Svc-Non Demand	\$ 15.28
 Water Service - Irrigation	\$ 27.96

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	06/19/2025 Draft Amount
100249585	\$0.00	\$43.24	\$ 43.24

This account is on AutoPay. Payment will be drafted on or after 06/19/2025, 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 100249585 0 05302025 0000000000 0000004324 0000004324 100249585

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/23/2025 - 05/22/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
May-25	3	Dec-24	1	n/a	n/a
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				

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	0.02

Subtotal \$ 15.28

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	05/23/2025	266		04/23/2025	263		3	1.00	3 KWH	

**Water Service****Service from 04/23/2025 - 05/22/2025****Water Service - Irrigation****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
May-25	51	Nov-24	1	Jul-24	2
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				

Customer Charge	10.55
Water Usage - Tier 1: 25 cgal at \$0.249	6.23
Water Usage - Tier 2: 26 cgal at \$0.43	11.18

Subtotal \$ 27.96

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU507745	05/23/2025	4097		04/23/2025	4046		51	1.00	51 CGAL	

Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0110428****\$ 43.24**



Visit: talgov.com



Call: 850-891-4968

Message Center

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

Consolidated Bill

Page 1 of 4

Account Name: Capital Region CDD
Billing Date: June 2, 2025
Total number of sub-accounts: 2
Amount Due: \$27.66
Please Pay By: June 23, 2025
Master Account Number: 100197401
Account Summary as of June 2, 2025
 Previous Balance 27.99
 Payment(s) Received -27.99
Current Charges 27.66
Total Amount Due \$ 27.66

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$14.44	-\$14.44	\$14.11	\$0.00	\$14.11
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
		\$27.99	-\$27.99	\$27.66	\$0.00	\$27.66

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 06/23/2025	Total Amount Due
100197401	\$0.00	\$27.66	\$ 27.66

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 06232025 0000000000 0000002766 0000002766 100197401

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	14.44
Payment Received - 05/21/2025	-14.44
Current Charges	14.11
Total Amount Due	\$ 14.11

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
May-25	5	n/a	n/a	n/a	n/a
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				

Service from 04/24/2025 - 05/26/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 5 kwh at \$0.07118	0.36
Fuel & Purch Pwr: 5 kwh at \$0.03765	0.19
Gross Receipts Tax: 2.56406% of \$13.76	0.35
Subtotal	\$ 14.11

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	05/27/2025	1768		04/24/2025	1763		5	1.00	5 KWH	

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

Premise Id #: PRM0003215

\$ 14.11

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	13.55
Payment Received - 05/21/2025	-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
May-25	0	Dec-24	0	Aug-24	0
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				

Service from 04/24/2025 - 05/26/2025**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	05/27/2025	0		04/24/2025	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 13.55



Visit: talgov.com



Call: 850-891-4968

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Consolidated Bill

Page 1 of 6

Account Name: Capital Region CDD
Billing Date: June 2, 2025
Total number of sub-accounts: 4
Amount Due: \$54.97
Please Pay By: June 23, 2025
Master Account Number: 100198026
Account Summary as of June 2, 2025
 Previous Balance 54.86
 Payment(s) Received -54.86
Current Charges 54.97
Total Amount Due \$ 54.97

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.66	-\$13.66	\$13.77	\$0.00	\$13.77
100205698	4295 Avon Park Cir	\$13.66	-\$13.66	\$13.55	\$0.00	\$13.55
100210950	3611 Biltmore Ave	\$13.55	-\$13.55	\$13.66	\$0.00	\$13.66
100212948	3735 Esplanade Way	\$13.99	-\$13.99	\$13.99	\$0.00	\$13.99
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$54.86	-\$54.86	\$54.97	\$0.00	\$54.97

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 06/23/2025	Total Amount Due
100198026	\$0.00	\$54.97	\$ 54.97

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 06232025 0000000000 0000005497 0000005497 100198026

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	13.66
Payment Received - 05/21/2025	-13.66
Current Charges	13.77
Total Amount Due	\$ 13.77

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
May-25	2	Dec-24	1	Aug-24	1
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				

Service from 04/24/2025 - 05/26/2025
Elec General Svc-Non Demand

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.				
E305764	05/27/2025	355		04/24/2025	353		2	1.00	2 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 13.77

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	13.66
Payment Received - 05/21/2025	-13.66
Current Charges	13.55
Total Amount Due	\$ 13.55

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

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

Month	KWH	Month	KWH	Month	KWH
May-25	0	Dec-24	0	Aug-24	0
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				

Service from 04/24/2025 - 05/25/2025**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.				
E31236382	05/26/2025	11		04/24/2025	11		0	1.00	0 KWH	

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

Premise Id #: PRM0049005

\$ 13.55

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	13.55
Payment Received - 05/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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

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

Month	KWH	Month	KWH	Month	KWH
May-25	1	Dec-24	1	Aug-24	0
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				

Service from 04/24/2025 - 05/26/2025**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.				
E286502	05/27/2025	98		04/24/2025	97		1	1.00	1 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 13.66

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: June 2, 2025

Account Summary as of June 2, 2025

Previous Balance	13.99
Payment Received - 05/21/2025	-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
May-25	4	Dec-24	4	Aug-24	4
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				

Service from 04/24/2025 - 05/26/2025**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	05/27/2025	689		04/24/2025	685		4	1.00	4 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 13.99



Visit: talgov.com



Call: 850-891-4968

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Consolidated Bill

Page 1 of 12

Account Name: Capital Region CDD
Billing Date: June 3, 2025
Total number of sub-accounts: 10
Amount Due: \$1,125.99
Please Pay By: June 23, 2025
Master Account Number: 100198297
Account Summary as of June 3, 2025
Previous Balance 1,132.82
Payment(s) Received -1,132.82
Current Charges 1,125.99
Total Amount Due \$ 1,125.99

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$58.39	-\$58.39	\$58.13	\$0.00	\$58.13
100213814	3070 Bent Grass Ln Unit 30	\$81.74	-\$81.74	\$81.19	\$0.00	\$81.19
100202870	2450 Rain Lily Way Unit 29	\$81.74	-\$81.74	\$81.19	\$0.00	\$81.19
100204566	4072 Ivy Green Trl Unit 7	\$81.74	-\$81.74	\$81.19	\$0.00	\$81.19
100206207	3749 Biltmore Ave Unit 2	\$210.25	-\$210.25	\$208.93	\$0.00	\$208.93
100205224	4216 Summertree Dr Unit 23	\$163.53	-\$163.53	\$162.62	\$0.00	\$162.62
100208571	4297 Avon Park Cir Unit 14	\$116.78	-\$116.78	\$115.99	\$0.00	\$115.99
100209402	3900 Overlook Dr Unit 10	\$198.52	-\$198.52	\$197.43	\$0.00	\$197.43
100208804	3616 Longfellow Rd Unit 25	\$81.74	-\$81.74	\$81.19	\$0.00	\$81.19
100212804	4038 Shady View Ln Unit 17	\$58.39	-\$58.39	\$58.13	\$0.00	\$58.13
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,132.82	-\$1,132.82	\$1,125.99	\$0.00	\$1,125.99

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 06/23/2025	Total Amount Due
100198297	\$0.00	\$1,125.99	\$ 1,125.99

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 100198297 0 06232025 0000000000 0000112599 0000112599 100198297

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City of Tallahassee
Your Own UtilitiesSM

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

Account Summary as of June 3, 2025

Previous Balance	58.39
Payment Received - 05/21/2025	-58.39
Current Charges	58.13
Total Amount Due	\$ 58.13

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	46.29
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$56.68	1.45
Subtotal	\$ 58.13

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

Premise Id #: PRM0031038

\$ 58.13

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

Account Summary as of June 3, 2025

Previous Balance	81.74
Payment Received - 05/21/2025	-81.74
Current Charges	81.19
Total Amount Due	\$ 81.19

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.59
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.16	2.03

Subtotal	\$ 81.19
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Service Address Total: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

Premise Id #: PRM0028302

\$ 81.19

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

Account Summary as of June 3, 2025

Previous Balance	81.74
Payment Received - 05/21/2025	-81.74
Current Charges	81.19
Total Amount Due	\$ 81.19

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.59
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.16	2.03

Subtotal	\$ 81.19
-----------------	-----------------

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

Premise Id #: PRM0057932

\$ 81.19

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

Account Summary as of June 3, 2025

Previous Balance	81.74
Payment Received - 05/21/2025	-81.74
Current Charges	81.19
Total Amount Due	\$ 81.19

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.59
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.16	2.03

Subtotal	\$ 81.19
-----------------	-----------------

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

Premise Id #: PRM0083585

\$ 81.19

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

Account Summary as of June 3, 2025

Previous Balance	210.25
Payment Received - 05/21/2025	-210.25
Current Charges	208.93
Total Amount Due	\$ 208.93

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	166.32
Fuel & Purch Pwr: 993 kwh at \$0.03765	37.39
Gross Receipts Tax: 2.56406% of \$203.71	5.22

Subtotal	\$ 208.93
-----------------	------------------

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

Premise Id #: PRM0049496

\$ 208.93

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

Account Summary as of June 3, 2025

Previous Balance	163.53
Payment Received - 05/21/2025	-163.53
Current Charges	162.62
Total Amount Due	\$ 162.62

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	129.45
Fuel & Purch Pwr: 773 kwh at \$0.03765	29.10
Gross Receipts Tax: 2.56406% of \$158.55	4.07

Subtotal	\$ 162.62
-----------------	------------------

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

Premise Id #: PRM0076405

\$ 162.62

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

Account Summary as of June 3, 2025

Previous Balance	116.78
Payment Received - 05/21/2025	-116.78
Current Charges	115.99
Total Amount Due	\$ 115.99

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	92.31
Fuel & Purch Pwr: 552 kwh at \$0.03765	20.78
Gross Receipts Tax: 2.56406% of \$113.09	2.90

Subtotal	\$ 115.99
-----------------	------------------

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

Premise Id #: PRM0082899

\$ 115.99

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

Account Summary as of June 3, 2025

Previous Balance	198.52
Payment Received - 05/21/2025	-198.52
Current Charges	197.43
Total Amount Due	\$ 197.43

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



Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	157.17
Fuel & Purch Pwr: 938 kwh at \$0.03765	35.32
Gross Receipts Tax: 2.56406% of \$192.49	4.94

Subtotal	\$ 197.43
-----------------	------------------

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

Premise Id #: PRM0122174

\$ 197.43

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

Account Summary as of June 3, 2025

Previous Balance	81.74
Payment Received - 05/21/2025	-81.74
Current Charges	81.19
Total Amount Due	\$ 81.19

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


Area Lighting

Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.59
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.16	2.03

Subtotal	\$ 81.19
-----------------	-----------------

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

Premise Id #: PRM0122901

\$ 81.19

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

Account Summary as of June 3, 2025

Previous Balance	58.39
Payment Received - 05/21/2025	-58.39
Current Charges	58.13
Total Amount Due	\$ 58.13

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


Area Lighting
Service from 04/27/2025 - 05/26/2025
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	46.29
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$56.68	1.45

Subtotal	\$ 58.13
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Service Address Total: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

Premise Id #: PRM0129751

\$ 58.13



Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: June 2, 2025

JUN 06 2025

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 June 2, 2025

Previous Balance	746.18
Payment Received - 05/13/2025	-746.18
Current Charges	382.17
Total Amount Due	\$ 382.17

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



Water - Reuse Service

\$ 382.17

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

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 06/23/2025	Total Amount Due
100034498	\$0.00	\$382.17	\$ 382.17

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



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

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Water Service****Service from 04/24/2025 - 05/26/2025****Historical Consumptions****Water - Reuse Service**

Month	CGAL	Month	CGAL	Month	CGAL
May-25	2,147	Dec-24	785	Aug-24	1,842
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				

Reuse Gallonage Rate: 2,147 cgal at \$0.178 382.17
Subtotal **\$ 382.17**

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
WRA20051	05/27/2025	198045		04/24/2025	195898		2147	1.00	2147 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311**Premise Id #:** PRM0046121**\$ 382.17**

002840



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talgov.com**



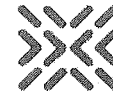
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
6/18/2025	197954

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	7/18/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 24; Unit 2 - 3724 Longfellow			
1" Coupling	1	1.15	1.15
1" x 3/4" SCH 40 RED Bushing S x FIPT	1	3.85	3.85
3/4" SCH 40 90 Elbow	1	1.50	1.50
FLEXSG Flex Pipe (100ft. per roll)	2	0.50	1.00
4" Rotor	1	6.76	6.76
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 6/17/25 Damage Source: COT Sidewalk Repair			
		46450 <i>Corbin deNagy</i> 6/19/2025	

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	\$94.26
Payments/Credits	\$0.00
Balance Due	\$94.26



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

Invoice

Date	Invoice #
6/19/2025	197958

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	7/19/2025

Description	Quantity	Rate	Amount
LDR-5 (Ph 1) - Cogon Grass			
Mow Cogon Grass	1	60.00	60.00
Date of Service: 6/18/2025			
<div style="text-align: right;"> 46910 <i>Corbin deNagy</i> 6/19/2025 </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	\$60.00
Payments/Credits	\$0.00
Balance Due	\$60.00



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

Invoice

Date	Invoice #
6/19/2025	197959

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	7/19/2025

Description	Quantity	Rate	Amount
Tree Removal: Jasmine Hill Rd. Remove 8 trees marked in white along the trail at the end of Jasmine Hill. Leave debris in the woods and cut stumps low.	1	3,737.50	3,737.50
<div>46490 <i>Corbin deNagy</i> 6/19/2025</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	\$3,737.50
Payments/Credits	\$0.00
Balance Due	\$3,737.50

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

P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
7/1/2025	197951

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 July FY 2025		
	Landscape - New Units*	46225 → 248.65	248.65
	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 Artemis Way - Removal of 47 Trees - (-\$318.80) **Irrigation - New Units: LSF-3 E Side Maple Ridge (*Added 4 Rotors to Zone 7) - \$2.45		
	<div>Corbin deNagy</div> <div>6/17/2025</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 \$91,118.26

\$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.

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%

		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 BY	DATE								
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	\$16,293.31	\$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
LEON CO DIST 10	06/06/25	\$433.40	\$0.00	\$823.71	\$4,538.62	\$515.62	\$0.00	\$5,246.91	\$11,558.26
TAX CERTIFICATES	06/17/25	\$1,788.40	\$162.06	\$2,125.91	\$0.00	\$2,127.70	\$346.34	\$6,628.88	\$13,179.29
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,302.86	\$3,577,453.30
NET DUE TAX ROLL		-\$2,347.19	-\$2,118.55	-\$2,153.57	-\$1,949.45	-\$2,792.49	-\$4,527.44	-\$15,009.37	-\$30,898.06

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	75.00%	71.40%
% RECEIVED TAX ROLL	100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.87%	100.87%

DATE		001-300-20700-10800 001-300-20700-10800 201-700-13100-10000 201-700-36300.10000 vendor# 106 001-300-20700-10800	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100 vendor # 300 001-300-20700-10000	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000 vendor #130 001-300-20700-11000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100 vendor #148 001-300-20700-109000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000 029-700-36300-10100 001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
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	3528/3527/3527	
02/20/25		\$9,926.18	\$9,645.80	\$11,333.34	\$17,109.86	3545/3548/3546/3547	
03/11/25		\$23,425.35	\$1,623.31	\$1,489.23	\$47,531.66	3560/3563/35613562	
04/08/25		\$27,272.48	\$5,079.98	\$3,155.33	\$37,554.66	3576/3577/3578/3579	
05/19/25		\$3,510.74	\$3,565.12	\$3,633.37	\$6,129.71	3604/3607/3605/3606	
Total transferred		\$476,309.27	\$318,141.63	\$271,558.18	\$760,279.60		
Total DUE		\$2,383.86	\$2,949.62	\$4,538.62	\$2,989.66		

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	\$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
LEON CO DIST 10			06/06/25	\$433.40	\$0.00	\$823.71	\$4,538.62	\$515.62	\$0.00	\$5,246.91	\$11,558.26
TAX CERTIFICATES			06/17/25	\$1,788.40	\$162.06	\$2,125.91	\$0.00	\$2,127.70	\$346.34	\$6,628.88	\$13,179.29
INTEREST											\$0.00
TOTAL RECEIVED TAX ROLL				\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,302.86	\$3,577,453.30
NET DUE TAX ROLL				-\$2,347.19	-\$2,118.55	-\$2,153.57	-\$1,949.45	-\$2,792.49	-\$4,527.44	-\$15,009.37	-\$30,898.06

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	75.00%	71.40%
% RECEIVED TAX ROLL	100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.87%	100.87%

		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800	vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000				
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	3528/3527/3527			
02/20/25		\$9,926.18	\$9,645.80	\$11,333.34	\$17,109.86	3545/3548/3546/3547			
03/11/25		\$23,425.35	\$1,623.31	\$1,489.23	\$47,531.66	3560/3563/35613562			
04/08/25		\$27,272.48	\$5,079.98	\$3,155.33	\$37,554.66	3576/3577/3578/3579			
05/19/25		\$3,510.74	\$3,565.12	\$3,633.37	\$6,129.71	3604/3607/3605/3606			
Total transferred		\$476,309.27	\$318,141.63	\$271,558.18	\$760,279.60				
Total DUE		\$2,383.86	\$2,949.62	\$4,538.62	\$2,989.66				

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
				R101	R102	R201	R202		
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	\$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
LEON CO DIST 10	06/06/25	\$433.40	\$0.00	\$823.71	\$4,538.62	\$515.62	\$0.00	\$5,246.91	\$11,558.26
TAX CERTIFICATES	06/17/25	\$1,788.40	\$162.06	\$2,125.91	\$0.00	\$2,127.70	\$346.34	\$6,628.88	\$13,179.29
INTEREST								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,302.86	\$3,577,453.30
NET DUE TAX ROLL		-\$2,347.19	-\$2,118.55	-\$2,153.57	-\$1,949.45	-\$2,792.49	-\$4,527.44	-\$15,009.37	-\$30,898.06
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	75.00%	71.40%
% RECEIVED TAX ROLL		100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.87%	100.87%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
								CHECKS	
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		3528/3527/3527	
02/20/25		\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86		3545/3548/3546/3547	
03/11/25		\$23,425.35		\$1,623.31	\$1,489.23	\$47,531.66		3560/3563/35613562	
04/08/25		\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3576/3577/3578/3579	
05/19/25		\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71		3604/3607/3605/3606	
Total transferred		\$476,309.27		\$318,141.63	\$271,558.18	\$760,279.60			
Total DUE		\$2,383.86		\$2,949.62	\$4,538.62	\$2,989.66			

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
				R101	R102	R201	R202		
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	\$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
LEON CO DIST 10	06/06/25	\$433.40	\$0.00	\$823.71	\$4,538.62	\$515.62	\$0.00	\$5,246.91	\$11,558.26
TAX CERTIFICATES	06/17/25	\$1,788.40	\$162.06	\$2,125.91	\$0.00	\$2,127.70	\$346.34	\$6,628.88	\$13,179.29
INTEREST								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,302.86	\$3,577,453.30
NET DUE TAX ROLL		-\$2,347.19	-\$2,118.55	-\$2,153.57	-\$1,949.45	-\$2,792.49	-\$4,527.44	-\$15,009.37	-\$30,898.06
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	75.00%	71.40%
% RECEIVED TAX ROLL		100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.87%	100.87%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor # 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
								CHECKS	
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		3528/3527/3527	
02/20/25		\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86		3545/3548/3546/3547	
03/11/25		\$23,425.35		\$1,623.31	\$1,489.23	\$47,531.66		3560/3563/35613562	
04/08/25		\$27,272.48		\$5,079.98	\$3,155.33	\$37,554.66		3576/3577/3578/3579	
05/19/25		\$3,510.74		\$3,565.12	\$3,633.37	\$6,129.71		3604/3607/3605/3606	
Total transferred		\$476,309.27		\$318,141.63	\$271,558.18	\$760,279.60			
Total DUE		\$2,383.86		\$2,949.62	\$4,538.62	\$2,989.66			



ACCOUNT NAME Capital Region Community		ACCOUNT # 1127543	INV DATE 05/31/25
INVOICE # 0007145812	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$457.86	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$457.86	

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: JUNE 30, 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.
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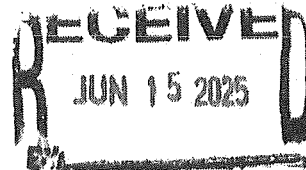
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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Date	Description	Amount
5/1/25	Balance Forward	\$196.56
5/23/25	4.2.2025 - Ad Transfer Credit - order# 1127766 - April meeting - 04-02 TAL Tallahassee Democrat - To acct # 1125455	-\$101.60
5/27/25	PAYMENT - THANK YOU	-\$94.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/1/25	11225098	TAL Tallahassee Democrat	Notice of Meeting		\$83.34
5/12/25	11297105	TAL Tallahassee Democrat	11297105	Audit RFP	\$104.92
5/13/25	11306398	TAL Tallahassee Democrat	Rule Development		\$78.36
5/14/25	11306474	TAL Tallahassee Democrat	Notice of Rulemaking		\$191.24



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	\$457.86
Service Fee 3.99%	\$18.27
*Cash/Check/ACH Discount	-\$18.27
*Payment Amount by Cash/Check/ACH	\$457.86
Payment Amount by Credit Card	\$476.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Capital Region Community		ACCOUNT NUMBER 1127543		INVOICE NUMBER 0007145812		AMOUNT PAID 457.86
CURRENT DUE \$457.86	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* \$457.86
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 \$476.13
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00011275430000000000000071458120004578667174



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

05/01/2025

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 05/01/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$83.34

Tax Amount: \$0.00

Payment Cost: \$83.34

Order No: 11225098

Customer No: 1127543

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

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NANCY HEYRMAN
Notary Public
State of Wisconsin

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

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, May 8, 2025, at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager
5/1/25 11225098



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Governmental Management Services
475 West Town Place
STE 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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05/12/2025

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 05/12/2025

M. V. Verbeke
Legal Clerk

Corbin deNagy
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$104.92	
Tax Amount:	\$0.00	
Payment Cost:	\$104.92	
Order No:	11297105	# of Copies:
Customer No:	1127543	1
PO #:	Audit RFP	

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CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Capital Region Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Tallahassee, Leon County, Florida, and has an annual operating budget of approximately \$2,041,258, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or via e-mail at ssweeting@gmsnf.com.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Sarah Sweeting, by e-mail at ssweeting@gmsnf.com. Proposals must be received by 12 p.m. on Thursday, June 5, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at ssweeting@gmsnf.com or (904) 940-5850.

Corbin deNagy
District Manager
No.11297105

May 12, 2025

VICKY FELTY
Notary Public
State of Wisconsin



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

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

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05/13/2025

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 05/13/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$78.36

Tax Amount: \$0.00

Payment Cost: \$78.36

Order No: 11306398

Customer No: 1127543

PO #:

of Copies:

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Capital Region Community Development District ("District") hereby gives notice of its intent to develop rates, fees and charges (together, "Rates") related to participation in the District's Memorial Tree & Bench program ("Memorial Program").

The proposed Rates will address, among other things, the establishment of guidelines for the consistent rates and fees charged in relation to the Memorial Program. The purpose and effect of Rates are to provide for efficient and effective operations of the District by setting rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rules includes Sections 190.011, 190.012, 190.035, 120.54, 120.69, and 120.81, *Florida Statutes*.

A public hearing and Board meeting will be conducted by the District on June 12, 2025, at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. A copy of the proposed Memorial Program and additional information on the public hearing may be obtained by contacting the District Office at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

Corbin deNagy, District Manager
Capital Region Community Development District
5/13/2025



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:

05/14/2025

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 05/14/2025.

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$191.24
Tax Amount: \$0.00
Payment Cost: \$191.24
Order No: 11306474
Customer No: 1127543
PO #:

of Copies:
1

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING MEMORIAL PROGRAM RATES AND FEES BY CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

A public hearing on the proposed Rates will be conducted by the Board of Supervisors of the Capital Region Community Development District ("District") on June 12, 2025, at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.

In accord with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt proposed rates, fees and charges (together, "Rates") related to participation in the District's Memorial Tree & Bench program ("Memorial Program"). The public hearing will provide an opportunity for the public to address the proposed Rates. The proposed Rates are as set forth below, but may be adjusted at the hearing pursuant to discussion by the Board of Supervisors and public comment:

Type of Memorial	Rates
Bench (existing; plaque only)	\$200 per existing bench (plaque only), for the duration of the remaining useful life of the bench
Tree (new + plaque)	\$400 per tree, for the life of the tree
Bench (new + plaque)	\$1,200 per bench, for the duration of the remaining useful life of the bench

**Note, the Rates provided above may be increased by up to five percent (5%) per year by the District's Field Operations Manager, in his or her sole discretion, without the need for further Board approval or a rulemaking hearing.*

The purpose and effect of the proposed Rates is to provide for efficient and effective operation of the District by setting out policies, and to provide efficient District operations by setting Rates to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the adoption of the proposed Program and Rates includes Sections 190.011, 190.012, 190.035, 120.54, 120.69, and 120.81, *Florida Statutes*. Prior notice of rule development was published in the Tallahassee Democrat on May 13, 2025.

A copy of the proposed Program and Rates may be obtained by contacting the District Office at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.54(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Corbin deNagy, District Manager
Capital Region Community Development District
5/14/2025



3201 Shamrock Street South
Suite 102
Tallahassee, FL 32309

Invoice

Date	Invoice #
6/16/2025	SUR-8041

Bill To:
Capital Region Community Dev. Dist.
Governmental Management Services, LLC
3196 Merchants Row Blvd, Suite 130
Tallahassee, FL 32311

P.O. No.		Terms	Project			
		Due on rec...	331304.06 - 3806 Piney Grove Circle			
Serviced	Item	Description		Qty	Rate	Amount
6/16/2025	Additional Services	flag property line & sketch		1	500.00	500.00

FOURTH ORDER OF BUSINESS

Capital Region
Community Development District

Approved Proposed Budget
FY 2026



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Capital Region
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments - On Roll	\$ 1,723,304	\$ 1,738,303	\$ -	\$ 1,738,303	\$ 1,845,938
Special Assessments - Direct St Joe	287,354	239,122	47,825	286,947	278,000
Interest Income	30,000	35,190	11,320	46,510	30,509
Miscellaneous Revenue	-	-	-	-	2,000

TOTAL REVENUES	\$ 2,040,658	\$ 2,012,615	\$ 59,145	\$ 2,071,760	\$ 2,156,446
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EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,200	\$ 3,000	\$ 8,200	\$ 12,000
FICA Taxes	918	398	230	627	918
Engineering	15,000	8,571	6,429	15,000	15,000
Attorney	37,000	24,830	12,170	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	6,380	2,126	8,507	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	57,902	43,427	14,475	57,902	60,352
Information Technology	3,176	2,382	794	3,176	3,367
Website Maintenance	1,361	1,021	340	1,361	1,443
Record Storage	150	-	38	38	-
Telephone	300	-	75	75	-
Travel & Per Diem	2,000	156	500	656	-
Postage & Delivery	1,000	651	3,938	4,589	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,957
Printing & Binding	2,000	195	150	345	200
Legal Advertising	3,500	1,413	2,087	3,500	3,500
Other Current Charges	1,987	1,596	497	2,092	2,500
Office Supplies	50	42	13	55	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 195,139	\$ 142,822	\$ 46,860	\$ 189,682	\$ 195,138
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ 14,050	\$ 15,174
Management Fees	157,557	118,168	39,389	157,557	157,557
Utilities-Electric/Water	60,000	40,362	19,638	60,000	60,000
Landscape Maintenance - Contract	1,038,980	779,089	259,696	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	2,151	3,349	5,500	5,500
Pond Maintenance - Contract	11,172	4,852	3,060	7,912	13,512
Pond Repairs - Current Units	50,000	51,103	30,000	81,103	50,000
Irrigation Maintenance - Contract	51,621	38,716	12,906	51,622	58,200
Irrigation Maintenance - New Units	500	5	495	500	500
Irrigation Repairs - Current Units	45,000	32,917	12,083	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	-	1,377	-

Capital Region
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget FY 2026
Description	FY2025	6/30/25	3 Months	9/30/25	

Operations & Maintenance (continued)

Preserve Maintenance	40,000	15,446	24,554	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	50,679	5,000	55,679	38,000
Alleyway Maintenance	10,000	674	9,326	10,000	10,000
Miscellaneous Maintenance	7,500	10,025	5,000	15,025	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	9,959	18,980	28,939	50,000
Capital Expenditures	25,000	29,813	-	29,813	25,000
Common Area Maintenance	12,000	27,569	5,000	32,569	23,000
Enhancement/Beautification	20,000	17,968	-	17,968	20,000

TOTAL FIELD EXPENDITURES	\$ 1,677,019	\$ 1,265,100	\$ 448,477	\$ 1,713,577	\$ 1,812,608
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TOTAL EXPENDITURES	\$ 1,872,158	\$ 1,407,922	\$ 495,337	\$ 1,903,259	\$ 2,007,747
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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)	\$ -	\$ 436,193	\$ (436,193)	\$ -	\$ -
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Gross Assessments	\$ 1,984,879
Less: Discounts & Collections 7%	138,942
Net Assessments	\$ 1,845,938

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	\$ 481,100.46	\$ 262.91	\$ 275.70	\$ 12.80
Townhomes	298	79,061.48	252.99	265.31	12.31
Single Family 30s	53	15,400.67	277.09	290.58	13.49
Single Family 40s	332	102,762.87	295.16	309.53	14.37
Single Family 55s	371	139,438.47	358.40	375.84	17.44
Single Family 65s	382	177,356.64	442.74	464.28	21.55
Single Family 75s	209	110,895.95	505.98	530.60	24.63
Single Family 85s	111	64,099.43	550.67	577.47	26.80
Single Family 90s	26	16,970.98	622.44	652.73	30.29
Single Family 100s	205	135,971.00	632.49	663.27	30.78
1/2 Ac	160	127,349.18	758.99	795.93	36.94
1Ac	40	41,565.18	990.90	1,039.13	48.23
ACLF	101	14,062.82	132.77	139.24	6.46
Blended Commercial	143.516	444,326.47	2,952.32	3,096.01	143.69
Golf Club	1	17,001.44	16,212.38	17,001.44	789.06
Catholic School	1	16,308.85	-	16,308.85	16,308.85
Southwood House	0.39	1,207.44	2,952.32	3,096.01	143.69
TOTAL ON ROLL	4178.906	\$ 1,984,879			

DEVELOPABLE ACRES	397.25	\$ 298,924	\$ 717.56	\$ 752.48	\$ 34.92
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Capital Region
Community Development District
Budget Narrative
FY 2026

REVENUES

Special Assessments-Tax Roll

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

Special Assessments-Direct St Joe

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

Interest

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

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest	\$ 20,000	\$ 18,696	\$ 7,557	\$ 26,252	\$ 20,300
Designated Reserves	387,434	549,219	-	549,219	572,475
TOTAL REVENUES	\$ 407,434	\$ 567,915	\$ 7,557	\$ 575,471	\$ 592,775
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 170,507
Playground System	-	160,046	-	160,046	-
Sign	-	10,850	-	10,850	-
Other Charges	600	491	109	600	600
TOTAL EXPENDITURES	\$ 600	\$ 171,387	\$ 109	\$ 171,496	\$ 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	\$ 565,027	\$ 7,448	\$ 572,475	\$ 570,368

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 755,949	\$ 763,269	\$ -	\$ 763,269	\$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	12,429	3,571	16,000	8,000
Carry Forward Surplus	139,465	143,149	-	143,149	153,291
TOTAL REVENUES	\$ 915,414	\$ 954,309	\$ 3,571	\$ 957,880	\$ 917,240
<u>EXPENDITURES:</u>					
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
TOTAL EXPENDITURES	\$ 764,038	\$ 804,589	\$ -	\$ 804,589	\$ 761,238
EXCESS REVENUES (EXPENDITURES)	\$ 151,376	\$ 149,720	\$ 3,571	\$ 153,291	\$ 156,003

Interest Due 11/1/26 \$ 110,956

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 565,965	\$ 478,693	\$ -	\$ 478,693	\$ 500,662
Special Assessments-Direct St Joe	740,129	517,280	221,692	738,972	712,537
Special Assessments-Prepayments	-	109,126	-	109,126	-
Interest Earnings	15,000	34,075	5,925	40,000	20,000
Carry Forward Surplus ⁽¹⁾	404,597	482,781	-	482,781	458,541
TOTAL REVENUES	\$ 1,725,691	\$ 1,621,955	\$ 227,617	\$ 1,849,572	\$ 1,691,740
<u>EXPENDITURES:</u>					
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
TOTAL EXPENDITURES	\$ 1,313,756	\$ 1,391,031	\$ -	\$ 1,391,031	\$ 1,206,631
EXCESS REVENUES (EXPENDITURES)	\$ 411,934	\$ 230,924	\$ 227,617	\$ 458,541	\$ 485,109

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 286,825

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	151	346.64	52,342.64	48,678.66
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	1337.75		\$ 538,346	\$ 500,662
DEVELOPABLE ACRES	397.25	\$ 1,794	\$ 766,169	\$ 712,537

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 274,147	\$ 276,097	\$ -	\$ 276,097	\$ 274,147
Interest Earnings	5,000	9,239	761	10,000	5,000
Carry Forward Surplus ⁽¹⁾	56,111	73,017	-	73,017	51,319

TOTAL REVENUES	\$ 335,258	\$ 358,353	\$ 761	\$ 359,114	\$ 330,466
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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	\$ 50,558	\$ 761	\$ 51,319	\$ 68,366
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⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/26 \$ 26,450

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	241	\$ 349.80	\$ 84,301.80	\$ 78,400.67
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
TOTAL ON ROLL	290		\$ 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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments-On Roll	\$ 318,937	\$ 321,091	\$ -	\$ 321,091	\$ 318,937
Interest Earnings	2,750	6,186	314	6,500	3,250
Carry Forward Surplus ⁽¹⁾	50,731	62,363	-	62,363	69,079

TOTAL REVENUES	\$ 372,419	\$ 389,640	\$ 314	\$ 389,954	\$ 391,266
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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	\$ 68,765	\$ 314	\$ 69,079	\$ 72,141
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⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/26 \$ 18,625

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	\$ 275.70	\$ 262.91	\$ 12.80	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ -	\$ 1,258.34	\$ 1,245.55	\$ 12.80	4.87%			
Townhomes	298	82	0	0	60	\$ 265.31	\$ 252.99	\$ 12.31	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ -	\$ 1,057.32	\$ 1,045.00	\$ 12.31	4.87%			
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	\$ 290.58	\$ 277.09	\$ 13.49	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 573.12	\$ 559.63	\$ 13.49	4.87%			
Single Family 40s	332	153	151	0	28	\$ 309.53	\$ 295.16	\$ 14.37	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ -	\$ 1,285.23	\$ 1,270.86	\$ 14.37	4.87%			
Single Family 55s	371	107	154	0	28	\$ 375.84	\$ 358.40	\$ 17.44	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ -	\$ 1,497.72	\$ 1,480.28	\$ 17.44	4.87%			
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	\$ 464.28	\$ 442.74	\$ 21.55	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ -	\$ 1,849.61	\$ 1,828.07	\$ 21.55	4.87%			
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	\$ 530.60	\$ 505.98	\$ 24.63	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ -	\$ 2,114.52	\$ 2,089.90	\$ 24.63	4.87%			
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	\$ 577.47	\$ 550.67	\$ 26.80	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ -	\$ 1,827.44	\$ 1,800.64	\$ 26.80	4.87%			
Single Family 90s	26	0	26	0	0	\$ 652.73	\$ 622.44	\$ 30.29	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 1,346.44	\$ 1,316.15	\$ 30.29	4.87%			
Single Family 100s	205	40	44	0	32	\$ 663.27	\$ 632.49	\$ 30.78	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ -	\$ 2,642.81	\$ 2,612.03	\$ 30.78	4.87%			
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	\$ 795.93	\$ 758.99	\$ 36.94	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ -	\$ 3,171.88	\$ 3,134.94	\$ 36.94	4.87%			
1/2 Ac-1	0	0	0	0	44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ 777.33	\$ 777.33	\$ -				
1Ac	40	3	0	0	25	\$ 1,039.13	\$ 990.90	\$ 48.23	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ -	\$ 2,976.36	\$ 2,928.13	\$ 48.23	4.87%			
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	\$ 139.24	\$ 132.77	\$ 6.46	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 295.93	\$ 289.46	\$ 6.46	4.87%			
Blended Commercial	143.516	28.97	0	0	0	\$ 3,096.01	\$ 2,952.32	\$ 143.69	\$ 1,779.79	\$ -	\$ -	\$ -	\$ 1,779.79	\$ -	\$ -	\$ -	\$ -	\$ 4,875.80	\$ 4,732.11	\$ 143.69	4.87%			
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	\$ 17,001.44	\$ 16,212.38	\$ 789.06	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ 38,402.03	\$ 37,612.97	\$ 789.06	4.87%			
Catholic School	1	0	0	1	0	\$ 16,308.85	\$ -	\$ 16,308.85	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ 36,828.92	\$ 20,520.07	\$ 16,308.85				
Southwood House	0.39	0	0	0	0	\$ 3,096.01	\$ 2,952.32	\$ 143.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,096.01	\$ 2,952.32	\$ 143.69	4.87%			
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	4178.91	1466.59	1337.75	290.212	772																			

A.

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Capital Region Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Capital Region Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

ATTEST:

**CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

B.

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Capital Region Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in the City of Tallahassee, Leon County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid on a prorated monthly basis by the first day of each month beginning on October 1, 2025, and with the final payment on September 1, 2026.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided,

however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 20% due no later than February 1, 2026, 20% due no later than March 1, 2026, 30% due no later than April 1, 2026, 15% due no later than September 1, 2026, and 15% due no later than October 1, 2026.

- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 14th day of August 2025.

ATTEST:

**CAPITAL REGION COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

FIFTH ORDER OF BUSINESS

A.

**AGREEMENT BY AND BETWEEN THE CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT AND THE ST. JOE COMPANY REGARDING THE
DIRECT COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025-2026**

This Agreement is made and entered into effective the 1st day of October 2025, by and between:

Capital Region Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Tallahassee and Leon County, Florida (hereinafter “District”), and

The St. Joe Company, a Florida corporation and the owner of a portion of the property located within the boundaries of the District (hereinafter “Property Owner”). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto (the “Property”).

Recitals

WHEREAS, the District was established by Rule of the Florida Land and Water Adjudicatory Commission, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including storm water management systems, recreational, open/green spaces, landscaping, and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property benefits from the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the special assessments against the Property once platted and collect such special assessments on the Leon County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the district's special assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assessment Payment. Property Owner agrees to pay the operations and maintenance assessments (“O&M Assessments”) and debt services assessments securing the Series 2018A-1 Bonds levied on the undeveloped, unplatted Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these special assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2025, indicating the exact amount of the O&M Assessments and debt services assessments securing the Series 2018A-1 Bonds being directly collected for fiscal year 2025-2026. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the schedules below.

- i) Series 2018A-1 Bonds. Series 2018A-1 Bonds debt service assessments directly collected by the District are due according to the following schedule: 20% due no later than February 1, 2026, 20% due no later than March 1, 2026, 30% due no later than April 1, 2026, 15% due no later than September 1, 2026, and 15% due no later than October 1, 2026.
- ii) O&M Assessments. O&M Assessments directly collected by the District are due on a prorated monthly basis by the first day of each month beginning on October 1, 2025, with the final payment due no later than September 1, 2026.

The District's decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. Property Owner agrees that the O&M Assessments imposed as a lien on the undeveloped, unplatted Property are legal, valid and binding liens on the Property they are assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims pursuant to Section 170.09, *Florida Statutes*. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such O&M Assessments.

2. Remedies. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments; provided however that the Board first provides the Property Owner with written notice to the address identified in Section 4 of this Agreement of the delinquency including the total amount owed and no less than ten (10) business days to cure the delinquency.

3. Enforcement. This Agreement shall serve as an alternative method for collection of the special assessments. This Agreement shall not affect the District's ability to collect and enforce its special assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the special assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Leon County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment - including any remaining

partial, deferred payments for Fiscal Year 2025-2026, as well as any future installments of special assessments securing debt service - shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

4. Notice. All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: The St. Joe Company
130 Richard Jackson Blvd., Suite 200
Panama City Beach, Florida, 32407
Attn: Marek Bakun

If to the District: Capital Region Community Development District
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

5. Amendment. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

6. Authority. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. Assignment. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

8. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

9. Attorneys' Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties 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 the doubtful language will not be interpreted or construed against any party.

13. Effective Date. The Agreement shall take effect as of October 1, 2025.

[signature page follows]

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/Vice Chair, Board of Supervisors

THE ST. JOE COMP ANY, a Florida corporation

Witness

Sign: _____

Print Name: _____

Title: _____

Exhibit A: Description of the Property

EXHIBIT A

All those lands owned by Property Owner within the boundary of the Capital Region Community Development District as of the date of the Board of Supervisors' adoption of Resolution 2025-[] imposing and certifying fiscal year 2025-2026 special assessments for collection, excluding those lands owned by Property Owner subject to special assessments that Resolution 2025-[] certified for collection by the Leon County Tax Collector for fiscal year 2025-2026.

B.

This instrument was prepared by and
upon recording should be returned to:

Sarah R. Sandy, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Parcel ID: 311524 H0020

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of [DATE], 2025 (**“Effective Date”**), by and between the **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (hereinafter, **“District”**) and **DEEPAK AND PRAGATI HALDIYA**, whose address is 3780 Biltmore Avenue, Tallahassee, Florida 32311 (together with their successors and assigns, **“Owners,”** or individually, **“Owner”**).

WITNESSETH

WHEREAS, Owners reside in and are the fee simple owners of the certain real property located within the District and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (**“Lot”**); and

WHEREAS, the District is the owner of that certain real property and 50’ alleyway (**“Alleyway”**) located adjacent to the Owners’ Lot as more particularly described and depicted on the SOUTHWOOD UNIT 2, Phase 1 plat recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida (**“Plat”**); and

WHEREAS, the Alleyway is encumbered by a utility easement (**“Utility Easement”**) dedicated to the City of Tallahassee, Florida (**“City”**) as depicted and depicted on the Plat, and pursuant to such Utility Easement are improvements, including but not limited to street light(s), that are owned by the City and/or others (**“Utility Improvements”**) and located within the Alleyway; and

WHEREAS, Owners have constructed certain structures consisting of a fence and gate (**“Improvements”**), which Improvements encroach into a portion of the Alleyway and Utility Easement, all as more particularly depicted in **Exhibit B (“Encroachment Area”)**; and

WHEREAS, Owners have requested that the District consent to such Encroachment by the Improvements, and the District as agreed to consent to the ownership, operation, maintenance, access, and use of the Improvements as currently located upon the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owners agree as follows:

1. RECITALS. The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. PERMISSION. The District grants to Owners, and Owners' heirs, successors, assigns and permittees, the right, privilege and permission to own, operate, maintain, access, and use the Improvements, subject to the terms of this Agreement.

3. OWNERS' RESPONSIBILITIES. Owners shall have the following responsibilities as a condition of the District's consent to Owners' ownership, operation, maintenance, access, and use of the Improvements in the Encroachment Area. Specifically, Owners shall:

(a) be fully responsible for the operation, maintenance, access, and use of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the homeowners association and/or City, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for of Improvements, including specifically as it relates to the City and the Utility Easement;

(c) ensure that the operation, maintenance, access, and use of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, Owners shall immediately repair the damage or compensate the District for such repairs, at the District's option and sole discretion;

(e) ensure that Owners' exercise of privilege granted hereunder does not interfere with the District improvements and/or the District's rights to such improvements;

(f) operate, maintain, and repair the Improvements, in good and working condition;

(g) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owners' exercise of rights under this Agreement, and Owners shall immediately discharge any such claim or lien;

(h) comply with the City's Code Enforcement Division Voluntary Compliance Notice and all corrective actions therein, including but not limited to re-location of the streetlight at the direction of the City, subject to the District's consent which consent shall not be unreasonably withheld, and at Owners sole expense; and

(i) pay for all District costs associated with preparation of, execution, and recording of this Agreement.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owners as an accommodation and is revocable at any time. Owners acknowledge the legal interest of the District in the Alleyway described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owners shall exercise the privilege granted herein at Owners' own risk, and agrees that Owners shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owners further acknowledge and agree that, with written notice to Lot address provided herein, the District and/or City may remove all, or any portion or portions, of the Improvements, at Owners' sole expense, as determined to be needed by the District and/or City, in their respective sole discretions, all costs associated with the District and/or City's removal of the Improvements shall be the sole responsibility of the Owners. Further, the District and/or City is not obligated to re-install the Improvements and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal. Further, Owners acknowledge this Agreement is granted based on the specific size, type, material, quality, and location of the Improvements currently installed, and Owners may not expand, modify, and/or replace in full or a material portion of the Improvements without the prior written consent of the District.

5. INDEMNIFICATION. Owners hereby agree to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives 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 this Agreement and the use of the Encroachment Area by the Owners and their contractors, agents, employees or invitees at any time which the Improvements remains within the Encroachment Area or otherwise resulting from, arising out of, in any way connected with the Owner's exercise of the privileges granted hereunder, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. 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, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement shall be recorded at the Owner's expense in the Official Records of Leon County, Florida. This Agreement and all rights and obligations contained herein, shall run with the Lot and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the Lot described herein and all persons claiming under them. Whenever the word "Owners" is used herein, it shall be deemed to mean

the current owners of the Lot and its successors and assigns. Upon the sale of the Lot, the Owners shall advise the subsequent owners of the terms and conditions of this Agreement.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Leon County, Florida.

8. SOVEREIGN IMMUNITY. 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.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Leon County, Florida.

11. 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.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties to be effective as of the Effective Date first written above:

WITNESSES

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by _____, as _____ of the Capital Region Community Development District. He is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

[SIGNATURES CONTINUE ON NEXT PAGE]

[OWNER SIGNATURE PAGE – 1 OF 2]

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by Deepak Haldiya. He is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by Pragati Haldiya. He is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

Exhibit A
Legal Description of the Lot

[Parcel ID: 311524 H0020]

Lot 2, Block H, SOUTHWOOD UNIT 2, Phase I, according to the plat thereof, recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida

Exhibit B
Encroachment Area

The easterly 1/4 of the alleyway, lying between Appleton Drive to the north and Endicott Drive to the south, consisting of a paved alleyway dedicated to the District and a utility easement dedicated to the City of Tallahassee, whose easterly limit is shared with the rear property line of the following lot:

Lot 2, Block H as shown on page nine (9) of the SOUTHWOOD UNIT 2, Phase 1 plat recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida, on 5 March 2003.

This instrument was prepared by and
upon recording should be returned to:

Sarah R. Sandy, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Parcel ID: 311524 H0010

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of [DATE], 2025 (**“Effective Date”**), by and between the **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (hereinafter, **“District”**) and **MICHAEL ANTHONY AND TAMMY BELLE GLAZE**, whose address is 3784 Biltmore Avenue, Tallahassee, Florida 32311 (together with their successors and assigns, **“Owners,”** or individually, **“Owner”**).

WITNESSETH

WHEREAS, Owners reside in and are the fee simple owners of the certain real property located within the District and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (**“Lot”**); and

WHEREAS, the District is the owner of that certain real property and 50’ alleyway (**“Alleyway”**) located adjacent to the Owners’ Lot as more particularly described and depicted on the SOUTHWOOD UNIT 2, Phase 1 plat recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida (**“Plat”**); and

WHEREAS, the Alleyway is encumbered by a utility easement (**“Utility Easement”**) dedicated to the City of Tallahassee, Florida (**“City”**) as depicted and depicted on the Plat, and pursuant to such Utility Easement are improvements, including but not limited to street light(s), that are owned by the City and/or others (**“Utility Improvements”**) and located within the Alleyway; and

WHEREAS, Owners have constructed certain structures consisting of a fence and gate (**“Improvements”**), which Improvements encroach into a portion of the Alleyway and Utility Easement, all as more particularly depicted in **Exhibit B (“Encroachment Area”)**; and

WHEREAS, Owners have requested that the District consent to such Encroachment by the Improvements, and the District as agreed to consent to the ownership, operation, maintenance, access, and use of the Improvements as currently located upon the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owners agree as follows:

1. RECITALS. The recitals stated above are true and correct and are incorporated herein by this reference and form a material part of this Agreement.

2. PERMISSION. The District grants to Owners, and Owners' heirs, successors, assigns and permittees, the right, privilege and permission to own, operate, maintain, access, and use the Improvements, subject to the terms of this Agreement.

3. OWNERS' RESPONSIBILITIES. Owners shall have the following responsibilities as a condition of the District's consent to Owners' ownership, operation, maintenance, access, and use of the Improvements in the Encroachment Area. Specifically, Owners shall:

(a) be fully responsible for the operation, maintenance, access, and use of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the homeowners association and/or City, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for of Improvements, including specifically as it relates to the City and the Utility Easement;

(c) ensure that the operation, maintenance, access, and use of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, Owners shall immediately repair the damage or compensate the District for such repairs, at the District's option and sole discretion;

(e) ensure that Owners' exercise of privilege granted hereunder does not interfere with the District improvements and/or the District's rights to such improvements;

(f) operate, maintain, and repair the Improvements, in good and working condition;

(g) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owners' exercise of rights under this Agreement, and Owners shall immediately discharge any such claim or lien;

(h) comply with the City's Code Enforcement Division Voluntary Compliance Notice and all corrective actions therein subject to the District's consent which consent shall not be unreasonably withheld, and at Owners sole expense; and

(i) pay for all District costs associated with preparation of, execution, and recording of this Agreement.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owners as an accommodation and is revocable at any time. Owners acknowledge the legal interest of the District in the Alleyway described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owners shall exercise the privilege granted herein at Owners' own risk, and agrees that Owners shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owners further acknowledge and agree that, with written notice to Lot address provided herein, the District and/or City may remove all, or any portion or portions, of the Improvements, at Owners' sole expense, as determined to be needed by the District and/or City, in their respective sole discretions, all costs associated with the District and/or City's removal of the Improvements shall be the sole responsibility of the Owners. Further, the District and/or City is not obligated to re-install the Improvements and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal. Further, Owners acknowledge this Agreement is granted based on the specific size, type, material, quality, and location of the Improvements currently installed, and Owners may not expand, modify, and/or replace in full or a material portion of the Improvements without the prior written consent of the District.

5. INDEMNIFICATION. Owners hereby agree to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives 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 this Agreement and the use of the Encroachment Area by the Owners and their contractors, agents, employees or invitees at any time which the Improvements remains within the Encroachment Area or otherwise resulting from, arising out of, in any way connected with the Owner's exercise of the privileges granted hereunder, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. 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, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement shall be recorded at the Owner's expense in the Official Records of Leon County, Florida. This Agreement and all rights and obligations contained herein, shall run with the Lot and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the Lot described herein and all persons claiming under them. Whenever the word "Owners" is used herein, it shall be deemed to mean

the current owners of the Lot and its successors and assigns. Upon the sale of the Lot, the Owners shall advise the subsequent owners of the terms and conditions of this Agreement.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of Leon County, Florida.

8. SOVEREIGN IMMUNITY. 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.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys' fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Leon County, Florida.

11. 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.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties to be effective as of the Effective Date first written above:

WITNESSES

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by _____, as _____ of the Capital Region Community Development District. He is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

[SIGNATURES CONTINUE ON NEXT PAGE]

[OWNER SIGNATURE PAGE – 1 OF 2]

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by Michael Anthony Glaze. He is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

[OWNER SIGNATURE PAGE – 2 OF 2]

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by Tammy Belle Glaze. She is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Print Name: _____
Notary Public, State of Florida

Exhibit A
Legal Description of the Lot

[Parcel ID: 311524 H0010]

Lot 1, Block H, SOUTHWOOD UNIT 2, Phase I, according to the plat thereof, recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida

Exhibit B
Encroachment Area

The easterly 1/4 of the alleyway, lying between Appleton Drive to the north and Endicott Drive to the south, consisting of a paved alleyway dedicated to the District and a utility easement dedicated to the City of Tallahassee, whose easterly limit is shared with the rear property line of the following lot:

Lot 1, Block H as shown on page nine (9) of the SOUTHWOOD UNIT 2, Phase 1 plat recorded in Plat Book 14, Page(s) 24 through 28, inclusive, and as Instrument Number 20030021661, in the Official Records of Leon County, Florida, on 5 March 2003.

C.

**FORM OF
MEMORIAL DONATION AGREEMENT**

Donor Name: Ashley Chambers

Address: 2468 Lantana Lane

Home Phone: 254-715-9040 Work Phone: 850-224-2250

E-Mail: marshall520@gmail.com

Proposed Tree or Bench: Tree with plaque near or at butterfly garden?
tree type

Inscription: 3 lines with 60 characters maximum, including spacing and punctuation.

opt. ① In Loving Memory of Missy Mogle or ② In Memory of Missy Mogle
Forever B, Always in our Hearts Forever B, Always in our Hearts
2025 2025

↓
66 characters

Memorial gifts are considered outright and unrestricted donations. The Capital Region Community Development District ("District") does not guarantee permanency of the accepted donation. If a memorial must be relocated, the District will attempt to notify the donor in writing at the address shown on this form. The donor declares to have read the District's Memorial Tree & Bench Program ("Memorial Program") which is incorporated herein by reference. The donor understands and agrees with the conditions set forth in the Memorial Program and agrees to pay the District any donation funds within thirty (30) days of notification of Memorial Donation Agreement approval.

I have read, understand and agree to be bound by the District's Memorial Program.

Ashley Chambers
Signature of Donor

7/9/25
Date

Mail or E-Mail completed form to:

FOR OFFICE USE ONLY

Accepted By _____ Date _____

Chair / Vice Chair _____ Date _____

Cost \$ _____ Paid \$ _____ Date _____

Exact Location Verified _____

Inscription Proof Reviewed by Donor _____

SIXTH ORDER OF BUSINESS

A.



MEMORANDUM

TO: Board of Supervisors

FROM: District Management

DATE: August 15, 2024

SUBJECT: HB 7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB 7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form



Capital Region Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 10 regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of 10 board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised per Florida Statutes on at least two mediums (e.g., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website were completed by District Management.

Achieved: Yes ☐ No ☐



2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management Site Inspections

Objective: Field Operations Manager will conduct inspections per District Management Services Agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Operations Manager inspections were successfully completed per District Management Services Agreement as evidenced by monthly operations report.

Standard: 100% of inspections were successfully completed as described within District Management Services Agreement.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐



Goal 3.3: Financial Reports

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Capital Region Community Development District

Chair/Vice Chair: _____

Print Name: _____

Date: _____

District Manager: _____

Print Name: _____

Date: _____

B.



Capital Region Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 10 regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of 10 board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised per Florida Statutes on at least two mediums (e.g., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website were completed by District Management.

Achieved: Yes ☐ No ☐



2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management Site Inspections

Objective: Field Operations Manager will conduct inspections per District Management Services Agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Operations Manager inspections were successfully completed per District Management Services Agreement as evidenced by monthly operations report.

Standard: 100% of inspections were successfully completed as described within District Management Services Agreement.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐



Goal 3.3: Financial Reports

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Capital Region Community Development District

Chair/Vice Chair: _____

Print Name: _____

Date: _____

District Manager: _____

Print Name: _____

Date: _____

SEVENTH ORDER OF BUSINESS

B.

1.

CRCCD Weekly Review

Monday 6/30/25	Tuesday 7/1/25	Wednesday 7/2/25	Thursday 7/3/25	Friday 7/4/25 CLOSED | 4TH OF JULY
Weather of the Week				
92° Hi 73° Lo 0.00" Rain	88° Hi 71° Lo 0.01" Rain	90° Hi 73° Lo 0.00" Rain	95° Hi 74° Lo 0.00" Rain	92° Hi 76° Lo 0.00" Rain
Full Maintenance				
Blair Stone Rd (Units 5,17) 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 10:New Dawn Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner Park UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Central Park Esplanade Way (Unit 5) Mossy Creek Lane (Units 4,6,9) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Endicott Park UNIT 20:Esplanade North (Unit 20) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) N/C Check Quickbooks for notes::Community Garden NON-UNIT:Dog Park UNIT 1:TC1 Pond (FL130) 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:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr	
Standard Maintenance				
Central Park NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 5:Four Oaks (Shumard to Tram)	Central Park LSF-3:Maple Ridge Buffer LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park Central Park:West Side UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park Central Park:Butterfly Garden UNIT 31:FL070	
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 30:Woodland Fields Park	UNIT 19:Twain Park	UNIT 10:WD141	
Pruning				
Four Oaks Blvd (Units 1,17,29) Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Hedges on Blairstone roundabout	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
NON-UNIT:Dog Park UNIT 17:Common Area (Blair Stone to WD140) UNIT 5:Merchants Row	UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks		UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 17:Shady View Pond (WD260) UNIT 20:Esplanade North (Unit 20) UNIT 31:FL070	
Insecticide: Product Used Advion - Extinguish Plus				
Central Park:Tot Lot				
Irrigation Inspection				
		Controller 20, Unit 5 Bluff Oak/ W LSF3	Controller 1, Unit 5	
Irrigation Troubleshooting (In Contract)				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
20	36	7/2	Installation of Irrigation Clock & Rain Sensor	#198037
15	Orange	6/27	Irrigation Repair	#197996
20	5	7/2	Irrigation Repair	#198043
Additional Contracted Work				
Invoice Number	Description			Date
#198031	Unit 17: Lake Verdura Conservation Area - Mowing			7/1/2025
#198032	Tree Removal: Unit 10: Trail			7/2/2025
#198000	Unit 16: Salinger - Tree Removal			6/30/2025
#197997	Central Park: Debris			6/30/2025
N/C Services:				
Unit	Date	Description		
16,2,25 - Biltmore	6/30/25	Remove Diseased Tree		
10: Trail	6/30/25	Unit 10 Trail - Tree Removal		

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 7/7/25	Tuesday 7/8/25	Wednesday 7/9/25	Thursday 7/10/25	Friday 7/11/25
Weather of the Week				
90° Hi 74° Lo 0.00" Rain	92° Hi 74° Lo 0.00" Rain	89° Hi 76° Lo 0.00" Rain	94° Hi 74° Lo 0.00" Rain	93° Hi 75° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 17:Verdura Lake Green Space UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) 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	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) LSF-3:Maple Ridge Common Areas & ROWS Mossy Creek Lane (Units 4,6,9) NON-UNIT:Dog Park 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 5:Capital Circle SE Buffer UNIT 7:Grove Park Dr	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4) Community Garden UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) 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:Magnolia Park (Rows, Parks & Pond) 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	Biltmore Ave (Units 16,2,25) Central Park:FL131 Swale Central Park:Tot Lot FL080 Shumard Oaks Blvd West (Unit 35) TR209A UNIT 35:Merchants Row West WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
Central Park UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park:West Side LSF-3:Maple Ridge Buffer UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park NON-UNIT:TR230 UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 5:Natural Area by Urban Park	Central Park:Butterfly Garden
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek		Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way WD090N (Pond) WD090S (Pond) WD290 (Pond)	UNIT 1:WD240 WD090S (Pond)	UNIT 18:WD281
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth		
Fertilizer				
			UNIT 29:Coneflower Park	
Post-Emergent:				
			UNIT 29:Coneflower Park	
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) NON-UNIT:FL040 - Mossy Creek NON-UNIT:Goldenrod & FL162 UNIT 19:Twain Park UNIT 30:Woodland Fields Park UNIT 31:Goldenrod Way UNIT 5:Capital Circle SE Buffer	Esplanade Way (Unit 5) Mossy Creek Lane (Units 4,6,9) NON-UNIT:FL040 - Mossy Creek UNIT 29:Coneflower Park UNIT 31:FL265 UNIT 5:Drayton Drive UNIT 8:WD140	UNIT 31:FL170 & Buffer UNIT 31:Parks Ponds and Rows Unit 32:Lantana Lane WD090N (Pond) WD290 (Pond)	Central Park:FL131 UNIT 1:Barringer Hill Nature Trail UNIT 1:WD240 UNIT 16:Faulkner Park WD090S (Pond)	
Irrigation Inspection				
Controller 10, Unit 29, 30, FL170 & FL080 Controller 28, Unit 31	Controller 2, Unit 5	Controller 1, Unit 5	Controller 19, Unit 5	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
02	5	7/10	Stuck Valve	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
10	29	7/8	Irrigation Repair	#198046
28	31	7/8	Irrigation Repair	#198047
02	5	7/9	Irrigation Repair	#198054
Additional Contracted Work				
Invoice Number	Description			Date
#198045	Newberry Common Area - Excavation and Surge Rock Install			7/2/2025
#198040	Hauled Debris			7/8/2025

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCDD Weekly Review

Monday 7/14/25	Tuesday 7/15/25	Wednesday 7/16/25	Thursday 7/17/25	Friday 7/18/25
RAIN | CLOSED				
Weather of the Week				
97° Hi 73° Lo 0.00" Rain	96° Hi 75° Lo 0.00" Rain	90° Hi 74° Lo 0.24" Rain	90° Hi 74° Lo 0.22" Rain	90° Hi 74° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 8:WD140 Shumard Oak Blvd (Units 3,5)	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.		Esplanade Way (Unit 5) Orange Ave UNIT 14:Green Space UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Bermuda Plot (CP) Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 27:New Village UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr FL080 - Saturday (7/19/2025)
Standard Maintenance				
Central Park UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park LSF-3:Maple Ridge Buffer LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.			Central Park:Butterfly Garden UNIT 21 & Arch Site:Arch Site Conservation UNIT 27:TR221A UNIT 27:TR221B UNIT 5:TR216 SB111A - Saturday (7/19/2025) SB131 - Saturday (7/19/2025) Central Park - Saturday (7/19/2025)
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West				
Hand Weeding				
UNIT 18:Cummings Park UNIT 18:WD281				
Mulch Installation - Maint.				
UNIT 37:Esplanade Nature Trail	UNIT 37:Esplanade Nature Trail			
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
UNIT 17:WD284 UNIT 18:Cummings Park UNIT 18:WD281	Four Oaks Blvd (Units 1,17,29) UNIT 17:WD253			
Irrigation Troubleshooting (In Contract)				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
02	5	7/15	Irrigation Repair	#198065
06	CP	7/14	Mainline Repair	#198056
Additional Contracted Work				
Invoice Number	Description			Date
#198067	LDR-5: Cogan Grass - Mowing			7/17/2025
#198062	Tree Removal: Unit 23: Riverton Park			7/18/2025

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCDD Weekly Review

Monday 7/21/25	Tuesday 7/22/25	Wednesday 7/23/25	Thursday 7/24/25	Friday 7/25/25
Weather of the Week				
98° Hi 80° Lo 0.00" Rain	97° Hi 73° Lo 0.00" Rain	92° Hi 74° Lo 0.00" Rain	87° Hi 75° Lo 0.00" Rain	88° Hi 76° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 10:New Dawn Park UNIT 18:Cummings Park UNIT 20:Esplanade North (Unit 20) UNIT 23:Riverton Park (Four Oaks to Summ UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW 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 4:Terrebone Dr.	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) 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 10 UNIT 14:Green Space UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 14:Avon Park UNIT 14:Buffers 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:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Orange Ave Unit 32:Park (off Mossy & Coneflower) UNIT 35:Merchants Row West UNIT 4:Grove Park Dr	Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot WD090N (Pond) WD290 (Pond)
Standard Maintenance				
Central Park:West Side NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	Central Park:West Side LSF-3:Maple Ridge Buffer	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 5:TR216
Non-Selective: Product used - Diquat & Compare-N-Save				
Four Oaks Blvd (Units 1,17,29)	Blair Stone Rd (Units 5,17)			
Irrigation Inspection				
	Controller 6, Central Park		Controller 23, Unit 17	Controller 13, Unit 10
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
20	5	7/22	Stuck Valve	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	7/21	Irrigation Repair	#198071
Additional Contracted Work				
Invoice Number	Description			Date
#198076	Picked Up Debris: Blairstone Road			7/29/2025

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

2.



Capital Region Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – July 2025

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

Week 1 (July 1 – July 4)

- Final review of All-Pro Landscape & Irrigation Maintenance Services Agreement.
- Additional communication with GameTime regarding site furniture quote.
- During general inspections, after heavy rains Monday afternoon, found drainage easement grate covered. Contacted homeowner and requested their contractor clear the grate.
 - Received response from homeowner and picture confirming the grate was cleared.
 - Confirmed the grate is cleared and swale was resodded.



- Met with Robert Berlin and All-Pro on-site to discuss washout at a catch basin in Unit 2 off Longfellow. All-Pro will bring in a mini-ex to dig the area back so we can see what is causing the washout.
- Received phone call from resident with concern regarding possible fence installation along the alleyway and not on the property line. Contacted builder and expressed those concerns. Was assured any permanent fence would be installed on the property line.

- Visual inspections of the stormwater ponds following heavy rain on Monday (June 3) afternoon rain. No issues to note.
- Met with All-Pro on-site to discuss tire ruts off Orange Ave. down to stormwater pond WD90S. They will install leftover plants in their compound to create natural deterrent. Authorized additional watering to get the plants established.



- All-Pro completed work to correct the washout at the Unit 2 catch basin.



- Reviewed the Architectural Review Committee (ARC) agenda for July 2025. Requested additional information from the HOA on one item – fence extension.



- Extension would bring the fence up to a CDD drainage easement. Contacted the homeowner and provided additional information (plat says no fences in a drainage easement) and requested they have their contractor confirm the location at installation.
- All-Pro alerted me to a tent set up next to stormwater pond WD90S (south of Orange Ave., west of Maple Ridge). Called TPD non-emergency line. Spoke to responding officer who did not encounter anyone at the site. Requested All-Pro remove the tent.
- CDD overview tour with Supervisor Reglat.
- Sent follow-up email to Pro Playgrounds for wear mat quote. Still waiting on updated quote from GameTime for site furniture. Was told that would be early next week.
- Office closed for 4th of July.
- Saturday – received notice from All-Pro (via resident Facebook post) that the Tot Lot water fountain was running continuously. Turned the water off at the fountain.

Week 2 (July 7 – July 11)

- Robert fixed the Tot Lot water fountain.
- Sent follow up email to Lake Doctors regarding cattail in Central Park Lake. Also requested they look at the cattails in FL-080 and the algae in FL-130.
- General inspections in LDR-5 (All-Pro work orders completed: tree removal off Blue Ridge and tree staked off Grove Landing Court)...slime mold in the common area off Blue Ridge appears to have dissipated. Also inspected Unit 37 (The Bluffs). Called Robert and requested follow-up with City of Tallahassee Growth Management regarding wooden boardwalk.
- Received call from B&T Fencing regarding proposed fence extension off Biltmore up to the drainage easement in Unit 2. Property owner had a survey done and staked. B&T will add their own flags to ensure the fence does not encroach on the drainage easement.
- Inspected stormwater ponds WD-162, FL-170, FL-070, FL-080, WD-281, and WD-284.
 - Requested All-Pro remove growth on top of the sand filter in WD-284 and to remove trash from the pond bottom.
 - Ponds FL-170 and FL-080, both of which get complaints about weeds, are too wet to mow and not wet enough for treatment. Will continue checking these ponds if we get some dryer weather.
 - Contacted SE Concrete regarding basin regrout in FL-170. Will follow-up in two weeks (they are currently booked).
- Submitted illegal dumping issue on eastbound Orange Ave. to the City of Tallahassee via DigiTally.
- Reviewed the July utility bills. Submitted sales tax exemption request for account # 100012735.
- Lake Doctors added beneficial bacteria and muck digester to stormwater pond FL-130 to treat the algae. They will return mid-month to check the pond.
- Accepted Lake Doctors proposals for cattail treatment in Central Park Lake and stormwater pond FL-080.
- Reviewed preliminary course map for proposed Independence Landing run. Research on property ownership and City of Tallahassee road closures. Responded to the requester.
 - Scheduled meeting on-site to review the course.
- Received two complaints regarding fireworks cleanup in the Bermuda field. Met with All-Pro on-site, and they got two crews down to the field to pick up the pieces. Confirmed with All-Pro that this work is billed to the HOA.
- Contacted vendor to test the backflows at the Dog Park and Artemis Way.

- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Submitted downed street sign issue (northbound Four Oaks near the Blair Stone roundabout) to the City of Tallahassee via DigiTally.
- Following Board approval, submitted First Amendment to the License Agreement to FSU for their review and consideration.
- Following Board approval, accepted the estimate from All-Pro for the Four Oaks landscaping project.
- Following Board approval, accepted the estimate from Longview Land Clearing for the Lake Verdura trail.
- Ride through with Independence Landing representative regarding their proposed race in SouthWood.
- Attended Day 2 of the online-UF IFAS Habitat Evaluation course.
- Additional communication with City of Tallahassee Growth Management regarding the Unit 37 boardwalk.

Week 3 (July 14 – July 18)

- Accepted proposal from All-Pro to remove dead pine tree at the corner of Four Oaks and Riverton.
- Accepted quote from GameTime for benches and trash cans in LDR-5 and Maple Ridge.
- Followed up again with Pro Playgrounds regarding playground wear mat quote.
- All-Pro fixed a main line issue in the Central Park bermuda field:



- General inspections through Units 7 (following public comment regarding concrete pathway to the alley) and 23. No issues to note.
- Worked with accounting staff to provide a copy of the check in order for GameTime to process the bench and trash can order.
- Received the amendment to the license agreement from FSU and signed the document.
- Continued on/off rain. All-Pro is halting landscape maintenance. Weather permitting, they will work all day on Friday and Saturday.

- Streetlight on the corner of Spider Lily and Goldenrod is not coming on at night. Submitted issue to the City of Tallahassee via DigiTally.
- Received resident email regarding construction trash in the trees around stormwater pond FL-120. Was able to remove the trash in the lower branches. The other trash is at the top of the tree. Will get with All-Pro on a solution.
- Inspected stormwater ponds WD-141 and WD-160. Basins in WD-141, which were regouted a few months ago, didn't sound to have any leaks (couldn't access the basins with the recent rain).
- Received call from a resident concerned with a leaning tree off the Unit 10 trail. Went on-site to inspect and called the resident to confirm the trees in question. Left a voicemail.
- Received call from a resident concerned with a road issue. Called back and left a voicemail.
- Inspected the alleyways in Unit 1. Found pothole formed near a street drain behind Cunard. Ordered asphalt patch and will repair.
- Authorized All-Pro to remove low hanging limbs off the alleyway in Unit 14.
- Met with All-Pro on-site to discuss tree removal off the Unit 10 trail. Also talked with resident on-site. All-Pro will try to remove the dead trees on Saturday.
- Went to Ace to pick up asphalt patch and repaired pothole in the Unit 1 alleyway:



- Requested All-Pro trim limbs covering the stop sign in Unit 23.
- During general inspections, noticed a pipe sticking out of the ground within the drainage easement off Longfellow in Unit 2 (same property mentioned at the top of this report). Met with Robert Berlin on-site to discuss. Additional research on the drainage easement and construction documents. Sent the homeowner an email and requested they bring their contractor back to regrade the swale.
- Received property insurance renewal. Reviewed the information and built-in cost increases from our insurance provider. Contacted the City of Tallahassee again regarding the cost differential on the decorative lighting.



Week 4 (July 21 – July 25)

- Additional communication with GameTime regarding LDR-5 and Maple Ridge order. Provided updated tax-exempt certificate.
- Reviewed fence encroachment language provided by Robert Berlin to District Counsel. Emailed copy of the homeowner's lot survey from their ARC application for reference.
- Additional work on the Lake Verdura Trail signage. Requested quote from SignsNow.
- Called resident again who called last week about a road issue in SouthWood. Left another voicemail.
- Received call from someone inquiring about purchasing property in Southwood or placing a bid at the advertised rates in the budget hearing notice.
- Went on-site to check the asphalt patch in Unit 1 done last week.
- Received email from resident regarding leaking backflow. Went on-site to confirm and contacted City of Tallahassee Utilities to make them aware. Backflow is part of the lift station off Shumard and Summertree.
- Met with Robert Berlin on-site to discuss Lake Verdura Trail signage. Walked the trail and discussed solution to replace the chain (used to deter vehicles from being driven down to the water). Will install additional 4x4 posts to deter vehicles and golf carts from accessing the trail.
 - Ordered directional and trail rules signs.
- Received call from resident regarding mowing needed at the Dog Park. Spoke with All-Pro to confirm scheduling. Called the resident back.
- Received follow up email from City of Tallahassee Traffic Engineering regarding resident concern on Avon Park Circle. The City installed a tree height sign to warn truck drivers. Emailed the resident as a follow up.
- Field Operations closed Tuesday afternoon due to Severe Thunderstorm Warning.
- Submitted new wear mat quote after receiving no response from multiple follow up emails.
- Lake Doctors treated the cattails around Central Park Lake. Spoke with service technician regarding "Catfish Pond" (FL-130). They are increasing the nutrient abatement to help with the algae. He explained this is an issue throughout Tallahassee, especially with recent excessive heat.
- Contacted pressure washing vendor for Unit 26 trail and sidewalk, benches, and gazebo off Cunard/Greyfield.
- Vacation – July 24.
- Vacation – July 25.

Week 5 (July 28 – July 31)

- Virtually attended City of Tallahassee Growth Management Development Review Committee (DRC) meeting to review progress of The Collection at Central Park (TSD250003). Item was continued to August 11.
- 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.
- Received resident email (via HOA) regarding sod repair off Dunbar. Drove around the area twice but couldn't locate any issues. Responded to the resident and requested additional information.
 - Went back on-site and still could not locate any damaged or missing turf. Responded to the resident again and requested to meet on-site.
- Received resident email regarding several maintenance issues including Tot Lot fountain and nature trail signs. Responded to the resident.

- Contacted Apogee regarding replacement signs several months ago. Sent follow up email requesting a quote for the sign faces only.
- Phone call with DR Horton representative regarding street trees in Lake Mary Forest for their EMP. Requested they contact the City of Tallahassee for specific requirements.
- Drove through Unit 1 alley during heavy rain to check the asphalt patch and ensure proper drainage.



- Received resident email requesting a fountain in stormwater pond FL-130 to help with algae. Responded to the resident.
 - Forwarded resident email to the Board for their consideration.
- Received resident email regarding Dog Park maintenance. Responded to the resident with the mowing schedule and explained the issue with mowing schedule and the recent rain.
- Accepted Pro Playgrounds quote for (7) replacement slide wear mats.
- Received call from a resident concerned with drainage in front of their property. Went on-site to take pictures and sent a request to the City of Tallahassee via DigiTally.
 - Drove through during heavy rain on Wednesday to see if there was anything apparent with the drainage. There are several areas along Longfellow that “pool” after a rain event.
- Phone call with the City of Tallahassee Electric Utility regarding status of alleyway streetlight relocation.
- Received email from resident concerned with sediment control at the new homes being built in Unit 7 (from significant rain yesterday). Went on-site to review and contacted the builder. Was informed the silt fence would be repaired today and the road/alley would be cleaned up. Responded to the resident.
- Contacted Lake Doctors and requested on-site meeting to discuss stormwater pond FL-130. Scheduled for Friday morning.
- Follow up communication with resident regarding swale in Unit 2 off Longfellow. Scheduled for Friday morning.
- Updated the annual property insurance schedule and submitted to the District’s insurance provider.



- Received response from City of Tallahassee regarding curb repair sent earlier this week. Followed up with the resident.
- Field Operations closed Thursday afternoon due to heavy rain and lighting.

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

3.

Southwood Unit 10 Alleys pavement resurfacing Cost Estimate

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT TOTAL	source / assumption
101-1	MOBILIZATION	1	LS	\$ 21,591.11	\$ 21,591.11	15% of costs
0102 1	MAINTENANCE OF TRAFFIC	10	DAY	\$ 1,587.56	\$ 15,875.60	FDOT stwde 12mo avg 6/23/25
0327 70 1	MILLING EXISTING ASPHALT PAVEMENT, 1" AVG DEPTH	6,396	SY	\$ 4.20	\$ 26,863.20	FDOT stwde 12mo avg 6/23/25
0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B (1" SP9.5)*	352	TN	\$ 282.00	\$ 99,201.96	FDOT area3 avg 6/23/25
CDD-01	REPAIR EXISTING INLETS OR CURBS	1	LS	\$ 2,000.00	\$ 2,000.00	
CDD-02	Allocated Contingency for Additional Allowable Project Costs	1	LS	\$ 24,829.78	\$ 24,829.78	15% of costs
				Total:	\$ 168,770.54	

* Clean-up, dust control and waste disposal shall be included in unit cost of asphalt.



3522 Thomasville Road, 5th Floor - Tallahassee, Florida 32309 - 850.575.1800

Tallahassee, Florida

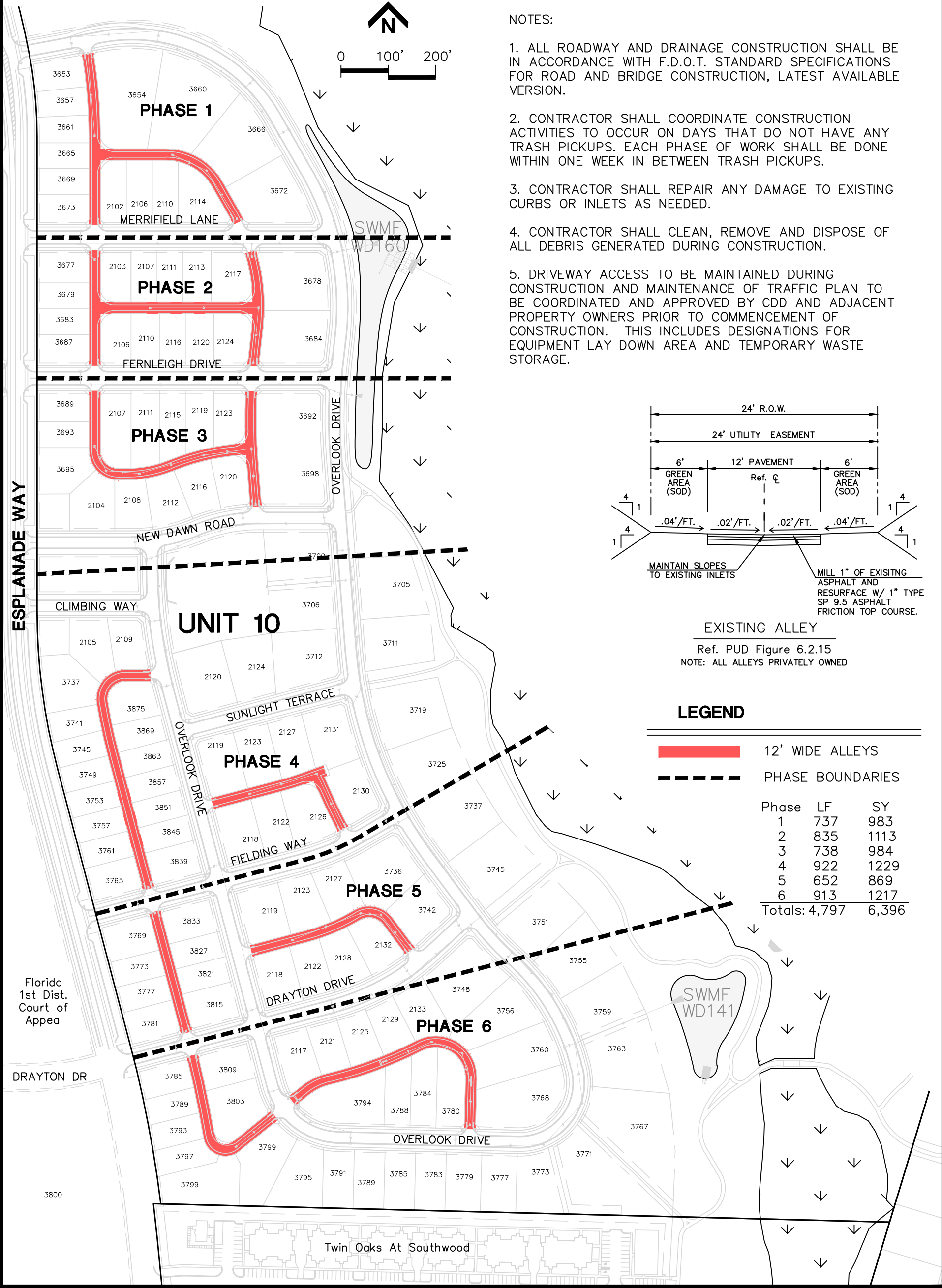
SOUTHWOOD

UNIT 10 ALLEYS

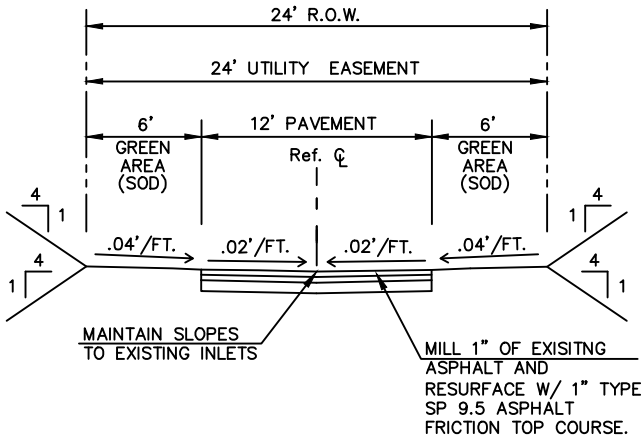
PAVEMENT REPLACEMENT PLAN

August 2025

**CAPITAL REGION
COMMUNITY
DEVELOPMENT
DISTRICT**



- NOTES:
1. ALL ROADWAY AND DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST AVAILABLE VERSION.
 2. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO OCCUR ON DAYS THAT DO NOT HAVE ANY TRASH PICKUPS. EACH PHASE OF WORK SHALL BE DONE WITHIN ONE WEEK IN BETWEEN TRASH PICKUPS.
 3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CURBS OR INLETS AS NEEDED.
 4. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF ALL DEBRIS GENERATED DURING CONSTRUCTION.
 5. DRIVEWAY ACCESS TO BE MAINTAINED DURING CONSTRUCTION AND MAINTENANCE OF TRAFFIC PLAN TO BE COORDINATED AND APPROVED BY CDD AND ADJACENT PROPERTY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS INCLUDES DESIGNATIONS FOR EQUIPMENT LAY DOWN AREA AND TEMPORARY WASTE STORAGE.



EXISTING ALLEY
Ref. PUD Figure 6.2.15
NOTE: ALL ALLEYS PRIVATELY OWNED

LEGEND

- 12' WIDE ALLEYS
- PHASE BOUNDARIES

Phase	LF	SY
1	737	983
2	835	1113
3	738	984
4	922	1229
5	652	869
6	913	1217
Totals:	4,797	6,396

4.

a.



Corbin deNagy <cdenagy@gmsnf.com>

New submission from Special Event Permit

1 message

Your Southwood CDD <noreply@mysouthwoodcdd.com>

Wed, Aug 6, 2025 at 3:43 PM

Reply-To: ssmallwood@bigbendcares.org

To: info@mysouthwoodcdd.com, cdenagy@gmsnf.com

General Information

Event Name:

2025 Tallahassee AIDS Walk

Date:

09/18/2025

Start Time:

06:30 pm

End Time:

09:00 pm

Set Up Time:

06:00 pm

Break Down Complete By:

09:00 pm

Facility / Park Requested:

Central Park

Name of Applicant or Applying Organization:

Big Bend Cares

Mailing Address:

[2201 S Monroe St.](#)
[Tallahassee, Florida 32301](#)
[United States](#)
[Map It](#)

Phone:

(850) 656-2437

Website:

<https://bigbendcares.org/tallahassee-aids-walk/>

Contact Name:

Serene Smallwood

Contact Mailing Address:

2201 S Monroe St.
Tallahassee, Florida 32301
United States
[Map It](#)

Contact Phone:

(386) 405-8285

Contact Email:

ssmallwood@bigbendcares.org

Event Information

Type of Event

Awareness Walk

Estimated Attendance:

30 people or fewer

Cancellation

In the event of inclement weather, is a rain date scheduled?

No

Additional Terms

I have read, understood and agree to abide by all District policies, rules and regulations regarding the use of the Park Facility.

- I agree.

2025 Tallahassee AIDS Walk Site Area





BIGBEND-14

AMATTOX

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Florida 1117 Thomasville Road Tallahassee, FL 32303	CONTACT NAME:		
	PHONE (A/C, No, Ext):	(850) 386-1111	FAX (A/C, No): (850) 385-9827
	E-MAIL ADDRESS:		
INSURED Big Bend Cares, Inc. dba-Care Point Health & Wellness 2201 South Monroe Street Tallahassee, FL 32301	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Berkshire Hathaway Specialty Insurance Company		22276
	INSURER B : Insurance Company of the West		27847
	INSURER C : Philadelphia Indemnity Insurance Company		18058
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X		47SPK26332802	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 EBL AGG \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			47RWS26333002	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			47SUM26333102	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ Aggregate \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A		WFL 5080164 00	10/1/2024	10/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Management Liab			PHSD1828457	10/1/2024	10/1/2025	Aggregate 1,000,000
A	Crime			47SPK26332802	10/1/2024	10/1/2025	Per Occurrence/Agg 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
As of the policy effective date Lanedra Lowe is excluded from the Worker's Compensation for Big Bend Cares, Inc.

Capital Region Community Development District is included as Additional Insured for General Liability when required in a written contract or agreement with the Insured, per the terms & conditions of the policies endorsements.

CERTIFICATE HOLDER

CANCELLATION

Capital Region Community Development District 3196 Merchants Row Blvd. Suite 130 Tallahassee, FL 32311	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

For the purpose of this Coverage Extension, “client” means a person who is under your direct care and supervision, including but not limited to a “resident.”

The most we will pay under this defense extension is \$25,000 aggregate limit.

VIII. Key and Lock Replacement – Janitorial Services Client Coverage

SUPPLEMENTARY PAYMENTS – COVERAGES A AND B is amended to include the following:

We will pay for the cost to replace keys and locks at the “business client’s” premises due to theft or other loss to keys entrusted to you by your “business client”.

The most we will pay under this additional coverage for all loss or damage in any one “occurrence” and in the aggregate is \$10,000.

We will not pay for loss or damage resulting from any dishonest or criminal act committed (including theft) by you, any of your partners, members, officers, “employees”, managers, directors, trustees, authorized representatives or anyone to whom you entrust the keys of a “business client” for any purpose, whether acting alone or in collusion with other persons.

The following term, when used on this coverage only, is defined as follows:

"Business client" means an individual, company or organization with whom you have a written contract or work order for your services for a described premises and have billed for your services.

IX. Additional Insureds

Section II – **WHO IS AN INSURED** is amended as follows.

1. If coverage for newly acquired or formed organizations is not otherwise excluded from this Coverage Part, Paragraph **3.a.** is deleted and replaced with the following.
 - a. Coverage under this provision is afforded from when you acquire or form the organization until the end of the policy period.
2. Each of the following is also an insured:
 - a. **Medical Directors and Administrators** - Your medical directors and administrators, but only while acting within the scope of and during the course of their duties as such. Such duties do not include the furnishing or failure to furnish professional services of any physician or psychiatrist in the treatment of a patient.
 - b. **Managers and Supervisors** –Your managers and supervisors, but only with respect to their duties as your managers and supervisors. Managers and supervisors who are your “employees” are also insureds for “bodily injury” to another “employee” while in the course of his or her employment by you or performing duties related to the conduct of your business.
 - c. **Broadened Named Insured** - Any organization and subsidiary thereof which you control and actively manage on the effective date of this Coverage Part. However, if other valid and collectible insurance is

available to such organization or subsidiary, any coverage obligation will be limited as provided in **Section IV. COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance.**

- d. **Funding Source** - Any person or organization with respect to their liability arising out of:

(1) Their financial control of you; or

(2) Premises they own, maintain or control while you lease or occupy these premises.

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

- e. **Home Care Providers** - Any person or organization under your direct supervision and control while providing for you private home respite or foster home care for the developmentally disabled.

- f. **Managers, Landlords, or Lessors of Premises** - Any person or organization with respect to their liability arising out of the ownership, maintenance or use of that part of the premises leased or rented to you subject to the following additional exclusions:

This insurance does not apply to:

(1) Any "occurrence" which takes place after you cease to be a tenant in that premises.

(2) Structural alterations, new construction or demolition operations performed by or on behalf of that person or organization.

- g. **Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You** – Any person or organization from whom you lease equipment when you and such person or organization have agreed in a written contract or agreement that such person or organization is to be added as an additional insured on your policy. Such person or organization is an insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

- h. **Grantors of Permits** – Any state, governmental agency or subdivision, or political subdivision granting you a permit in connection with premises you own, rent or control and to which this insurance applies, but only with respect to the following hazards:

(1) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures; or

(2) The construction, erection, or removal of elevators; or

- (3) The ownership, maintenance, or use of any elevators covered by this insurance.
- i. **Vendors** – Only with respect to “bodily injury” or “property damage” arising out of “your products” which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:
- (1) The insurance afforded the vendor does not apply to:
- (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - (b) Any express warranty unauthorized by you;
 - (c) Any physical or chemical change in the product made intentionally by the vendor;
 - (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
 - (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
 - (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (i) The exceptions contained in Sub-paragraphs (d) or (f); or
 - (j) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- (2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
- j. **As Required by Contract** - Any person or organization where required by a written contract executed prior to the occurrence of a loss. Such person or organization is an additional insured for "bodily injury," "property damage" or "personal and advertising injury" but only for liability arising out of the negligence of the Named Insured. The limits of insurance applicable to these additional insureds are

the lesser of the policy limits or those limits specified in a contract or agreement. These limits are included within and not in addition to the limits of insurance shown in the Declarations

- k. **Owners, Lessees or Contractors** - Any person or organization, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

(1) Your acts or omissions; or

(2) The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured; or

(3) When required by a contract.

With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- l. **State or Municipality** – any state or municipality as required, subject to the following provisions:

(1) This insurance applies only with respect to operations performed by you or on your behalf for which the state or municipality has issued a permit, and is required by contract.

(2) This insurance does not apply to:

(a) "Bodily injury," "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or

(b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

X. Duties in the Event of Occurrence, Claim or Suit

Section IV - **COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 2. is amended as follows.

1. Subparagraph a. is amended to include the following:

This condition applies only when the "occurrence" or offense is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership; or

(3) An executive officer or insurance manager, if you are a corporation.

2. Subparagraph **b.** is amended to include:

This condition will not be considered breached unless the breach occurs after such claim or “suit” is known to:

(1) You, if you are an individual;

(2) A partner, if you are a partnership; or

(3) An executive officer or insurance manager, if you are a corporation.

XI. Transfer of Rights of Recovery Against Others To Us

Section **IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph **8. Transfer of Rights of Recovery Against Others To Us** is deleted and replaced with the following:

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

Therefore, the insured can waive the insurer’s Rights of Recovery prior to an “occurrence”, provided the waiver is made in a written contract.

XII. Bodily Injury - Mental Anguish

Section **V – DEFINITIONS**, Paragraph **3.** is deleted and replaced with the following:

3. “Bodily injury” means bodily injury, sickness or disease sustained by a person, including death, mental anguish, mental injury, shock or humiliation resulting from any of these at any time.

XIII. Personal and Advertising Injury – Abuse of Process, Discrimination

If **COVERAGE B – PERSONAL AND ADVERTISING INJURY LIABILITY COVERAGE** is not otherwise excluded from this Coverage Part, Section **V – DEFINITIONS**, Paragraph 14. “Personal and advertising injury” is amended as follows:

1. Subparagraph **b.** is deleted and replaced with the following:

b. Malicious prosecution or abuse of process;

2. Subparagraph **e.** is deleted and replaced with the following:

e. Oral or written publication, in any manner, of material that violates a person’s right to privacy. As used in this subparagraph, publication includes the unauthorized release of your client’s or your customer’s individually identifiable medical information.

3. Section **V – DEFINITIONS**, Paragraph **14.** is amended to include the following:

b.



Corbin deNagy <cdenagy@gmsnf.com>

New submission from Special Event Permit

1 message

Your Southwood CDD <noreply@mysouthwoodcdd.com>

Wed, Aug 6, 2025 at 3:40 PM

Reply-To: janeelizjohnson@hotmail.com

To: info@mysouthwoodcdd.com, cdenagy@gmsnf.com

General Information

Event Name:

Independence Landing Adventure Race

Date:

10/25/2025

Start Time:

07:30 am

End Time:

12:00 pm

Set Up Time:

06:00 am

Break Down Complete By:

12:00 pm

Facility / Park Requested:

Grove Park Drive

Name of Applicant or Applying Organization:

Independence Landing

Mailing Address:

Independence Landing
3025 School House Road
Tallahassee, Florida 32311
United States
[Map It](#)

Phone:

(850) 445-6340

Website:

<https://www.independencelanding.org>

Non-profit ID:

82 2792376

Contact Name:

Jane Johnson

Contact Mailing Address:

Independence Landing
3025 School House Road
Tallahassee, Florida 32311
[United States](#)
[Map It](#)

Contact Phone:

(850) 445-6340

Contact Email:

janeelizjohnson@hotmail.com

Event Information**Type of Event**

Adventure Race

Estimated Attendance:

more than 30 people

Intended Use:

Participants will run a 5k loop on roads in Southwood.

Special Activities or Risks:

8-9 obstacles will be completed over the course of the race.

Approximate Attendance:

300

Will fireworks be a part of the event?

No

What type of entertainment will take place? Please check all that apply:

- Speakers

Fees**What admission fee will be charged to participants?**

-\$2,540.00

What admission fee will charged to spectators?

\$0.00

What fee will charged to exhibitors/concessionaires?

\$0.00

What fee will charged for activities?

\$0.00

Please list all activities:

Adventure race, fun run/walk, awards presentation

What fee will charged for parking?

\$0.00

Please list parking lots to be used:

Florida State School parking lot

Please list areas for handicap parking:

Independence Landing parking lot

Vending**Will vendors and/or concessionaires be a part of this event?**

No

Will the event require trash receptacles with dumping services?

No

Catering Information**Will food and/or non-alcoholic beverages be served and/or sold?**

Yes

Who will dispense the food or beverage (i.e.: caterers, staff, etc.)?

Volunteers

If caterers are being used, please list the names and DBPR license number of each caterer:

n/a

Will alcoholic beverages be sold or served with purchase of ticket, etc.?

No

Restroom Facilities**Will you provide portable restroom facilities?**

Yes

How many portable restroom facilities will you have?

4

Where will they be located?

Independence Landing property

Who is providing the portable facilities?

Howdy's Rentals

How many handicap-accessible facilities will you have?

4

How many handwash sinks will you have?

8

Medical Arrangements**Will there be ambulance services on site?**

No

Will there be first aid services on site?

Yes

First aid services provided by:

volunteer medical personnel

Please describe the placement of any and all first aid stations and/or vehicles:

Independence Landing parking lot

Equipment

Will the event include tents?

No

Will you have banners and/or signs at your event?

Yes

How many?

10

Sizes:

18X24

Verbiage:

Race in Progress, Mile 1, Mile 2, Mile 3

Please list the number and location of stages:

none

Location of staff management command center:

n/a

Plan for public transportation access and service:

n/a

Sound and Lighting

Who will provide your audio and lighting?

n/a

Will additional electrical services be needed?

No

Please list A/V locations:

n/a

Street Closures and Security

Will the event require security (alcohol, money, overnight storage, etc.)?

No

Will the event require street closures?

No

Will the event include a parade?

No

Cancellation

In the event of inclement weather, is a rain date scheduled?

No

Site Plan:

- [Draft-Course-Map-with-Stations.jpg](#)

Insurance Requirements

Proof of Insurance:

- [Insurance-Certificate.pdf](#)

Proof of Vendor Insurance:

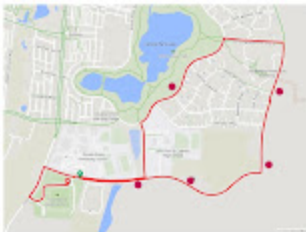
- [Insurance-Certificate1.pdf](#)

Additional Terms

I have read, understood and agree to abide by all District policies, rules and regulations regarding the use of the Park Facility.

- I agree.

3 attachments



Draft-Course-Map-with-Stations.jpg
189K



Insurance-Certificate.pdf
26K

Insurance-Certificate1.pdf
26K



INDELAN-01

MMORGANEBA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Earl Bacon Agency	CONTACT NAME: Mara Morgan	
	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: mmorgan@oakbridgeinsurance.com	
INSURED Independence Landing, Inc 3025 School House Road Tallahassee, FL 32311	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Ohio Security Insurance Co.	24082
	INSURER B : Progressive American Insurance	24252
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BKS2568294763	9/30/2024	9/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 HIRED AND NONOW \$ 1,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			987490725	9/30/2024	9/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			UUO2568295562	9/30/2024	9/30/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	XWS2568295562	9/30/2024	9/30/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liabili			BKS2568294763	9/30/2024	9/30/2025	Limit 1,000,000
A	Crime			BKS2568294763	9/30/2024	9/30/2025	Limit 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

C.

NOTICE OF MEETINGS
CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Capital Region Community Development District (“Southwood Community”) will hold their regularly scheduled public meetings for Fiscal Year 2026 at the **Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311** at 6:30 p.m. on the second Thursday of each month as follows or otherwise noted:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026