

CAPITAL REGION
Community Development District

October 9, 2025

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

October 2, 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, October 9, 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 August 14, 2025, Meeting
 - B. Balance Sheet as of August 31, 2025, and Statement of Revenues & Expenditures for the Period Ending August 31, 2025
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Capital Reserve Fund
- V. Staff Reports
 - A. Attorney
 - B. District Manager – Review of Fiscal Year 2025 Goals & Objectives
 - C. Property Management
 1. All Pro Reports

2. Operations Memorandum

VI. Supervisors Requests

VII. Audience Comments

VIII. Next Scheduled Meeting: November 13, 2025 @ 6:30 p.m.

IX. 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, August 14, 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
Valerie Reglat	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Justin Fallis	Field Operations
Kevin Easton	HOA
Corrie Vernick	HOA
Kim Bishop	All-Pro

The following is a summary of the actions taken at the August 14, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Easton stated I wanted to report back to you that the Southwood HOA board did not approve any funding for the entrance sign.

THIRD ORDER OF BUSINESS

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 Assessments
- D. Check Register

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

FOURTH ORDER OF BUSINESS

**Public Hearing Adopting the Budget for
Fiscal Year 2026**

Mr. deNagy gave a brief overview of the fiscal year 2026 budget.

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

A resident stated I brought up the maintenance that needs to be done on Merchants Row for the trees that have a metal piece around it. Where is that allocated in this budget? Is it going to be budgeted?

Mr. Vogel stated I believe there was a plan to potentially have those removed.

A resident stated there are times that people park in the median and if we had short hedges that would help with that issue.

Mr. Vogel stated supervisor Urban went out with All Pro and they have a landscaping plan for the median so the signs can be removed and we will have small shrubs.

A resident stated there was a suggested plan to maintain the lake shoreline about ten years ago. The shoreline and conservation tracts that have not gotten the attention they deserve. The goal was to keep costs down by doing regular maintenance but to also provide public access.

Ms. Burns stated years ago prior board members changed the way things were being done because All Pro used to mow all the way down to keep it cleared so people could get down there. Some of the supervisors didn't want that and that is when they started with the tall grasses.

A resident stated the plan would be to have some areas of tall grasses and some not. I would love to sit down and talk about it with staff.

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

**A. Consideration of Resolution 2025-08 Relating to the Annual Appropriations
and Adopting the Budget for Fiscal Year 2026**

Ms. Sandy stated this is the resolution that adopts the proposed budget to be the final budget and allocates the funds as provided in that budget. It provides provisions for how the budget can be amended.

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor Resolution 2025-08 was approved.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Ms. Sandy stated this resolution not only levies the operations and maintenance assessments and certifies them for collection it also certifies for collection your debt service assessments to fund that portion of the budget. It provides the mechanism for collection and enforcement of those assessments that are collected by the uniform method on the property tax bill if they are not paid; if they are directly collected by the district then the method of enforcement is through foreclosure if they are not paid. The only assessment liens that we directly collect are from St. Joe.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor Resolution 2025-09 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreements

A. Direct Collection Agreement

Ms. Sandy stated because the district directly collects assessments from St. Joe, the method of collection is foreclosure, however, because that can take additional efforts by the district we like to have some additional backup supporting our ability to foreclose and that is the purpose behind the direct collection agreement.

On MOTION by Ms. Burns seconded by Mr. Urban with all in favor the direct collection agreement for FY 2025-2026 with the St. Joe Company was approved.

B. Encroachment Agreement

Mr. deNagy stated this is a continuation of the streetlight fence issue in Unit 2. Counsel has drafted these encroachment agreements. We talked to the homeowners and met with them onsite. I think everyone understands what needs to happen. We have been told they will sign whatever they need to sign. The homeowner who has fenced in the streetlight has agreed to pay for the relocation of the light. I have a quote from the city to do that and provided that to the homeowner. This is the final step in this process. If we approve these encroachment agreements then I will bring these back to the city and say this is what we need to close out the violation. We would have a requirement that the homeowners sign the encroachment agreements.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the encroachment agreements with Deepak Haldiya and Pragath Haldiya for Lot 2 Block H Southwood Unit 2 Phase 1 and the easterly ¼ of the alleyway lying between Appleton Drive to the north and Endicott drive to the south Parcel ID 311524 H0020 and Michael Anthony and Tammy Belle Glaze for Lot 1, Block H Southwood Unit 2 Phase 1 and the easterly ¼ of the alleyway lying between Appleton Drive to the north and Endicott drive to the south Parcel ID 311524 H0010 were approved.

C. Memorial Donation Agreement

On MOTON by Mr. Vogel seconded by Mr. Urban with all in favor the memorial donation agreement with Ashley Chambers was approved.

SIXTH ORDER OF BUSINESS

Goals and Objectives

A. Review of Fiscal Year 2025

Mr. deNagy reviewed the fiscal year 2025 goals and objectives.

B. Consideration of Fiscal Year 2026

On MOTION by Mr. Urban seconded by Ms. Reglat with all in favor the fiscal year 2026 goals and objectives were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Property Management Report

1. All Pro Reports

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

2. Operations Memorandum

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

3. Discussion of Unit 10 Alleyway Resurfacing

Mr. deNagy stated before we can move forward we need to understand the type of costs we are dealing with and part of this is to understand the linear foot, square yards of all the alleyways and the focus was on Unit 10, we have a cost estimate based on FDOT standards and the total cost estimate is \$168,770. We want to bring this to the board's attention and in the capital reserve budget there is \$170,000. We would like direction from the board before we go any further. We are under the bid threshold and the next step would be to get proposals for this work.

Mr. Urban asked who did the estimate?

Mr. deNagy stated the district engineer used FDOT standards and cost per square yard. It is a cost estimate. We need direction to move this project forward. There will be many steps before we get to approvals.

It was the consensus of the board for staff to continue the research but not yet ready to bid.

4. Special Event Permit Request

a. 2025 Tallahassee AIDS Walk

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request for the 2025 Tallahassee AIDS Walk was approved.
--

b. Independence Landing Adventure Race

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the request for the Independence Landing Adventure Race was approved subject to the applicant working with the city on security and road closures and with the district manager on a deposit for after event cleanup and any damages.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the fiscal year 2026 meeting schedule was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

A resident stated to continue the conversation we had earlier for the beautification project, I'm speaking of unit 17, to keep people from parking in the median, the touch of gold holly, at maturity it only grows two feet. If you put it on the edge of the curb of the median on both sides it won't obstruct a driver's view.

A resident asked is the CDD going to own the roads and sidewalks in Lake Mary Forest at some point?

Mr. deNagy stated that would be conveyed to the city.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 11, 2025 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next meeting will be held September 11, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
August 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2013</u>
6	<u>Debt Service Fund Series 2018A1</u>
7	<u>Debt Service Fund Series 2018A2</u>
8	<u>Debt Service Fund Series 2021</u>
9-10	<u>Month to Month</u>
11-12	<u>Long Term Debt Report</u>
13	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 143,945	\$ -	\$ -	\$ 143,945
Capital Reserve Account	-	-	1,005	1,005
Due from General Fund - Series 2018A1	-	110,846	-	110,846
<u>Investments:</u>				
State Board of Administration (SBA)	806,157	-	568,218	1,374,375
<u>Series 2013</u>				
Revenue	-	150,758	-	150,758
<u>Series 2018A1</u>				
Reserve	-	603,048	-	603,048
Revenue	-	130,003	-	130,003
Prepayment	-	109,126	-	109,126
<u>Series 2018A2</u>				
Reserve	-	132,990	-	132,990
Revenue	-	52,616	-	52,616
<u>Series 2021</u>				
Revenue	-	69,236	-	69,236
Prepaid Expenses	91,118	-	-	91,118
Total Assets	\$ 1,041,221	\$ 1,358,623	\$ 569,223	\$ 2,969,066
Liabilities:				
Accounts Payable	\$ 11,307	\$ -	\$ -	\$ 11,307
Due to Debt Service 2018A1	110,846	-	-	110,846
Total Liabilities	\$ 122,153	\$ -	\$ -	\$ 122,153
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 91,118	\$ -	\$ -	\$ 91,118
Restricted for:				
Debt Service	-	1,358,623	-	1,358,623
Assigned for:				
Capital Reserve Fund	-	-	569,223	569,223
Unassigned	827,949	-	-	827,949
Total Fund Balances	\$ 919,067	\$ 1,358,623	\$ 569,223	\$ 2,846,913
Total Liabilities & Fund Balance	\$ 1,041,221	\$ 1,358,623	\$ 569,223	\$ 2,969,066

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,723,304	\$ 1,738,476	\$ 15,172
Special Assessments - Direct St Joe	287,354	287,354	286,947	(407)
Interest	30,000	27,500	42,211	14,711
Total Revenues	\$ 2,040,658	\$ 2,038,158	\$ 2,067,634	\$ 29,476
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,600	\$ 4,400
PR-FICA	918	842	505	337
Engineering	15,000	13,750	10,488	3,262
Attorney	37,000	33,917	29,446	4,471
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	7,798	7,798	(0)
Trustee Fees	15,520	15,520	15,220	300
Management Fees	57,902	53,077	53,077	(0)
Information Technology	3,176	2,911	2,911	(0)
Website Maintenance	1,361	1,248	1,248	0
Records Storage	150	138	-	138
Travel & Per Diem	2,000	1,833	-	1,833
Telephone	300	275	174	101
Postage & Delivery	1,000	917	5,070	(4,154)
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	1,833	390	1,444
Legal Advertising	3,500	3,208	2,502	706
Other Current Charges	1,987	1,821	1,777	44
Office Supplies	50	46	43	3
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,139	\$ 182,901	\$ 168,590	\$ 14,311

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	144,428	144,427	0
Utilities-Electric/Water	60,000	55,000	50,136	4,864
Landscape Maintenance - Contract	1,038,980	952,398	952,220	179
Landscape Maint - New Units/Street Trees	5,500	5,042	2,648	2,393
Pond Maintenance - Contract	11,172	10,241	8,345	1,896
Pond Repairs - Current Units	50,000	50,000	51,103	(1,103)
Irrigation Maintenance - Contract	51,621	47,319	47,319	-
Irrigation Maintenance - New Units	500	458	10	449
Irrigation Repairs - Current Units	45,000	41,250	43,970	(2,720)
SWMF Operating Permit Fees	2,754	2,525	1,377	1,148
Preserve Maintenance	40,000	36,667	16,395	20,272
Tot Lot Inspection/Maintenance	7,500	7,500	9,924	(2,424)
Tree Removal/Trimming/Cleanup	38,000	38,000	58,759	(20,759)
Alleyway Maintenance	10,000	9,167	815	8,352
Miscellaneous Maintenance	7,500	7,500	11,183	(3,683)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	62,261	11,534	50,727
Capital Expenditures	25,000	25,000	38,243	(13,243)
Common Area Maintenance	12,000	12,000	27,629	(15,629)
Enhancement/Beautification	20,000	20,000	17,968	2,032
Subtotal Field Expenditures	\$ 1,677,019	\$ 1,552,769	\$ 1,519,309	\$ 33,459
Total Operations & Maintenance	\$ 1,677,019	\$ 1,552,769	\$ 1,519,309	\$ 33,459
Total Expenditures	\$ 1,872,158	\$ 1,735,670	\$ 1,687,899	\$ 47,771
Excess (Deficiency) of Revenues over Expenditure	\$ 168,500	\$ 302,488	\$ 379,735	\$ 77,247
<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	\$ -	\$ 133,988	\$ 211,235	\$ 77,247
Fund Balance - Beginning	\$ -		\$ 707,832	
Fund Balance - Ending	\$ -		\$ 919,067	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ 20,000	\$ 18,333	\$ 22,968	\$ 4,634
Total Revenues	\$ 20,000	\$ 18,333	\$ 22,968	\$ 4,634
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 550	\$ 568	\$ (18)
Playground System	-	-	160,046	(160,046)
Sign	-	-	10,850	(10,850)
Total Expenditures	\$ 600	\$ 550	\$ 171,464	\$ (170,914)
Excess (Deficiency) of Revenues over Expenditure	\$ 19,400	\$ 17,783	\$ (148,497)	\$ (166,280)
<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	\$ 186,283	\$ 20,003	\$ (166,280)
Fund Balance - Beginning	\$ 387,434		\$ 549,219	
Fund Balance - Ending	\$ 575,334		\$ 569,223	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	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	18,333	13,466	(4,868)
Total Revenues	\$ 775,949	\$ 774,283	\$ 812,197	\$ 37,914
<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	\$ 10,245	\$ 7,608	\$ (2,637)
Net Change in Fund Balance	\$ 11,912	\$ 10,245	\$ 7,608	\$ (2,637)
Fund Balance - Beginning	\$ 139,465		\$ 143,149	
Fund Balance - Ending	\$ 151,376		\$ 150,758	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	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	628,126	628,126	-
Special Assessments - Prepayments	-	-	109,126	109,126
Interest Income	15,000	13,750	39,546	25,796
Total Revenues	\$ 1,321,094	\$ 1,207,841	\$ 1,255,491	\$ 47,651
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	\$ (105,916)	\$ (135,540)	\$ (29,624)
Net Change in Fund Balance	\$ 7,337	\$ (105,916)	\$ (135,540)	\$ (29,624)
Fund Balance - Beginning	\$ 404,597		\$ 1,088,564	
Fund Balance - Ending	\$ 411,934		\$ 953,024	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 276,097	\$ 1,949
Interest Income	5,000	4,583	10,433	5,849
Total Revenues	\$ 279,147	\$ 278,731	\$ 286,529	\$ 7,799
<u>Expenditures:</u>				
Interest - 11/1	\$ 36,570	\$ 36,570	\$ 36,455	\$ 115
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	36,570	36,570	36,340	230
Principal - 5/1	200,000	200,000	195,000	5,000
Special Call - 5/1	-	-	35,000	(35,000)
Total Expenditures	\$ 273,140	\$ 273,140	\$ 307,795	\$ (34,655)
Excess (Deficiency) of Revenues over Expenditure	\$ 6,007	\$ 5,591	\$ (21,266)	\$ (26,856)
Net Change in Fund Balance	\$ 6,007	\$ 5,591	\$ (21,266)	\$ (26,856)
Fund Balance - Beginning	\$ 56,111		\$ 206,872	
Fund Balance - Ending	\$ 62,118		\$ 185,606	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 321,091	\$ 2,154
Interest Income	2,750	2,521	6,657	4,136
Total Revenues	\$ 321,687	\$ 321,458	\$ 327,748	\$ 6,290
<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	\$ 583	\$ 6,873	\$ 6,290
Net Change in Fund Balance	\$ 812	\$ 583	\$ 6,873	\$ 6,290
Fund Balance - Beginning	\$ 50,731		\$ 62,363	
Fund Balance - Ending	\$ 51,544		\$ 69,236	

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	\$ -	\$ 174	\$ -	\$ 1,738,476	100.88%
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	23,912	23,912	286,947	99.86%
Interest	30,000	2,347	1,768	2,601	5,168	4,730	5,093	4,752	4,715	4,015	3,699	3,322	-	42,211	140.70%
Total Revenues	\$ 2,040,658	\$ 26,259	\$ 106,146	\$ 1,373,179	\$ 128,338	\$ 72,953	\$ 97,582	\$ 100,212	\$ 44,231	\$ 39,803	\$ 27,611	\$ 27,408	\$ 23,912	\$ 2,067,634	101.32%
Expenditures:															
<u>General & Administrative:</u>															
Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 400	\$ 600	\$ 400	\$ 600	\$ 800	\$ 800	\$ 600	\$ -	\$ 6,600	55.00%
PR-FICA	918	46	77	-	61	31	46	31	46	61	61	46	-	505	55.00%
Engineering	15,000	-	-	-	-	1,186	1,879	2,021	2,888	597	1,772	144	-	10,488	69.92%
Attorney	37,000	2,262	1,016	308	5,280	2,716	3,427	6,439	3,382	1,791	2,826	-	-	29,446	79.58%
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	709	709	-	7,798	91.67%
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	4,825	4,825	-	53,077	91.67%
Information Technology	3,176	265	265	265	265	265	265	265	265	265	265	265	-	2,911	91.67%
Website Maintenance	1,361	113	113	113	113	113	113	113	113	113	113	113	-	1,248	91.67%
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Telephone	300	19	-	19	22	13	32	8	22	20	-	18	-	174	57.98%
Postage & Delivery	1,000	77	1	116	74	148	3	232	-	-	4,204	215	-	5,070	507.04%
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398	93.04%
Printing & Binding	2,000	13	63	14	0	6	14	72	2	9	110	86	-	390	19.49%
Legal Advertising	3,500	83	-	166	-	83	527	-	95	458	972	117	-	2,502	71.49%
Other Current Charges	1,987	350	63	-	-	20	-	1,000	-	163	97	85	-	1,777	89.44%
Office Supplies	50	42	0	0	-	-	0	0	-	-	0	1	-	43	86.30%
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	\$ 9,810	\$ 16,755	\$ 7,223	\$ -	\$ 168,590	86.39%

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	13,130	-	144,427	91.67%
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,161	2,546	5,601	6,330	5,126	5,750	4,024	-	50,136	83.56%
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	86,565	-	952,220	91.65%
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	153	153	567	567	249	249	-	2,648	48.15%
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	1,064	332	732	332	3,151	342	-	8,345	74.70%
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	4,302	4,302	-	47,319	91.67%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	2	2	2	2	-	10	1.96%
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	2,697	4,462	9,882	3,320	5,717	5,336	-	43,970	97.71%
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	590	359	-	16,395	40.99%
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	3,674	-	-	-	-	-	999	-	-	9,924	132.32%
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	15,196	920	-	-	8,090	5,298	8,080	-	-	58,759	154.63%
Alleyway Maintenance	10,000	-	-	-	-	-	74	600	-	-	-	141	-	815	8.15%
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	134	915	1,330	4,034	1,151	7	-	11,183	149.11%
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254	125.05%
Other-Contingency	67,921	-	-	-	-	-	8,440	1,019	-	500	1,575	-	-	11,534	16.98%
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	2,215	569	7,724	707	-	38,243	152.97%
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	2,582	2,690	405	1,859	60	-	-	27,629	230.24%
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	\$ 139,044	\$ 115,164	\$ -	\$ 1,519,309	90.60%
Total Operations & Maintenance	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,666	\$ 127,823	\$ 133,575	\$ 141,250	\$ 137,248	\$ 139,044	\$ 115,164	\$ -	\$ 1,519,309	90.60%
Total Expenditures	\$ 1,872,158	\$ 199,675	\$ 170,178	\$ 143,538	\$ 161,660	\$ 131,181	\$ 140,264	\$ 161,961	\$ 154,198	\$ 147,058	\$ 155,799	\$ 122,388	\$ -	\$ 1,687,899	90.16%
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)	\$ (107,255)	\$ (128,188)	\$ (94,980)	\$ 23,912	\$ 379,735	225.36%
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)	\$ (107,255)	\$ (128,188)	\$ (94,980)	\$ 23,912	\$ 211,235	10.22%

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	\$628,126.12	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$915,072.99
TOTAL DUE DIRECT INVOICE		\$0.00	\$110,845.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,845.78
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	08/04/25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.54	\$173.54
TOTAL RECEIVED TAX ROLL		\$274,159.30	\$204,533.83	\$321,091.25	\$276,096.80	\$326,173.09	\$437,096.17	\$1,738,476.40	\$3,577,626.84
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%	85.00%	0.00%	0.00%	0.00%	0.00%	100.00%	89.20%
% RECEIVED TAX ROLL	100.86%	101.05%	100.68%	100.71%	100.86%	101.05%	100.88%	100.88%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
-------------	------------------	---------------

General Fund

8/1 - 8/31/25	3645-3654	\$120,229.24
---------------	-----------	--------------

TOTAL CHECKS		\$120,229.24
---------------------	--	---------------------

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
-------------	------------	---------------

General Fund

8/1 - 8/31/25	80002-80004	\$6,015.31
---------------	-------------	------------

TOTAL ACH		\$6,015.31
------------------	--	-------------------

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
-------------	------------------	---------------

Capital Reserve Fund

n/a

TOTAL CHECKS		\$0.00
---------------------	--	---------------

GRAND TOTAL		\$126,244.55
--------------------	--	---------------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/25	00024	7/29/25 198076	202507 320-57200-46490 PICKED UP DEBRIS		*	870.00	
				ALL-PRO LAND CARE OF TALLAHASSEE			870.00 003645
8/07/25	00126	8/05/25 2047344	202507 310-51300-31100 SERVICE THRU 7/31/25		*	1,772.36	
				ATKINS NORTH AMERICA, INC.			1,772.36 003646
8/07/25	00061	8/01/25 568	202508 320-57200-34000 AUG 25 - FACILITY MGMT		*	13,129.75	
		8/01/25 569	202508 310-51300-34000 AUG 25 - MGMT FEES		*	4,825.17	
		8/01/25 569	202508 310-51300-35110 AUG 25 - WEBITE ADMIN		*	113.42	
		8/01/25 569	202508 310-51300-35100 AUG 25 - IT		*	264.67	
		8/01/25 569	202508 310-51300-31300 AUG 25 - DISSEMINATION		*	708.92	
		8/01/25 569	202508 310-51300-51000 AUG 25 - OFFICE SUPPLIES		*	.54	
		8/01/25 569	202508 310-51300-42000 AUG 25 - POSTAGE		*	203.79	
		8/01/25 569	202508 310-51300-42500 AUG 25 - COPIES		*	85.50	
		8/01/25 569	202508 310-51300-41000 AUG 25 - TELEPHONE		*	17.96	
		8/01/25 569	202508 320-57200-46900 AUG 25 - GOOGLE		*	7.20	
				GOVERNMENTAL MANAGEMENT SERVICES			19,356.92 003647
8/07/25	00324	7/29/25 3598656	202506 310-51300-31500 JUN 25 - GEN COUNSEL		*	674.50	
		7/29/25 3598657	202506 310-51300-31500 JUN 25 - MONTHLY MEETING		*	1,116.00	
				KUTAK ROCK LLP			1,790.50 003648
8/07/25	00356	7/30/25 7537	202507 320-57200-46485 INST SWING & SLIDE MATS		*	999.00	
				PRO PLAYGROUNDS			999.00 003649
8/07/25	00028	8/06/25 2061828	202508 320-57200-46500 AUG 25-WATER MGMT S.WOOD		*	342.00	
				THE LAKE DOCTORS, INC.			342.00 003650
8/14/25	00024	8/05/25 198143	202507 320-57200-46450 CONTR#2 U#2 MAINLINE REP		*	441.85	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/05/25 198144	202507 320-57200-46450		*	118.70	
		CONTR#9	IRR REP				
		8/06/25 198149	202507 320-57200-46450		*	189.18	
		CONTR#2	FOUR OAKS IRR REP				
		8/06/25 198150	202508 320-57200-46450		*	150.06	
		CONTR#2	MERCH ROW IRR REP				
		8/08/25 198154	202508 320-57200-47000		*	282.27	
		INST POSTS-TRAIL	VERDURA				
		8/12/25 198157	202508 320-57200-46450		*	316.56	
		CONTR#16	U#14 MAINLINE RP				
		8/12/25 198158	202508 320-57200-46450		*	724.75	
		CONTR#18	U#35 IRR REP				
ALL-PRO LAND CARE OF TALLAHASSEE						2,223.37	003651
8/14/25 00343		7/31/25 7251400	202507 310-51300-48000		*	659.36	
		PH FY26	BUDGET				
		7/31/25 7251400	202507 310-51300-48000		*	83.34	
		NOTICE OF MEETING					
		7/31/25 7251400	202507 310-51300-48000		*	141.44	
		PH FY26	BUDGET				
GANNETT MEDIA GROUP						884.14	003652
8/25/25 00024		8/15/25 198164	202508 320-57200-46450		*	88.73	
		CONTR#18	U#35 IRR REP				
		8/19/25 198170	202508 320-57200-61000		*	707.28	
		DOGIPOT	RECEPT/DISPENSERS				
		9/01/25 198162	202509 320-57200-46225		*	248.65	
		SEP 25	LANDSC NEW UNITS				
		9/01/25 198162	202509 320-57200-46200		*	86,565.41	
		SEP 25	LANDSC CONTR UNITS				
		9/01/25 198162	202509 320-57200-46425		*	2.45	
		SEP 25	IRRIG NEW UNITS				
		9/01/25 198162	202509 320-57200-46400		*	4,301.75	
		SEP 25	IRRIG CONTR UNITS				
ALL-PRO LAND CARE OF TALLAHASSEE						91,914.27	003653
8/25/25 00061		8/13/25 570	202508 320-57200-47000		*	76.68	
		AUG 25 -	MAINT SUPPLIES				
GOVERNMENTAL MANAGEMENT SERVICES						76.68	003654
TOTAL FOR BANK B						120,229.24	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/25	00004	12/24/24	8-720-65 202412 310-51300-42000 DELIVERIES THRU 12/13/24		*	59.46	
		5/27/25	8-874-25 202505 310-51300-42000 DELIVERIES THRU 5/22/25		*	73.17	
		7/01/25	8-910-80 202506 310-51300-42000 DELIVERIES THRU 6/26/25		*	121.08	
		8/05/25	9-700-58 202508 310-51300-42000 DELIVERIES THRU 8/05/25		*	11.27	
FEDEX							264.98 080002
8/25/25	00029	8/01/25 JULY JULY	202507 320-57200-43000		*	5,709.99	
CITY OF TALLAHASSEE - AUTO PAY							5,709.99 080003
8/29/25	00029	7/30/25 JULY JULY WATER	202507 320-57200-43000		*	40.34	
CITY OF TALLAHASSEE - AUTO PAY							40.34 080004
TOTAL FOR BANK Z						6,015.31	
TOTAL FOR REGISTER						126,244.55	

CAPR CAPITAL REGION TCESSNA



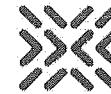
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
7/29/2025	198076

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	8/28/2025

Description	Quantity	Rate	Amount
Picked Up Debris: Blaiirstone Road			
Wolf Tree cut and trimmed multiple limbs along Blaiirstone Road and left all debris behind. The debris included large branches and limbs. As a result, we had to collect and remove the debris ourselves. All debris was picked up on Saturday, July 26.			
Disposal Fee	1	250.00	250.00
Cat loader Use	1	500.00	500.00
General Labor Rate	2	60.00	120.00
Date of Services: 7/26/2025			
		46490	
		<i>Corbin deNagy</i>	
		7/30/2025	

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	\$870.00
Payments/Credits	\$0.00
Balance Due	\$870.00



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

Invoice Date: August 05, 2025
Project #: 100065121
Invoice #: 2047344

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

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13
Invoice Comments:
Invoicing Period: July 01, 2025 to July 31, 2025

Basic Services	Current
Multiplier Labor	1,772.36
Total Invoice	1,772.36
Total Due this Invoice	<u>USD 1,772.36</u>

Contract Amount:	30,000.00
Previous Billed:	23,316.50
Billed to Date	25,088.86
Contract Balance:	4,911.14

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 2047344
Date 05-AUG-25

Current

Name	Category	Hours	Cost Rate	Total
Graves, Andrea N.	Project Director	1.00	79.58	79.58
Subtotal - Project Director		1.00		79.58
Rivieccio, Mario	Project Manager	8.00	49.79	398.32
Subtotal - Project Manager		8.00		398.32
Brown, Glenn Jr.	Sr. Engineer IV	2.00	66.63	133.26
Subtotal - Sr. Engineer IV		2.00		133.26
Subtotal Labor				611.16
Multiplier	2.9			
TOTAL				1,772.36

Corbin deNagy

8/5/2025

Governmental Management Services, LLC

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

Invoice**Invoice #:** 569**Invoice Date:** 8/1/25**Due Date:** 8/1/25**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 - August 2025 340		4,825.17	4,825.17
Website Administration - August 2025 351		113.42	113.42
Information Technology - August 2025 351		264.67	264.67
Dissemination Agent Services - August 2025 313		708.92	708.92
Office Supplies 510		0.54	0.54
Postage 420		203.79	203.79
Copies 425		85.50	85.50
Telephone 410		17.96	17.96
AMEX Purchase - Google Gsuite July 2025 320572 469		7.20	7.20
Total			\$6,227.17
Payments/Credits			\$0.00
Balance Due			\$6,227.17

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

Invoice

Invoice #: 568
Invoice Date: 8/1/25
Due Date: 8/1/25
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 - August 2025		13,129.75	13,129.75
<i>Alison Mossing</i> 8-6-25			

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

July 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3598656

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. 3598656

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

06/06/25	D. Wilbourn	0.40	74.00	Prepare resolution regarding memorial rates
06/08/25	S. Sandy	0.70	217.00	Review FY 2026 proposed budget and assessments; prepare remaining documents for same
06/09/25	D. Wilbourn	0.50	92.50	Prepare and transmit budget documents
06/18/25	S. Sandy	0.10	31.00	Review audit notice of award; confer with Apogee signage proposal
06/26/25	S. Sandy	0.30	93.00	Review final landscape agreement
06/27/25	S. Sandy	0.30	93.00	Finalize landscape services agreement; confer with district staff regarding same
06/27/25	D. Wilbourn	0.40	74.00	Finalize landscape maintenance agreement
TOTAL HOURS		2.70		

KUTAK ROCK LLP

Capital Region CDD

July 29, 2025

Client Matter No. 17123-1

Invoice No. 3598656

Page 2

TOTAL FOR SERVICES RENDERED

\$674.50

TOTAL CURRENT AMOUNT DUE

\$674.50

Corbin deNagy

07/30/2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3598657

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. 3598657

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

06/04/25	S. Sandy	0.80	248.00	Attend agenda call; prepare for board meeting
06/12/25	S. Sandy	2.80	868.00	Prepare for and attend board meeting; conduct follow up regarding same

TOTAL HOURS 3.60

TOTAL FOR SERVICES RENDERED \$1,116.00

TOTAL CURRENT AMOUNT DUE \$1,116.00

Corbin deNagy

07/30/2025



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL
32311

Invoice

Due Date	P.O. No.
8/29/2025	

Date	Invoice #
7/30/2025	7537
Terms	Project
Net 30	Site Amenities

Bill To

Capital Region CDD
Corbin DeNagy
3196 MERCHANTS ROW
TALLAHASSEE, FL 32311



Qty	Item	Description	Amount
		Supply and deliver the following: 1.) 7 Swing and Slide Mats **NOTES** -Installation not included in estimate -Client is responsible for unloading and installing equipment	
	DEP	Required payment for 46870	999.00
		SITE AMENITIES	
0	MAT32X54BK	Rubberific Mat, 32"W x 54"L x 2"T, Black	0.00
0	Shipping	Combined Shipping and Freight Charges	0.00
<p>46485</p> <p><i>Corbin deNagy</i></p> <p>7/30/2025</p>			

		Subtotal:	\$999.00
		Sales Tax: (7.5%)	\$0.00
		Balance Due:	\$999.00
		Credits:	\$0.00
		Balance Due:	<u>\$999.00</u>

MAKE CHECK PAYABLE TO:

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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
708277	8/6/2025	\$342.00

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

00000000018515001000000029800900000003420036

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 8/15/2025

Invoice 2061828

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/5/2025	Water Management - Monthly		\$342.00	\$0.00	\$342.00
Please contact Jim Hawkins. Thank you.					
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

46500

Corbin deNagy
8/6/2025

Total Account Balance including this invoice:

\$342.00

This Invoice Total:

\$342.00

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



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

Invoice

Date	Invoice #
8/5/2025	198143

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/4/2025

Description	Quantity	Rate	Amount
Controller 2; Unit 2-5 - Mainline Repair			
3" 90° Elbow SCH 80	1	29.34	29.34
3" SCH 40 Coupling SS	1	4.25	4.25
Sakrete	2	12.88	25.76
Irrigation Technician Labor Rate per hour	4.5	85.00	382.50
Date of Service: 7/28/2025			
		46450 <i>Corbin deNagy</i> 8/7/2025	

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	\$441.85
Payments/Credits	\$0.00
Balance Due	\$441.85



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

Invoice

Date	Invoice #
8/5/2025	198144

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	9/4/2025

Description	Quantity	Rate	Amount
Controller 9; Irrigation Repair Installed Sleeve			
2" SCH 40 PVC BE Pipe	20	1.05	21.00
1" SCH 40 PVC BE Pipe	20	0.52	10.40
1" SCH 40 Coupling	2	1.15	2.30
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 7/30/2025			
		46450 <i>Corbin deNagy</i> 8/7/2025	

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	\$118.70
Payments/Credits	\$0.00
Balance Due	\$118.70



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

Invoice

Date	Invoice #
8/6/2025	198149

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/5/2025

Description	Quantity	Rate	Amount
Controller 2; Four Oaks - Irrigation Repair			
1" Slip-Fix Fitting	1	5.65	5.65
1" Coupling	1	1.15	1.15
4" Pop-Up Sprayhead	1	9.88	9.88
Nozzle	1	2.50	2.50
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Date of Service: 7/31/2025 Damage Source: Tree Damage			
		46450 <i>Corbin deNagy</i> 8/11/2025	

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	\$189.18
Payments/Credits	\$0.00
Balance Due	\$189.18



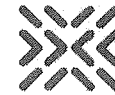
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
8/6/2025	198150

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/5/2025

Description	Quantity	Rate	Amount
Controller 2; Merchants Row - Irrigation Repair			
3/4" Slip-Fix	1	9.58	9.58
3/4" x 3/4" x 1/2" SCH 40 PVC Tee SST	1	1.00	1.00
1/2" 90 Male Barb Fitting	2	1.05	2.10
4" Pop-Up Sprayhead	1	9.88	9.88
Irrigation Technician Labor Rate per hour	1.5	85.00	127.50
Date of Service: 8/1/2025			
		46450 <i>Corbin deNagy</i> 8/11/2025	

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	\$150.06
Payments/Credits	\$0.00
Balance Due	\$150.06



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

Invoice

Date	Invoice #
8/8/2025	198154

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

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

Description	Quantity	Rate	Amount
New Trail off Lake Verdura - Installation of Posts			
Install 3 Wooden Post w/ Quickcrete			
3 Tee Posts			
5 Signs			
Provided by CRCDD			
FASTENERS	1	12.27	12.27
General Labor Rate	4.5	60.00	270.00
<div>47000</div> <div>Corbin deNagy</div> <div>8/11/2025</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	\$282.27
Payments/Credits	\$0.00
Balance Due	\$282.27



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

Invoice

Date	Invoice #
8/12/2025	198157

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/11/2025

Description	Quantity	Rate	Amount
Mainline Repair: Controller 16; Unit 14			
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" SCH 40 Coupling	2	1.52	3.04
2" SCH 40 90 Elbow	2	3.10	6.20
2" SCH 40 PVC BE Pipe	6	1.05	6.30
Irrigation Technician Labor Rate per hour	3.5	85.00	297.50
Date of Service: 8/7/2025 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 8/12/2025	

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

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

Total	\$316.56
Payments/Credits	\$0.00
Balance Due	\$316.56



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

Invoice

Date	Invoice #
8/12/2025	198158

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	9/11/2025

Description	Quantity	Rate	Amount
Irrigation Repair: Controller 18; Unit 35			
6" Pop-Up Sprayhead	4	16.85	67.40
Nozzle	4	2.50	10.00
1" Tee	1	1.05	1.05
1" Slip-Fix Fitting	1	5.65	5.65
1/2" 90 Male Barb Fitting	3	1.05	3.15
Irrigation Technician Labor Rate per hour	7.5	85.00	637.50
Date of Service: 8/8/2025			
		46450	
		<i>Corbin deNagy</i>	
		8/12/2025	


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

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

Total	\$724.75
Payments/Credits	\$0.00
Balance Due	\$724.75



ACCOUNT NAME		ACCOUNT #	INV DATE
Capital Region Community		1127543	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007251400	Jul 1- Jul 31, 2025	\$884.14	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$972.46	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2025
Capital Region Community Governmental Management Services, LLC 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

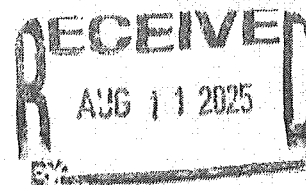
Date	Description	Amount
7/1/25	Balance Forward	\$546.18
7/3/25	PAYMENT - THANK YOU	-\$457.86

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/25	TAL Tallahassee Democrat	11490306	Capital Region CDD - 1st Budget Notice		1	2.0000 x 16.5 in	\$659.36

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/3/25	11413948	TAL Tallahassee Democrat	7/10/25 meeting		\$83.34
7/24/25	11490584	TAL Tallahassee Democrat	11490584		\$141.44



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	\$972.46
Service Fee 3.99%	\$38.80
*Cash/Check/ACH Discount	-\$38.80
*Payment Amount by Cash/Check/ACH	\$972.46
Payment Amount by Credit Card	\$1,011.26

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Capital Region Community		1127543		0007251400		884.14
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$884.14	\$88.32	\$0.00	\$0.00	\$0.00	\$0.00	\$972.46
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$1,011.26
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000112754300000000000000072514000009724667173



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:

07/03/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2025

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: 11413948
Customer No: 1127543
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
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, July 10th, 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
7/3/25 11413948



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
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:

07/17/2025

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 07/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$659.36	
Tax Amount:	\$0.00	
Payment Cost:	\$659.36	
Order No:	11490306	# of Copies:
Customer No:	1127543	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin



CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") for the Capital Region Community Development District ("District") will convene to hold public hearings and regular meeting.

DATE: August 14, 2025
TIME: 6:30 p.m.
LOCATION: Boardroom Community Center
4675 Grove Park Drive
Tallahassee, Florida 32311

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the adoption of operations and maintenance special assessments ("OM Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026, to consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of OM Assessments. At the conclusion of the public hearings, the Board will by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may conduct any other District business that may properly come before it.

Description of Assessments

The District imposes OM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A certification of the services to be funded by the OM Assessments, and the properties to be imposed and benefited from the OM Assessments, are attached both in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed OM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OM Assessments, which are subject to change at the hearing.

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed OM Assessment
Apartment	1745	99	276.52
Townhomes	258	50	266.10
Single Family - 30s	53	55	291.41
Single Family - 40s	250	55	310.45
Single Family - 55s	371	71	376.96
Single Family - 65s	352	80	455.66
Single Family - 75s	209	100	532.18
Single Family - 85s	111	105	579.10
Single Family - 90s	76	125	654.67
Single Family - 100s	205	125	665.24
1/2 Acre	150	150	798.30
1 Acre	40	195	1042.22
ACLP	101	25	139.65
Blended Commercial	143.52	37.04	3105.21
Golf Club	1	5.63	1705.16
Catholic School	1		13,517.71
Southwood House	0.35	5.63	3105.21
Undeveloped Land	429.93	Various	70276

*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND OM ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed OM Assessments at times include collection costs and/or early payment discounts imposed on assessments collected by the Leon County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the tax amount shall serve as the "maximum rate" authorized by law for OM Assessments, such that no public hearing on OM Assessments shall be held or notice provided in future years unless the OM Assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note, the OM Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the OM Assessments imposed on certain developed property and to directly collect the OM Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your OM Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in a loss of title or, for direct billed OM Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect OM Assessments on the County tax roll or by direct billing does not preclude the District from later seeking to collect those or other assessments in a different manner at a future time.

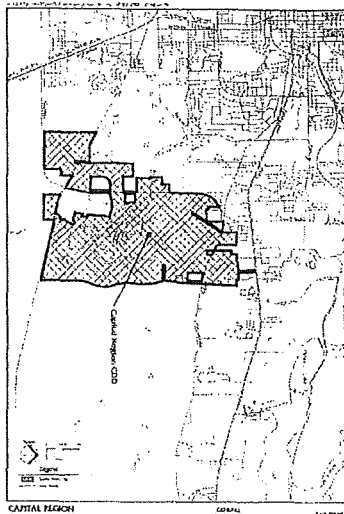
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311. Ph: (904) 727-5310 ("District Manager's Office"). During normal business hours, or by visiting the District's website at <http://mydistrictccdc.com>. The public hearings and meeting may be continued in progress to a date, time, certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by video or telephone.

Any person requesting special accommodations at the public hearings or meeting because of a disability or any other reason should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech-impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-5777 (TDD) / 1-800-955-5770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also have the right to object to the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a certain record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Contin dellegay
District Manager





Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
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 Govt Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

07/24/2025

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 07/24/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$141.44	
Tax Amount:	\$0.00	
Payment Cost:	\$141.44	
Order No:	11490584	# of Copies:
Customer No:	1127543	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
PROPOSED BUDGET(S); AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board")
of the Capital Region Community
Development District ("District")
will hold a public hearing and
regular meeting as follows:
DATE: August 14, 2025
TIME: 6:30 p.m.
LOCATION: Southwood Community
Center
4075 Grove Park Drive
Tallahassee, Florida 32311
The purpose of the public hearing is
to receive comments and objections
on the adoption of the District's
proposed budget(s) for the fiscal
year beginning October 1, 2025, and
ending September 30, 2026
("Proposed Budget"). A regular
Board meeting of the District will
also be held at the above time where
the Board may consider any other
business that may properly come
before it. A copy of the agenda and
Proposed Budget may be obtained
at the offices of the District
Manager, Governmental
Management Services, LLC, 3196
Merchants Row, Suite 130,
Tallahassee, Florida 32311 Ph: (850)
727-5310 ("District Manager's
Office"), during normal business
hours, or by visiting the District's
website at
<https://mysouthwoodcdd.com>.
The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and/or meeting may be
continued in progress to a date, time
certain, and place to be specified on
the record of the public hearing
and/or meeting. There may be
occasions when Board Supervisors
or District Staff may participate by
speaker telephone.
Any person requiring special
accommodations at the public
hearing or meeting because of a
disability or physical impairment
should contact the District
Manager's Office at least forty-eight
(48) hours prior to the public
hearing and meeting. If you are
hearing or speech impaired, please
contact the Florida Relay Service by
dialing 7-1-1, or 1-800-955-8771 (TTY)
/ 1-800-955-8770 (Voice), for aid in
contacting the District Manager's
Office.
Each person who decides to appeal
any decision made by the Board
with respect to any matter
considered at the public hearing or
meeting is advised that person will
need a record of proceedings and
that accordingly, the person may
need to ensure that a verbatim
record of the proceedings is made,
including the testimony and
evidence upon which such appeal is
to be based.
Corbin deNagy
District Manager
No. 11-490584
2025

July 24,

NANCY HEYRMAN
Notary Public
State of Wisconsin




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

INVOICE

Date	Invoice #
9/1/2025	198162

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

P.O. No.	Terms	Project
Budget 2024-25	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for September 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 style="text-align: right;">  8/18/2025 </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.



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

Invoice

Date	Invoice #
8/15/2025	198164

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	9/14/2025

Description	Quantity	Rate	Amount
Irrigation Repair - Controller 18; Unit 35			
1 1/2" PVC Cap S	1	0.98	0.98
1 1/2" x 1" PVC RED Bushing SS	1	2.75	2.75
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 8/14/2025			
		46450 <i>Corbin deNagy</i> 8/22/2025	

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	\$88.73
Payments/Credits	\$0.00
Balance Due	\$88.73



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

Invoice

Date	Invoice #
8/19/2025	198170

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	9/18/2025

Description	Quantity	Rate	Amount
DOGIPOT - Dispensers & Trash Receptacle			
DOGIPOT Junior Bag Dispensers	2	160.08	320.16
DOGIPOT Trash Receptacle w/ Lid	2	193.56	387.12
61000 <i>Corbin deNagy</i> 8/22/2025			

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	\$707.28
Payments/Credits	\$0.00
Balance Due	\$707.28

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
CR				
CAPITAL REGION				
	8/4/25	Coke Zero	3.19	R.B.
	8/4/25	4x4x6 PT Post (3)	36.27	R.B.
	8/4/25	Sakrete Fast Set Concrete (3)	24.89	R.B.
	8/4/25	Pro Marking Paint	12.34	R.B.
		TOTAL	\$76.68	



Invoice Number	Invoice Date	Account Number	Page
8-720-65407	Dec 24, 2024	8504-2882-4	1 of 2

Billing Address:
CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Shipping Address:
CAPITAL REGION CDD
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$59.46
TOTAL THIS INVOICE	USD	\$59.46

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Jan 08, 2025 are subject to a late fee.



Important Service Message:
Ensure the safety of your shipments by keeping your account information secure. Avoid sharing your FedEx account details with unauthorized personnel.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-720-65407	USD \$59.46	8504-2882-4

Remittance Advice

Your payment is due by Jan 08, 2025
Payments not received by this date are subject to a late fee.

8720654071000005946985042882450000000000000000594690

CAPITAL REGION CDD
114
475 W TOWN PL

SAINT AUGUSTINE FL 32092-3648


FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-720-65407	Dec 24, 2024	8504-2882-4	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		47.05	12.41			59.46
Total FedEx Express	1		\$47.05	\$12.41			\$59.46

TOTAL THIS INVOICE **USD** **\$59.46**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 13, 2024	Cust. Ref.: CAPTIAL REGION CDD	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 4

Automation	INET	Sender	Recipient
Tracking ID	770740845061	Joni Hayworth	Office Services
Service Type	FedEx Standard Overnight	5385 N. Nob Hill Road	State Board of Administration
Package Type	FedEx Envelope	FORT LAUDERDALE FL 33351 US	1801 Hermitage Blvd.
Zone	04		TALLAHASSEE FL 32308 US
Packages	1		
Rated Weight	N/A	Transportation Charge	47.05
Delivered	Dec 16, 2024 08:25	Fuel Surcharge	7.85
Svc Area	A2	Third Party Billing	2.56
Signed by	A.FERNANDEZ	Demand Surcharge	2.00
FedEx Use	000000000/222/_	Total Charge	USD \$59.46
		Third Party Subtotal	USD \$59.46
		Total FedEx Express	USD \$59.46

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Thank you for your payment.
You will receive an email of your confirmation
shortly.

Payment confirmation number

39686713

Invoice number

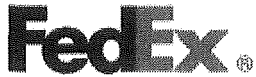
872065407

Payment details

Payment amount	\$59.46 USD
-----------------------	-------------

Payment date	08/11/2025
---------------------	------------

© FedEx 1995-2025



Invoice Number	Invoice Date	Account Number	Page
8-874-25391	May 27, 2025	8504-2882-4	1 of 2

Billing Address:

CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Shipping Address:

CAPITAL REGION CDD
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$73.17
TOTAL THIS INVOICE	USD	\$73.17

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Payments not received by Jun 11, 2025 are subject to a late fee.

Important Service Message:

Fraudsters are using fake QR codes in texts, emails, and printed materials to trick customers into visiting fraudulent websites that can steal personal or payment information. How to Stay Safe:- Only scan QR codes from official FedEx materials or our website/app.- Never trust QR codes sent in unexpected messages or on suspicious invoices.- When in doubt, go directly to fedex.com to track shipments or view invoices. To learn more about fraud prevention or to report suspicious activity, visit: www.fedex.com/report-fraud.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-874-25391	USD \$73.17	8504-2882-4

Remittance Advice

Your payment is due by Jun 11, 2025

Payments not received by this date are subject to a late fee.

8874253910000007317185042882450000000000000000731710

CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-874-25391	May 27, 2025	8504-2882-4	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		59.82	13.35			73.17
Total FedEx Express	1		\$59.82	\$13.35			\$73.17

TOTAL THIS INVOICE **USD** **\$73.17**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 22, 2025	Cust. Ref.: Capital Reigon CDD	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	881461792822	Regine Lucas	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	5385 N. Nob Hill Road	US Bank, N.A.- CDD
Package Type	FedEx Envelope	FORT LAUDERDALE FL 33351 US	1200 Energy Park Drive
Zone	07		SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	May 23, 2025 09:26	Transportation Charge	59.82
Svc Area	A1	Fuel Surcharge	9.87
Signed by	C.Yang	Third Party Billing	3.48
FedEx Use	000000000/255/_	Total Charge	USD \$73.17
Third Party Subtotal			USD \$73.17
Total FedEx Express			USD \$73.17

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Thank you for your payment.
You will receive an email of your confirmation
shortly.

Payment confirmation number

39686931

Invoice number

887425391

Payment details

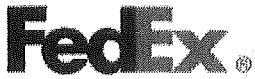
Payment amount

\$73.17 USD

Payment date

08/11/2025

© FedEx 1995-2025



Invoice Number	Invoice Date	Account Number	Page
8-910-80996	Jul 01, 2025	8504-2882-4	1 of 3

Billing Address:
CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Shipping Address:
CAPITAL REGION CDD
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$113.84
Other Charges	USD	\$7.24
TOTAL THIS INVOICE	USD	\$121.08

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Jul 16, 2025 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-910-80996	USD \$121.08	8504-2882-4

Remittance Advice

Your payment is due by Jul 16, 2025

Payments not received by this date are subject to a late fee.

8910809964000012108785042882450000000000000001138450

CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
8-910-80996	Jul 01, 2025	8504-2882-4	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	1.0	91.30	22.54			113.84
Total FedEx Express	1	1.0	\$91.30	\$22.54			\$113.84

Other Charges Summary

	Invoice Number	Invoice Date	Original Amount	Payments Applied/Credit	Past Due Amount	Rate	Charges
Late Fee	8-874-25391	05/27/25	73.17	-	73.17	9.90%	7.24
Total					\$73.17		\$7.24

TOTAL THIS INVOICE

USD

\$121.08

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
8-910-80996	Jul 01, 2025	8504-2882-4	3 of 3

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 26, 2025	Cust. Ref.: Capital Region CDD	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.75% to this shipment.

Distance Based Pricing, Zone 7

FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

The package weight exceeds the maximum for the packaging type, therefore, FedEx Envelope was rated as FedEx Pak.

Automation	INET	Sender	Recipient
Tracking ID	882329952229	Regine Lucas	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	5385 N. Nob Hill Road	US Bank, N.A.- CDD
Package Type	FedEx Pak	FORT LAUDERDALE FL 33351 US	1200 Energy Park Drive
Zone	07		SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 27, 2025 09:22	Transportation Charge	91.30
Svc Area	A1	Fuel Surcharge	17.12
Signed by	C.Schwartz	Third Party Billing	5.42
FedEx Use	000000000/1393/...	Total Charge	USD \$113.84
		Third Party Subtotal	USD \$113.84
		Total FedEx Express	USD \$113.84



Thank you for your payment.
You will receive an email of your confirmation
shortly.

Payment confirmation number

39687187

Invoice number

891080996

Payment details

Payment amount	\$121.08 USD
-----------------------	--------------

Payment date	08/11/2025
---------------------	------------

© FedEx 1995-2025



Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Number	Invoice Amount	Account Number
9-700-58219	USD \$11.27	8504-2882-4



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



Invoice Number	Invoice Date	Account Number	Page
9-700-58219	Aug 05, 2025	8504-2882-4	2 of 2

Other Charges Summary

	Invoice Number	Invoice Date	Original Amount	Payments Applied/Credit	Past Due Amount	Rate	Charges
Late Fee	8-910-80996	07/01/25	121.08	7.24	113.84	9.90%	11.27
Total					\$113.84		\$11.27

TOTAL THIS INVOICE

USD

\$11.27

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Thank you for your payment.
You will receive an email of your confirmation
shortly.

Payment confirmation number

39687724

Invoice number

970058219

Payment details

Payment amount

\$11.27 USD

Payment date

08/11/2025

© FedEx 1995-2025

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

				Jul-25
Meter ID		NEW acct#	Services Address	
closed	Electric	100012004	3992 Four Oaks Blvd	\$0.00
PRM0025272	Electric	100012701	3705 Four Oaks Blvd - Commercial Area Lighting	\$92.88
WRA05223	Electric/Water Reuse	100012735	1901 Merchants Row Blvd	\$976.96
E301604	Electric	100012813	3136 Dickinson Dr.	\$14.90
	Electric	100013816	2380 E Orange Ave Irr	\$0.00
E305651	Electric	100013845	2588 Merchants Row Blvd - Pump	\$14.44
WR200000	Water Reuse	100013878	3564 S Blair Stone Rd Water Reuse Reclaim	\$0.00
E188850	Electric	100013966	3559 Four Oaks Blvd	\$14.33
E305561	Electric	100013997	3700 Spider Lily Way	\$14.44
E173378	Electric	100014028	3700 Mossy Creek Ln- Pump	\$14.33
E305692	Electric	100014060	3765 Grove Park Dr	\$13.66
E292057	Electric	100014664	3766 Greyfield Dr - Pump 1	\$38.00
PRM0006021	Electric	100014696	3145 Mulberry Park Blvd. Commercial Area Light	\$104.48
WBU900411	Water irrigation	100014729	4141 Artemis Way -Water usage	\$579.72
E31450671	Electric	100014758	4140 Artemis Way	\$13.55
E305750	Electric	100014789	4580 Grove Park Dr - IRR	\$13.99
E171007	Electric	100014821	1900 Merchants Row-ENTRANCE	\$18.12
E305636	Electric	100015608	3751 Biltmore Ave - IRR	\$13.66
E183583	Electric	100015639	2471 E Orange Ave. Irr.	\$13.88
E304196	Electric	100015670	4583 Grove Park Dr. Temp.	\$13.55
E298743	Electric	100015703	3766 Greyfield Dr	\$49.75
E305419	Electric	100015738	3701 Mossy Creek Ln - Unit 1	\$266.11
E232946	Electric	100016392	2150 Merchants Row Blvd - Pump	\$14.33
E31236307/WRA05224	Electric/Water Reuse	100016426	3603 Capital Cir SE Irr.	\$1,459.23
E305751	Electric	100017333	3000 School House Road	\$14.23
E277362	Electric	100017365	3252 Updike Ave IRR	\$13.55
WBU510874	Water	100339616	3050 Merchants Row Blvd	\$0.00
closed		100249585	3080 Merchants Row Blvd	\$0.00
PRM0147983	Electric	100092258	3029 Dickinson Dr.Commerical Area Lights	\$47.96
E163909	Electric	100198629	2301 E Orange Ave, Irr	\$13.88
E34735881	Electric	100207738	3591 Strolling Way	\$13.55
E305764	Electric	100201943	3232 Riverton Trl	\$13.66
E31236382	Electric	100205698	4295 Avon Park Cir	\$13.66
E286502	Electric	100210950	3611 Biltmore Ave	\$13.55
E305752	Electric	100212948	3735 Esplanade Way	\$13.99
PRM0031038	Electric	100210193	4046 Colleton CT	\$58.04
PRM0028302	Electric	100213814	3070 Bent Grass Ln	\$81.28
PRM0057932	Electric	100202870	2450 Rain Lily Way	\$81.28
PRM0083585	Electric	100204566	4072 Invy Green Trl	\$81.28
PRM0049496	Electric	100206207	3749 Biltmore Ave	\$208.93
PRM0076405	Electric	100205224	4216 Summertree Dr	\$162.52
PRM0082899	Electric	100208571	4297 Avon Park	\$116.08
PRM0122174	Electric	100209402	3900 Overlook Dr	\$197.33
PRM0122901	Electric	100208804	3616 Longfellow Rd	\$81.28
PRM0129751	Electric	100212804	4038 Shady View Ln	\$58.04
WRA20051	Water Reuse	100034498	3001 School House Rd Reclaimed pay online	\$671.59
Total				\$5,709.99
001-320-57200-43000				



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

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of August 1, 2025

Previous Balance	93.47
Payment Received - 07/21/2025	-93.47
Current Charges	92.88
Total Amount Due	\$ 92.88

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



Commercial Area Lighting

\$ 92.88

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	08/21/2025 Draft Amount
100012701	\$0.00	\$92.88	\$ 92.88

This account is on AutoPay. Payment will be drafted on or after 08/21/2025, unless a different date has been selected. Do not send payment.

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

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

111 100012701 0 08012025 0000000000 0000009288 0000009288 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.
- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 06/27/2025 - 07/26/2025****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	73.92
Fuel & Purch Pwr: 442 kwh at \$0.03765	16.64
Gross Receipts Tax: 2.56406% of \$90.56	2.32
Subtotal	\$ 92.88

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 92.88**



Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: July 31, 2025

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.

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

Account Summary as of July 31, 2025

Previous Balance	623.08
Payment Received - 07/21/2025	-623.08
Current Charges	1,009.73
Adjustments	-32.77
Total Amount Due	\$ 976.96

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

 Elec General Svc-Non Demand	\$ 45.68
 Water - Reuse Service	\$ 964.05
 Other Charges	-\$ 32.77

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	08/20/2025 Draft Amount
100012735	\$0.00	\$976.96	\$ 976.96

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100012735 0 07312025 0000000000 0000097696 0000097696 100012735

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 04/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.21
Customer Charge	13.21
Customer Charge	13.21
Energy Charge: 17 kwh at \$0.07118	1.21
Energy Charge: 13 kwh at \$0.07118	0.93
Energy Charge: 15 kwh at \$0.07118	1.07
Fuel & Purch Pwr: 15 kwh at \$0.03765	0.56
Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Fuel & Purch Pwr: 17 kwh at \$0.03765	0.64
Gross Receipts Tax: 2.56406% of \$44.53	1.15

Subtotal **\$ 45.68**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				

**Water Service****Service from 06/24/2025 - 07/24/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	5,416	Oct-24	3,191	Jun-24	1,763
Jun-25	3,409	Sep-24	896	Dec-23	84
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				

Reuse Gallonage Rate: 5,416 cgal at \$0.178 964.05

Subtotal **\$ 964.05**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0029045****\$ 1,009.73****Other Charges**

Billing Corrections

-32.77

Total Other Account Charges:**-\$ 32.77**



Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	15.02
Payment Received - 07/21/2025	-15.02
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	08/20/2025 Draft Amount
100012813	\$0.00	\$14.90	\$ 14.90

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100012813 0 07312025 0000000000 0000001490 0000001490 100012813

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	0	n/a	n/a	n/a	n/a	Customer Charge	13.21
Jun-25	1	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.21	0.34
May-25	0	n/a	n/a	n/a	n/a	Public Service Tax	1.35
Apr-25	0	n/a	n/a	n/a	n/a	Subtotal	\$ 14.90
Mar-25	0						

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E301604	07/25/2025	12		06/24/2025	12		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.23
Payment Received - 07/21/2025	-14.23
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	08/20/2025 Draft Amount
100013845	\$0.00	\$14.44	\$ 14.44

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100013845 0 07312025 0000000000 0000001444 0000001444 100013845

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	8	Feb-25	6	Oct-24	7	Customer Charge	13.21
Jun-25	6	Jan-25	8	Sep-24	7	Energy Charge: 8 kwh at \$0.07118	0.57
May-25	8	Dec-24	8	Aug-24	7	Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Apr-25	7	Nov-24	7	Jul-24	7	Gross Receipts Tax: 2.56406% of \$14.08	0.36
Mar-25	7					Subtotal	\$ 14.44

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305651	07/25/2025	1271		06/24/2025	1263		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

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

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

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

111 100013878 0 11272024 0000000000 0000032306 0000032306 100013878

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 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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.23
Payment Received - 07/21/2025	-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

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	08/20/2025 Draft Amount
100013966	\$0.00	\$14.33	\$ 14.33

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100013966 0 07312025 0000000000 0000001433 0000001433 100013966

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	7	Feb-25	6	n/a	n/a	Customer Charge	13.21
Jun-25	6	Jan-25	7	n/a	n/a	Energy Charge: 7 kwh at \$0.07118	0.50
May-25	7	Dec-24	7	n/a	n/a	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Apr-25	6	Nov-24	6	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Mar-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	07/25/2025	505		06/24/2025	498		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.33
Payment Received - 07/21/2025	-14.33
Current Charges	14.44
Total Amount Due	\$ 14.44

Service Address: 3700 Spider Lily Way, 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	08/20/2025 Draft Amount
100013997	\$0.00	\$14.44	\$ 14.44

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100013997 0 07312025 0000000000 0000001444 0000001444 100013997

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	8	n/a	n/a	n/a	n/a	Customer Charge	13.21
Jun-25	7	n/a	n/a	n/a	n/a	Energy Charge: 8 kwh at \$0.07118	0.57
May-25	9	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Apr-25	7	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$14.08	0.36
Mar-25	7					Subtotal	\$ 14.44

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	07/25/2025	873		06/24/2025	865		8	1.00	8 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**Premise Id #: PRM0063638****\$ 14.44**



Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.33
Payment Received - 07/21/2025	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

Service Address: 3700 Mossy Creek Ln, 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	08/20/2025 Draft Amount
100014028	\$0.00	\$14.33	\$ 14.33

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014028 0 07312025 0000000000 0000001433 0000001433 100014028

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	7	Feb-25	7	Oct-24	7	Customer Charge	13.21
Jun-25	7	Jan-25	8	Sep-24	8	Energy Charge: 7 kwh at \$0.07118	0.50
May-25	8	Dec-24	8	Aug-24	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Apr-25	4	Nov-24	7	Jul-24	7	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Mar-25	7					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.				
E173378	07/25/2025	912		06/24/2025	905		7	1.00	7 KWH	

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



Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.77
Payment Received - 07/21/2025	-13.77
Current Charges	13.66
Total Amount Due	\$ 13.66

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



Elec General Svc-Non Demand

\$ 13.66

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	08/20/2025 Draft Amount
100014060	\$0.00	\$13.66	\$ 13.66

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014060 0 07312025 0000000000 0000001366 0000001366 100014060

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	1	Feb-25	1	Oct-24	1	Customer Charge	13.21
Jun-25	2	Jan-25	1	Sep-24	0	Energy Charge: 1 kwh at \$0.07118	0.07
May-25	2	Dec-24	1	Aug-24	1	Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Apr-25	1	Nov-24	1	Jul-24	2	Gross Receipts Tax: 2.56406% of \$13.32	0.34
Mar-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
E305692	07/25/2025	286		06/24/2025	285		1	1.00	1 KWH	

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



Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	33.53
Payment Received - 07/21/2025	-33.53
Current Charges	38.00
Total Amount Due	\$ 38.00

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



Elec General Svc-Non Demand

\$ 38.00

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	08/20/2025 Draft Amount
100014664	\$0.00	\$38.00	\$ 38.00

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014664 0 07312025 0000000000 0000003800 0000003800 100014664

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/22/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	219	Feb-25	181	Oct-24	192	Customer Charge	13.21
Jun-25	179	Jan-25	214	Sep-24	212	Energy Charge: 219 kwh at \$0.07118	15.59
May-25	210	Dec-24	212	Aug-24	201	Fuel & Purch Pwr: 219 kwh at \$0.03765	8.25
Apr-25	195	Nov-24	189	Jul-24	200	Gross Receipts Tax: 2.56406% of \$37.05	0.95
Mar-25	187					Subtotal	\$ 38.00

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	07/25/2025	67592		06/22/2025	67373		219	1.00	219 KWH	

Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**Premise Id #: PRM0051911****\$ 38.00**



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

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of August 1, 2025

Previous Balance	105.14
Payment Received - 07/21/2025	-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	08/21/2025 Draft Amount
100014696	\$0.00	\$104.48	\$ 104.48

This account is on AutoPay. Payment will be drafted on or after 08/21/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014696 0 08012025 0000000000 0000010448 0000010448 100014696

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 06/27/2025 - 07/26/2025****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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	640.27
Payment Received - 07/21/2025	-640.27
Current Charges	579.72
Total Amount Due	\$ 579.72

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



Water Service - Irrigation

\$ 579.72

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	08/20/2025 Draft Amount
100014729	\$0.00	\$579.72	\$ 579.72

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014729 0 07312025 0000000000 0000057972 0000057972 100014729

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 06/24/2025 - 07/24/2025****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	1,324	Feb-25	0	Oct-24	1,737
Jun-25	1,452	Jan-25	0	Sep-24	1,767
May-25	1,553	Dec-24	1,159	Aug-24	522
Apr-25	822	Nov-24	1,110	Jul-24	80
Mar-25	0				

Water Service - Irrigation

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Water Usage - Tier 2: 1,032 cgal at \$0.43	443.76
Public Service Tax	52.70
Subtotal	\$ 579.72

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	07/25/2025	61391		06/24/2025	60067		1324	1.00	1324 CGAL	

Service Address Total: 4141 Artemis Way, Tallahassee, FL 32311**Premise Id #: PRM0034073****\$ 579.72**



Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-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

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	08/20/2025 Draft Amount
100014758	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014758 0 07312025 0000000000 0000001355 0000001355 100014758

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Jul-25	0	Feb-25	0	Oct-24	0
Jun-25	0	Jan-25	0	Sep-24	0
May-25	0	Dec-24	0	Aug-24	0
Apr-25	0	Nov-24	0	Jul-24	0
Mar-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	07/25/2025	9		06/24/2025	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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.88
Payment Received - 07/21/2025	-13.88
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	08/20/2025 Draft Amount
100014789	\$0.00	\$13.99	\$ 13.99

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014789 0 07312025 0000000000 0000001399 0000001399 100014789

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/23/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305750	07/25/2025	1054		06/23/2025	1050		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	17.78
Payment Received - 07/21/2025	-17.78
Current Charges	18.12
Total Amount Due	\$ 18.12

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



Elec General Svc-Non Demand

\$ 18.12

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	08/20/2025 Draft Amount
100014821	\$0.00	\$18.12	\$ 18.12

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100014821 0 07312025 0000000000 0000001812 0000001812 100014821

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	41	Feb-25	51	Oct-24	51	Customer Charge	13.21
Jun-25	38	Jan-25	66	Sep-24	51	Energy Charge: 41 kwh at \$0.07118	2.92
May-25	49	Dec-24	63	Aug-24	44	Fuel & Purch Pwr: 41 kwh at \$0.03765	1.54
Apr-25	48	Nov-24	54	Jul-24	43	Gross Receipts Tax: 2.56406% of \$17.67	0.45
Mar-25	50					Subtotal	\$ 18.12

Meter ID	Current Meter Read Date	Current Meter Read Reading	Current Meter Read Est.	Previous Meter Read Date	Previous Meter Read Reading	Previous Meter Read Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E171007	07/25/2025	11840		06/24/2025	11799		41	1.00	41 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807**Premise Id #: PRM0135581****\$ 18.12**



Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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



Elec General Svc-Non Demand

\$ 13.66

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



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	08/20/2025 Draft Amount
100015608	\$0.00	\$13.66	\$ 13.66

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100015608 0 07312025 0000000000 0000001366 0000001366 100015608

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/26/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	07/25/2025	556		06/26/2025	555		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.77
Payment Received - 07/21/2025	-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

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	08/20/2025 Draft Amount
100015639	\$0.00	\$13.88	\$ 13.88

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100015639 0 07312025 0000000000 0000001388 0000001388 100015639

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	3	n/a	n/a	n/a	n/a	Customer Charge	13.21
Jun-25	2	n/a	n/a	n/a	n/a	Energy Charge: 3 kwh at \$0.07118	0.21
May-25	3	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Apr-25	2	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.53	0.35
Mar-25	2					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	07/25/2025	216		06/24/2025	213		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-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

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	08/20/2025 Draft Amount
100015670	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100015670 0 07312025 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.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/23/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Jul-25	0	n/a	n/a	n/a	n/a
Jun-25	0	n/a	n/a	n/a	n/a
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				

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	07/25/2025	1		06/23/2025	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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	49.75
Payment Received - 07/21/2025	-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	08/20/2025 Draft Amount
100015703	\$0.00	\$49.75	\$ 49.75

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100015703 0 07312025 0000000000 0000004975 0000004975 100015703

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/23/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Jul-25	0	Feb-25	0	Oct-24	0
Jun-25	0	Jan-25	0	Sep-24	0
May-25	0	Dec-24	0	Aug-24	0
Apr-25	0	Nov-24	0	Jul-24	0
Mar-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	07/25/2025	33158		06/23/2025	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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	266.11
Payment Received - 07/21/2025	-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	08/20/2025 Draft Amount
100015738	\$0.00	\$266.11	\$ 266.11

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100015738 0 07312025 0000000000 0000026611 0000026611 100015738

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Jul-25	0	Feb-25	0	Oct-24	0
Jun-25	0	Jan-25	0	Sep-24	0
May-25	0	Dec-24	0	Aug-24	0
Apr-25	0	Nov-24	0	Jul-24	0
Mar-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	07/25/2025	61087		06/24/2025	61087		0	1.00	0 KWH	
E305419	07/25/2025	0		06/24/2025	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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.33
Payment Received - 07/21/2025	-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	08/20/2025 Draft Amount
100016392	\$0.00	\$14.33	\$ 14.33

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100016392 0 07312025 0000000000 0000001433 0000001433 100016392

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	7	Feb-25	6	Oct-24	7	Customer Charge	13.21
Jun-25	7	Jan-25	8	Sep-24	7	Energy Charge: 7 kwh at \$0.07118	0.50
May-25	7	Dec-24	8	Aug-24	7	Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Apr-25	7	Nov-24	7	Jul-24	7	Gross Receipts Tax: 2.56406% of \$13.97	0.36
Mar-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
E232946	07/25/2025	1357		06/24/2025	1350		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	1,508.90
Payment Received - 07/21/2025	-1,508.90
Current Charges	1,459.23
Total Amount Due	\$ 1,459.23

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



Elec General Svc-Non Demand

\$ 14.23



Water - Reuse Service

\$ 1,445.00

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	08/20/2025 Draft Amount
100016426	\$0.00	\$1,459.23	\$ 1,459.23

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100016426 0 07312025 0000000000 0000145923 0000145923 100016426

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/24/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Jul-25	6	Feb-25	15	Oct-24	12
Jun-25	11	Jan-25	27	Sep-24	14
May-25	13	Dec-24	11	Aug-24	12
Apr-25	17	Nov-24	9	Jul-24	13
Mar-25	16				

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

Meter ID	Current Meter Read Date	Current Meter Read Reading	Est.	Previous Meter Read Date	Previous Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31236307	07/25/2025	508		06/24/2025	502		6	1.00	6 KWH	

**Water Service****Service from 06/24/2025 - 07/24/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	8,118	Feb-25	4,673	Oct-24	8,139
Jun-25	8,394	Jan-25	114	Sep-24	6,322
May-25	14,971	Dec-24	2,963	Aug-24	4,992
Apr-25	10,827	Nov-24	1,588	Jul-24	4,160
Mar-25	1,592				

Reuse Gallonage Rate: 8,118 cgal at \$0.178	1,445.00
Subtotal	\$ 1,445.00

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	07/25/2025	744260		06/24/2025	736142		8118	1.00	8118 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 1,459.23**



Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	14.11
Payment Received - 07/21/2025	-14.11
Current Charges	14.23
Total Amount Due	\$ 14.23

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



Elec General Svc-Non Demand

\$ 14.23

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	08/20/2025 Draft Amount
100017333	\$0.00	\$14.23	\$ 14.23

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100017333 0 07312025 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.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/23/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Jul-25	6	Feb-25	6	Oct-24	5	Customer Charge	13.21
Jun-25	5	Jan-25	6	Sep-24	6	Energy Charge: 6 kwh at \$0.07118	0.43
May-25	6	Dec-24	6	Aug-24	6	Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Apr-25	6	Nov-24	6	Jul-24	5	Gross Receipts Tax: 2.56406% of \$13.87	0.36
Mar-25	5					Subtotal	\$ 14.23

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	07/25/2025	1200		06/23/2025	1194		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: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-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	08/20/2025 Draft Amount
100017365	\$0.00	\$13.55	\$ 13.55

This account is on AutoPay. Payment will be drafted on or after 08/20/2025, unless a different date has been selected. Do not send payment.

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

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

111 100017365 0 07312025 0000000000 0000001355 0000001355 100017365

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 06/23/2025 - 07/24/2025****Elec General Svc-Non Demand****Historical Consumption**

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

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	07/25/2025	13		06/23/2025	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: 100339616
Billing Date: July 30, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 30, 2025

Current Charges	21.84
Adjustments	18.50
Total Amount Due	\$ 40.34

Service Address: 3050 Merchants Row Blvd, Tallahassee, FL 32311 (CITY)



Water Service - Irrigation

\$ 21.84



Other Charges

\$ 18.50

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

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 08/19/2025	Total Amount Due
100339616	\$0.00	\$40.34	\$ 40.34

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 100339616 0 07302025 0000000000 0000004034 0000004034 100339616

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 05/23/2025 - 07/23/2025****Water Service - Irrigation (for 62 of 30 days)****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	1	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	21.84
Subtotal	\$ 21.84

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
WBU510874	07/24/2025	2166		06/23/2025	2165		1	1.00	1 CGAL	

Service Address Total: 3050 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0152418****\$ 21.84****Other Charges**

Water Turn on Fee

18.50

Total Other Account Charges:**\$ 18.50**



Customer Name: Capital Region CDD
Account Number: 100092258
Billing Date: August 1, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of August 1, 2025

Previous Balance	48.43
Payment Received - 07/21/2025	-48.43
Current Charges	47.96
Total Amount Due	\$ 47.96

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

 Commercial Area Lighting	\$ 47.96
--	----------

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	08/21/2025 Draft Amount
100092258	\$0.00	\$47.96	\$ 47.96

This account is on AutoPay. Payment will be drafted on or after 08/21/2025, unless a different date has been selected. Do not send payment.

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

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

111 100092258 0 08012025 0000000000 0000004796 0000004796 100092258

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 06/27/2025 - 07/26/2025****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	3.73
Subtotal	\$ 47.96

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 47.96**



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:

July 31, 2025

Total number of sub-accounts:

2

Amount Due:

\$27.43

Please Pay By:

August 20, 2025

Master Account Number:

100197401

Account Summary as of July 31, 2025

Previous Balance

27.43

Payment(s) Received

-27.43

Current Charges

27.43

Total Amount Due

\$ 27.43

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$13.88	-\$13.88	\$13.88	\$0.00	\$13.88
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
		\$27.43	-\$27.43	\$27.43	\$0.00	\$27.43

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 08/20/2025	Total Amount Due
100197401	\$0.00	\$27.43	\$ 27.43

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 08202025 0000000000 0000002743 0000002743 100197401

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

Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.88
Payment Received - 07/21/2025	-13.88
Current Charges	13.88
Total Amount Due	\$ 13.88

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jul-25	3	n/a	n/a	n/a	n/a
Jun-25	3	n/a	n/a	n/a	n/a
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				

Service from 06/24/2025 - 07/24/2025
Elec General Svc-Non Demand

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
Subtotal	\$ 13.88

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	07/25/2025	1774		06/24/2025	1771		3	1.00	3 KWH	

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

Premise Id #: PRM0003215

\$ 13.88

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-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
Jul-25	0	Feb-25	0	Oct-24	0
Jun-25	0	Jan-25	0	Sep-24	0
May-25	0	Dec-24	0	Aug-24	0
Apr-25	0	Nov-24	0	n/a	n/a
Mar-25	0				

Service from 06/24/2025 - 07/24/2025**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	07/25/2025	0		06/24/2025	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

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 6

Account Name:

Capital Region CDD

Billing Date:

July 31, 2025

Total number of sub-accounts:

4

Amount Due:

\$54.86

Please Pay By:

August 20, 2025

Master Account Number:

100198026

Account Summary as of July 31, 2025

Previous Balance

54.86

Payment(s) Received

-54.86

Current Charges

54.86

Total Amount Due

\$ 54.86

Location Summary

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

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 08/20/2025	Total Amount Due
100198026	\$0.00	\$54.86	\$ 54.86

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

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

111 100198026 0 08202025 0000000000 0000005486 0000005486 100198026

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

Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.66
Payment Received - 07/21/2025	-13.66
Current Charges	13.66
Total Amount Due	\$ 13.66

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


Electric Service
Service from 06/23/2025 - 07/24/2025
Elec General Svc-Non Demand
Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	07/25/2025	357		06/23/2025	356		1	1.00	1 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 13.66

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.55
Payment Received - 07/21/2025	-13.55
Current Charges	13.66
Total Amount Due	\$ 13.66

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

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

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

Service from 06/23/2025 - 07/24/2025**Elec General Svc-Non Demand**

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	07/25/2025	12		06/23/2025	11		1	1.00	1 KWH	

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

Premise Id #: PRM0049005

\$ 13.66

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.66
Payment Received - 07/21/2025	-13.66
Current Charges	13.55
Total Amount Due	\$ 13.55

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

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

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

Service from 06/24/2025 - 07/24/2025**Elec General Svc-Non Demand**

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	07/25/2025	99		06/24/2025	99		0	1.00	0 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 13.55

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: July 31, 2025

Account Summary as of July 31, 2025

Previous Balance	13.99
Payment Received - 07/21/2025	-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
Jul-25	4	Feb-25	4	Oct-24	4
Jun-25	4	Jan-25	4	Sep-24	4
May-25	4	Dec-24	4	Aug-24	4
Apr-25	4	Nov-24	4	Jul-24	4
Mar-25	4				

Service from 06/24/2025 - 07/24/2025**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	07/25/2025	697		06/24/2025	693		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

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 12

Account Name:

Capital Region CDD

Billing Date:

August 1, 2025

Total number of sub-accounts:

10

Amount Due:

\$1,126.06

Please Pay By:

August 21, 2025

Master Account Number:

100198297

Account Summary as of August 1, 2025

Previous Balance 1,132.82

Payment(s) Received -1,132.82

Current Charges 1,126.06

Total Amount Due \$ 1,126.06

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$58.39	-\$58.39	\$58.04	\$0.00	\$58.04
100213814	3070 Bent Grass Ln Unit 30	\$81.74	-\$81.74	\$81.28	\$0.00	\$81.28
100202870	2450 Rain Lily Way Unit 29	\$81.74	-\$81.74	\$81.28	\$0.00	\$81.28
100204566	4072 Ivy Green Trl Unit 7	\$81.74	-\$81.74	\$81.28	\$0.00	\$81.28
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	\$162.52	\$0.00	\$162.52
100208571	4297 Avon Park Cir Unit 14	\$116.78	-\$116.78	\$116.08	\$0.00	\$116.08
100209402	3900 Overlook Dr Unit 10	\$198.52	-\$198.52	\$197.33	\$0.00	\$197.33
100208804	3616 Longfellow Rd Unit 25	\$81.74	-\$81.74	\$81.28	\$0.00	\$81.28
100212804	4038 Shady View Ln Unit 17	\$58.39	-\$58.39	\$58.04	\$0.00	\$58.04
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,132.82	-\$1,132.82	\$1,126.06	\$0.00	\$1,126.06

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 08/21/2025	Total Amount Due
100198297	\$0.00	\$1,126.06	\$ 1,126.06

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 08212025 0000000000 0000112606 0000112606 100198297

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

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	58.39
Payment Received - 07/21/2025	-58.39
Current Charges	58.04
Total Amount Due	\$ 58.04

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

**Area Lighting****Service from 06/27/2025 - 07/26/2025****Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$56.59	1.45
Subtotal	\$ 58.04

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

Premise Id #: PRM0031038

\$ 58.04

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	81.74
Payment Received - 07/21/2025	-81.74
Current Charges	81.28
Total Amount Due	\$ 81.28

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


Area Lighting
Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.25	2.03

Subtotal	\$ 81.28
-----------------	-----------------

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

Premise Id #: PRM0028302

\$ 81.28

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	81.74
Payment Received - 07/21/2025	-81.74
Current Charges	81.28
Total Amount Due	\$ 81.28

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


Area Lighting

Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.25	2.03

Subtotal	\$ 81.28
-----------------	-----------------

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

Premise Id #: PRM0057932

\$ 81.28

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	81.74
Payment Received - 07/21/2025	-81.74
Current Charges	81.28
Total Amount Due	\$ 81.28

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


Area Lighting
Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.25	2.03
Subtotal	\$ 81.28

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

Premise Id #: PRM0083585

\$ 81.28

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	210.25
Payment Received - 07/21/2025	-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 06/27/2025 - 07/26/2025
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: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	163.53
Payment Received - 07/21/2025	-163.53
Current Charges	162.52
Total Amount Due	\$ 162.52

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


Area Lighting

Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	129.36
Fuel & Purch Pwr: 773 kwh at \$0.03765	29.10
Gross Receipts Tax: 2.56406% of \$158.46	4.06

Subtotal	\$ 162.52
-----------------	------------------

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

Premise Id #: PRM0076405

\$ 162.52

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	116.78
Payment Received - 07/21/2025	-116.78
Current Charges	116.08
Total Amount Due	\$ 116.08

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


Area Lighting

Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	92.40
Fuel & Purch Pwr: 552 kwh at \$0.03765	20.78
Gross Receipts Tax: 2.56406% of \$113.18	2.90

Subtotal	\$ 116.08
-----------------	------------------

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

Premise Id #: PRM0082899

\$ 116.08

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	198.52
Payment Received - 07/21/2025	-198.52
Current Charges	197.33
Total Amount Due	\$ 197.33

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


Area Lighting

Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	157.08
Fuel & Purch Pwr: 938 kwh at \$0.03765	35.32
Gross Receipts Tax: 2.56406% of \$192.40	4.93

Subtotal	\$ 197.33
-----------------	------------------

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

Premise Id #: PRM0122174

\$ 197.33

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	81.74
Payment Received - 07/21/2025	-81.74
Current Charges	81.28
Total Amount Due	\$ 81.28

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


Area Lighting
Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$79.25	2.03

Subtotal	\$ 81.28
-----------------	-----------------

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

Premise Id #: PRM0122901

\$ 81.28

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: August 1, 2025

Account Summary as of August 1, 2025

Previous Balance	58.39
Payment Received - 07/21/2025	-58.39
Current Charges	58.04
Total Amount Due	\$ 58.04

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


Area Lighting

Service from 06/27/2025 - 07/26/2025
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$56.59	1.45

Subtotal	\$ 58.04
-----------------	-----------------

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

Premise Id #: PRM0129751

\$ 58.04



Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: July 31, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 31, 2025

Previous Balance	328.05
Payment Received - 07/14/2025	-328.05
Current Charges	671.59
Total Amount Due	\$ 671.59

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



Water - Reuse Service

\$ 671.59



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

Detach this portion and return with your payment.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Pay Now	Current Charges Due 08/20/2025	Total Amount Due
100034498	\$0.00	\$671.59	\$ 671.59



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 06/24/2025 - 07/24/2025****Water - Reuse Service****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	3,773	Feb-25	446	Oct-24	1,700
Jun-25	1,843	Jan-25	51	Sep-24	3,073
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				

Reuse Gallonage Rate: 3,773 cgal at \$0.178	671.59
Subtotal	\$ 671.59

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	07/25/2025	203661		06/24/2025	199888		3773	1.00	3773 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311**Premise Id #:** PRM0046121**\$ 671.59**

**Visit Us At Our Web Site At:
talgov.com**



Customer Name: Capital Region CDD
Account Number: 100339616
Billing Date: July 30, 2025

Page 1 of 3

Find ways to reduce your energy and water consumption, which helps lower your bill, by scheduling a free energy audit. Talgov.com/YOU

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

Account Summary as of July 30, 2025

Current Charges	21.84
Adjustments	18.50
Total Amount Due	\$ 40.34

Service Address: 3050 Merchants Row Blvd, Tallahassee, FL 32311 (CITY)



Water Service - Irrigation

\$ 21.84



Other Charges

\$ 18.50

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

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 08/19/2025	Total Amount Due
100339616	\$0.00	\$40.34	\$ 40.34

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 100339616 0 07302025 0000000000 0000004034 0000004034 100339616

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 05/23/2025 - 07/23/2025****Water Service - Irrigation (for 62 of 30 days)****Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-25	1	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	21.84
Subtotal	\$ 21.84

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
WBU510874	07/24/2025	2166		06/23/2025	2165		1	1.00	1 CGAL	

Service Address Total: 3050 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0152418****\$ 21.84****Other Charges**

Water Turn on Fee

18.50

Total Other Account Charges:**\$ 18.50**

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Capital Region Community Development District, hereinafter referred to as “District”, Capital Reserve Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit “A” attached.
3. This resolution shall become effective this 9th day of October, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

*Capital Region
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

EXHIBIT A & B

Capital Region
Community Development District

Budget Amendment
FY 2025



Capital Region
Community Development District
Budget Amendment
Capital Reserve Fund
Exhibit A

Description	Actuals Thru 8/31/25	Adopted Budget FY 2025	Proposed Increase/ (Decrease)	Budget Amendment FY 2025
<u>REVENUES:</u>				
Interest	\$ 22,968	\$ 20,000	\$ 5,000	\$ 25,000
Designated reserves	549,219	387,434	161,785	549,219
TOTAL REVENUES	\$ 572,187	\$ 407,434	\$ 166,785	\$ 574,219
<u>EXPENDITURES:</u>				
<u>Capital Outlay</u>				
Playground System	\$ 160,046	\$ -	\$ 160,046	\$ 160,046
Sign	10,850	-	21,700	21,700
Other Charges	568	600	200	800
TOTAL EXPENDITURES	\$ 171,464	\$ 600	\$ 181,946	\$ 182,546
<u>Other Sources/(Uses)</u>				
Transfer in/(Out)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500
TOTAL OTHER SOURCES/(USES)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500
EXCESS REVENUES (EXPENDITURES)	\$ 569,223	\$ 575,334	\$ (15,161)	\$ 560,173

FIFTH ORDER OF BUSINESS

B.



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: _____

C.

1.

CRCDD Weekly Review

Monday 7/28/25	Tuesday 7/29/25	Wednesday 7/30/25	Thursday 7/31/25	Friday 8/1/25
Weather of the Week				
98° Hi 76° Lo 0.00" Rain	96° Hi 77° Lo 0.00" Rain	96° Hi 75° Lo 0.00" Rain	95° Hi 77° Lo 0.00" Rain	94° Hi 76° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ 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 Dog Park (Sat 7/26)	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:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 14:Green Space UNIT 20:Esplanade North (Unit 20) UNIT 27:New Village UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) UNIT 1:TC1 Pond (FL130) UNIT 14:Green Space 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 & Pon UNIT 31:Parks, Green Space, Rows, Lift Sta Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 5:Four Oaks (Shumard to Tram) UNIT 7:Grove Park Dr	Blair Stone Rd (Units 5,17) Central Park:FL131 Swale Central Park:Tot Lot Esplanade Way (Unit 5) FL080 NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 16:Poe Park UNIT 2:Tremont UNIT 31:Magnolia Park (Rows, Parks & Pon WD090S (Pond)
Standard Maintenance				
UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	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 UNIT 20:WD162 on Esplanade North UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Capital Circle SE Buffer	UNIT 1:WD240 UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park:Butterfly Garden NON-UNIT:SB161
Debris Cleanup				
Shumard Oaks Blvd West (Unit 35) UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas Shumard Oak Blvd (Units 3,5)
Hand Weeding				
				Central Park:Butterfly Garden
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 14:Avon Park UNIT 14:Buffers UNIT 14:Green Space UNIT 16:Faulkner Park	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25) UNIT 23:Parks, Ponds & Green Spaces UNIT 4:Grove Park Dr Utility Boxes	Shumard Oak Blvd (Units 3,5) UNIT 23:Parks, Ponds & Green Spaces UNIT 4:Grove Park Dr Utility Boxes
Irrigation Inspection				
		Controller 2, Unit 5		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
9	Mossy Creek	7/30	Irrigation Repair	#198144
02	2 & 5	7/28	Mainline Repair	#198143
N/C Services:				
Unit	Date	Description		
5	7/29/25	Mower Damage		
26	7/28/25	Mower Damage		

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 8/4/25	Tuesday 8/5/25	Wednesday 8/6/25	Thursday 8/7/25	Friday 8/8/25
CLOSED | RAIN				
Weather of the Week				
85° Hi 75° Lo 0.33" Rain	91° Hi 74° Lo 0.77" Rain	86° Hi 72° Lo 0.00" Rain	88° Hi 75° Lo 0.15" Rain	86° Hi 74° Lo 0.56" Rain
Full Maintenance				
	Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ UNIT 35:Merchants Row West 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-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 16:Salinger & Sidewalk, Poe, Faulkne UNIT 16:Salinger Way UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROW Mossy Creek Lane (Units 4,6,9) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 16:Faulkner RoW UNIT 16:Poe Park UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 2:Tremont UNIT 26:Strolling Way Parks UNIT 31:Magnolia Park (Rows, Parks & Po UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Biltmore Ave (Units 16,2,25) Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) LSF-3:Maple Ridge Common Areas & ROW NON-UNIT:Dog Park 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 & Por UNIT 31:Parks, Green Space, Rows, Lift St Unit 32:Jasmine Hill UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr
Standard Maintenance				
	Central Park:West Side NON-UNIT:Merchants Row / Four Oaks Fie UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 5:Capital Circle SE Buffer	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 UNIT 31:FL265 NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3)	Central Park:Butterfly Garden LSF-3:Maple Ridge Buffer UNIT 20:Esplanade North (Unit 20) UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 5:Capital Circle SE Buffer NON-UNIT: Arch Site (Interior) - SAT 8/9
Debris Cleanup				
	UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
	Orange Ave Shumard Oaks Blvd West (Unit 35)			NON-UNIT:LDR-5 (ph 1 & 2) UNIT 35:Merchants Row West
Pruning				
				Trees - Remove sucker growth
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 16:Poe Park UNIT 23:WD230 UNIT 23:WD235	Central Park:Tot Lot Orange Ave	Central Park:Park Crossing Trail Park NON-UNIT:Artemis Way Shumard Oaks Blvd West (Unit 35) TR209A UNIT 2:Butterfly Parks UNIT 2:Carollton Park UNIT 2:Newberry Parks UNIT 2:Tremont	NON-UNIT:LDR-5 (ph 1 & 2) UNIT 35:Merchants Row West NON-UNIT:LDR-5 (ph 1 & 2) - SAT 8/9 UNIT 1: Iberville Park - SAT 8/9 UNIT 1: Verdura Point Park - SAT 8/9 UNIT 31: FL070 - SAT 8/9
Irrigation Inspection				
		Controller 30, Unit 30 - Artemis Way	Controller 18, Unit 35	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
02	Four Oaks	7/31	Irrigation Repair	#198149
02	Merchants Row	8/1	Irrigation Repair	#198150
16	14	8/7	Mainline Repair	#198157
18	35	8/8	Irrigation Repair	#198158
Additional Contracted Work				
Invoice Number	Description			Date
#198154	New Trail off Lake Verdura - Installation of Posts			8/8/2025
N/C Services:				
Unit	Date	Description		
30	8/6/25	Mower Damage		

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 8/11/25	Tuesday 8/12/25	Wednesday 8/13/25	Thursday 8/14/25	Friday 8/15/25
Weather of the Week				
83° Hi 75° Lo 0.97" Rain	88° Hi 77° Lo 0.03" Rain	90° Hi 75° Lo 0.04" Rain	94° Hi 76° Lo 0.00" Rain	85° Hi 75° Lo 0.33" Rain
Full Maintenance				
Four Oaks Blvd (Units 1,17,29) NON-UNIT:Dog Park UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 36:Bluff Oak Way	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) Shumard Oak Blvd (Units 3,5) 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 UNIT 16:Salinger Way UNIT 2:Endicott Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 37:Esplanade Nature Trail UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr. UNIT 7:Grove Park Dr	Bermuda Plot (CP) Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 14:Green Space UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 7:Grove Park Dr	Blair Stone Rd (Units 5,17) Herningway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pond UNIT 31:Parks, Green Space, Rows, Lift Sta Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr	Blair Stone Rd (Units 5,17) Central Park Central Park:FL131 Swale Central Park:Tot Lot FL080 NON-UNIT:Dog Park NON-UNIT:Espl/Blair/Overlook Field NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 27:New Village WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
UNIT 21 & Arch Site:Arch Site Conservation	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.	UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park:Butterfly Garden NON-UNIT:TR230 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 NON-UNIT:SB161 UNIT 27:TR221A UNIT 27:TR221B Central Park - Sat 8/16 TR216 - Sat 8/16
Debris Cleanup				
Shumard Oaks Blvd West (Unit 35) 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 25:Longfellow Park & Pocket Parks	LSF-3:Maple Ridge Common Areas & ROWS
Pruning				
		Trees - Remove sucker growth	Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 4:Terrebone Dr.	Community Garden NON-UNIT:Dog Park Schoolhouse Rd (Units 3,4) UNIT 26:Strolling Way Parks	LSF-3:Maple Ridge Common Areas & ROWS UNIT 25:Longfellow Park & Pocket Parks	LSF-3:Maple Ridge Buffer LSF-3:WD282 UNIT 16:Faulkner Park UNIT 21 & Arch Site:Arch Site Exterior
Irrigation Inspection				
		Controller 15; Orange - Check Irrigation Clock		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
18	35	8/14	Irrigation Repair	#198164
Additional Contracted Work				
Invoice Number	Description			Date
#198170	DOGIPOT - Dispensers & Trash Receptacle			8/19/2025

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 8/18/25	Tuesday 8/19/25	Wednesday 8/20/25	Thursday 8/21/25	Friday 8/22/25
Weather of the Week				
93° Hi 75° Lo 0.00" Rain	93° Hi 77° Lo 0.00" Rain	92° Hi 75° Lo 0.00" Rain	93° Hi 74° Lo 0.00" Rain	88° Hi 74° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29) 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	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Artemis Way Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 2:Carollton Park UNIT 2:Tremont UNIT 20:Esplanade North (Unit 20) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 5:Drayton Drive UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 30:Woodland Fields Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 4:Grove Park Dr	Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot Community Garden NON-UNIT:Dog Park
Standard Maintenance				
Central Park Central Park:West Side UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3)	Central Park:West Side UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park	Central Park Central Park:Butterfly Garden UNIT 5:TR216
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
	UNIT 19:Twain Park UNIT 30:Woodland Fields Park			UNIT 10:Green Spaces (2)
Mulch Installation - Maint.				
			UNIT 1:Mulberry Park Blvd	
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
Fertilizer				
			UNIT 31:Magnolia Park (Rows, Parks & Pond)	
Post-Emergent:				
			UNIT 31:Magnolia Park (Rows, Parks & Pond)	
Pre-Emergent: Product used - Dithiopyr 2EW				
			UNIT 31:Magnolia Park (Rows, Parks & Pond)	
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROW UNIT 17:Shady View Pond (WD260) UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 31:FL070 UNIT 5:Capital Circle SE Buffer	Esplanade Way (Unit 5) NON-UNIT:Goldenrod & FL162 UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 5:Drayton Drive			NON-UNIT:Goldenrod & FL162 UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 29:Coneflower Park
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
15	Orange Ave	8/21	Replace Main Module	#198175
03	1	8/18	Mainline Repair	#198171
04	1	8/20	Mainline Repair	#198173
Proposals				
Description				Proposal Number
Tree Pruning: Unit 14: Green Space				#063348
N/C Services:				
Unit	Date	Description		
Biltmore (16,2,25)	8/22/25	Cut Invasive Tree		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CR added Weekly Review

Monday 8/25/25	Tuesday 8/26/25	Wednesday 8/27/25	Thursday 8/28/25	Friday 8/29/25
Weather of the Week				
93° Hi 72° Lo 0.00" Rain	89° Hi 70° Lo 0.00" Rain	89° Hi 69° Lo 0.00" Rain	92° Hi 68° Lo 0.00" Rain	86° Hi 72° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 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 West UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	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 Way UNIT 2:Endicott Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Esplanade Way (Unit 5) Mossy Creek Lane (Units 4,6,9) Orange Ave Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 20:Esplanade North (Unit 20) UNIT 27:New Village UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 35:Merchants Row West UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	LSF-3:Maple Ridge Common Areas & ROWS UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 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:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower)	Blair Stone Rd (Units 5,17) Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot Community Garden NON-UNIT:Dog Park
Standard Maintenance				
Central Park NON-UNIT:Goldenrod & FL162 TR105 UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field TR209 UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	Central Park TR209A UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park LSF-3:Maple Ridge Buffer UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
UNIT 1:WD240 UNIT 10:WD141 UNIT 10:WD160		TR209A	UNIT 27:New Village UNIT 27:TR221A UNIT 27:TR221B	UNIT 27:TR221B
Pruning				
	Utility Boxes	Blair Stone Rd (Units 5,17) Utility Boxes	Trees - Remove sucker growth	
Fertilizer				
	UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 31:Jasmine Hill UNIT 31:Spiderlily Way Unit 32:Lantana Lane Unit 32:Overcup Way			
Post-Emergent:				
	UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 31:Jasmine Hill UNIT 31:Spiderlily Way Unit 32:Lantana Lane Unit 32:Overcup Way			
Pre-Emergent: Product used - Dithiopyr 2EW				
	UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 31:Jasmine Hill UNIT 31:Spiderlily Way Unit 32:Lantana Lane Unit 32:Overcup Way			
Non-Selective: Product used - Diquat & Compare-N-Save				
LSF-3:Maple Ridge Common Areas & ROWS UNIT 1:WD240 UNIT 10:WD141 UNIT 10:WD160 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 31:Parks Ponds and Rows Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way UNIT 8:WD140	FL080 UNIT 16:Faulkner Park	Hemingway Blvd & Trail (Units 2,4) TR209A UNIT 16:Faulkner Park UNIT 16:Salinger Way UNIT 27:New Village	Central Park:Tot Lot UNIT 27:New Village	UNIT 27:TR221A UNIT 27:TR221B
Irrigation Inspection				
Controller 4, Unit 1 & TC1 Pond		Controller 3, Unit 1		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
03	1	8/27	Irrigation Repair	#198239
04	1	8/26	Irrigation Repair	#198238
10	29	8/28	Mainline Repair	#198241
N/C Services:				
Unit	Date	Description		
5,17 - Blairstone	8/25/25	Rolled out ruts		
1 - TC1 Pond	8/26/25	Mower Damage		
17	8/28/25	Mower Damage		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dog Pits 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 9/1/25	Tuesday 9/2/25	Wednesday 9/3/25	Thursday 9/4/25	Friday 9/5/25
LABOR DAY | CLOSED				
Weather of the Week				
87° Hi 72° Lo 0.00" Rain	89° Hi 65° Lo 0.00" Rain	89° Hi 66° Lo 0.00" Rain	91° Hi 67° Lo 0.00" Rain	94° Hi 70° Lo 0.00" Rain
Full Maintenance				
	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 Way UNIT 2:Tremont UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Biltmore Ave (Units 16,2,25) 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:Carollton Park UNIT 2:Endicott Park UNIT 20:Esplanade North (Unit 20) UNIT 27:New Village UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Bermuda Plot (CP) Hemingway Blvd & Trail (Units 2,4) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 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	Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
	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 NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 20:WD162 on Esplanade North UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Capital Circle SE Buffer	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas		
Hand Weeding				
	UNIT 27:New Village		Orange Ave UNIT 35:Merchants Row Entry Feature	Orange Ave
Pruning				
	Trees - Remove sucker growth Utility Boxes	Utility Boxes	Trees - Remove sucker growth UNIT 30:Woodland Fields Park Utility Boxes	
Fertilizer				
		UNIT 1:Mulberry Park Blvd UNIT 16:Poe Park		
Post-Emergent: Celsius XTRA				
		UNIT 1:Mulberry Park Blvd UNIT 16:Poe Park		
Pre-Emergent: Product used - Dithiopyr 2EW				
		UNIT 1:Mulberry Park Blvd UNIT 16:Poe Park		
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 27:New Village	UNIT 2:Endicott Park	Biltmore Ave (Units 16,2,25) UNIT 35:Merchants Row Entry Feature	Orange Ave UNIT 14:Buffers UNIT 14:Green Space UNIT 18:WD281
Irrigation Inspection				
		Controller 15, Unit Orange Ave & Ponds Controller 31, Unit 31 LSF-3 Maple Ridge		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
20	5	9/8	Irrigation Repair	#198244
15	Orange Ave	9/8	Irrigation Repair	#198245
19	5	9/4	Mainline Repair	#198246
Additional Contracted Work				
Invoice Number	Description			Date
#198247	Unit 2: Vacant Lot - Biltmore			9/5/2025
#198248	Tree Pruning: Unit 14: Green Space in Alley by 4259 Four Oaks			9/8/2025
N/C Services:				
Unit	Date	Description		
Controller 20, Unit 5 Bluff Oak/ W LSF3	9/3/25	Mower Damage		
Controller 31, Unit 31 LSF-3 Maple Ridge	9/3/25	Mower Damage		

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 9/8/25	Tuesday 9/9/25	Wednesday 9/10/25	Thursday 9/11/25	Friday 9/12/25
Weather of the Week				
85° Hi 72° Lo 0.00" Rain	88° Hi 71° Lo 0.00" Rain	88° Hi 70° Lo 0.00" Rain	90° Hi 62° Lo 0.00" Rain	92° Hi 61° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) 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	Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29) LSF-3:Maple Ridge Common Areas & ROW LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 UNIT 1:Mulberry Park Blvd UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) LSF-3:Maple Ridge Common Areas & ROW Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Carrollton Park UNIT 20:Esplanade North (Unit 20) UNIT 35:Merchants Row West 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) Mossy Creek Lane (Units 4,6,9) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr	FL080 NON-UNIT:Schoolhouse Rd. & Biltmore Ext.
Standard Maintenance				
UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 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 NON-UNIT:LDR-5 (ph 1 & 2) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park Central Park:West Side LSF-3:Maple Ridge Buffer NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park Central Park:Butterfly Garden UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail NON-UNIT:SB161 UNIT 5:TR216
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas UNIT 17:Shady View Pond (WD260)	
Hand Weeding				
	Central Park:Butterfly Garden UNIT 19:Twain Park UNIT 30:Woodland Fields Park	UNIT 18:Cummings Park		
Pruning				
UNIT 18:Cummings Park UNIT 30:Woodland Fields Park	Trees - Remove sucker growth UNIT 19:Twain Park UNIT 30:Woodland Fields Park UNIT 31:Spider Lily Park UNIT 31:Spiderlily Way Utility Boxes	Trees - Remove sucker growth	Trees - Remove sucker growth Orange Ave UNIT 2:Newberry Parks	
Non-Selective: Product used - Diquat & Compare-N-Save				
Orange Ave UNIT 17:WD253 UNIT 18:WD281 UNIT 36:Bluff Oak Way	Four Oaks Blvd (Units 1,17,29)	Central Park:Memorial Walk (CP) Four Oaks Blvd (Units 1,17,29) NON-UNIT:Goldenrod & FL162 UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 31:Goldenrod Way Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way	UNIT 17:Shady View Pond (WD260) UNIT 5:Drayton Drive	Esplanade Way (Unit 5) UNIT 5:Drayton Drive
Irrigation Inspection				
		Controller 14, Unit 26	Controller 5, Unit 3 Controller 6, Central Park	
Irrigation Troubleshooting (In Contract)				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	9/15	Irrigation Repair	# 198259
18	35	9/10	Replace Decoder	# 198260
14	26	9/10	Irrigation Repair	# 198261
05	3	9/15	Irrigation Repair	# 198263
Additional Contracted Work				
Invoice Number	Description			Date
#198258	Pick up Debris along Biltmore Ave			9/10/2025
#198249	Bermuda - Insecticide			9/9/2025
Proposals				
Description				Proposal Number
Tree Removal: Carrollton Park				#063366

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.

Monday 9/15/25	Tuesday 9/16/25	Wednesday 9/17/25	Thursday 9/18/25	Friday 9/19/25
Weather of the Week				
89° Hi 57° Lo 0.00" Rain	90° Hi 58° Lo 0.00" Rain	92° Hi 61° Lo 0.00" Rain	94° Hi 63° Lo 0.00" Rain	95° Hi 67° Lo 0.00" Rain
Full Maintenance				
Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 1:Verdura Point Park UNIT 10:Trails UNIT 14:Avon Park UNIT 14:Buffers UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 8:WD140	Blair Stone Rd (Units 5,17) Schoolhouse Rd (Units 3,4) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave WD090N (Pond) WD290 (Pond)	UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village	Central Park:FL131 Swale Central Park:Tot Lot FL080 UNIT 23:Parks, Ponds & Green Spaces WD090S (Pond)
Standard Maintenance				
Central Park Central Park:West Side UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park UNIT 16:Salinger Drainage Easement (LF)	Central Park	Central Park UNIT 27:TR221A UNIT 27:TR221B	Central Park:Butterfly Garden
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
Blair Stone Rd (Units 5,17)		NON-UNIT:FL040 - Mossy Creek	NON-UNIT:FL040 - Mossy Creek UNIT 21 & Arch Site:Arch Site Exterior	
Mulch Installation - Maint.				
	LSF-3:Maple Ridge Common Areas & ROWS UNIT 19:Twain Park UNIT 30:Woodland Fields Park			
Pruning				
UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
Hemingway Blvd & Trail (Units 2,4) UNIT 20:Esplanade North (Unit 20)		Esplanade Way (Units 5,20) UNIT 18:Cummings Park	Biltmore Ave (Units 16,2,25)	
Post-Emergent: Celsius XTRA				
Hemingway Blvd & Trail (Units 2,4) UNIT 20:Esplanade North (Unit 20)		Esplanade Way (Units 5,20) UNIT 18:Cummings Park		
Pre-Emergent: Product used - Dithiopyr 2EW				
Hemingway Blvd & Trail (Units 2,4) UNIT 20:Esplanade North (Unit 20)		Esplanade Way (Units 5,20) UNIT 18:Cummings Park	Biltmore Ave (Units 16,2,25)	
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 (ph 1 & 2) UNIT 20:Esplanade North (Unit 20) UNIT 5:Capital Circle SE Buffer		NON-UNIT:FL040 - Mossy Creek UNIT 17:Lake Verdura Conservation UNIT 31:FL265 UNIT 31:Jasmine Hill UNIT 31:Lift Station UNIT 31:Magnolia Park (Rows, Parks & P UNIT 31:Parks, Green Space, Rows, Lift St UNIT 31:Spider Lily Park	Central Park:Butterfly Garden Central Park:Tot Lot NON-UNIT:FL040 - Mossy Creek UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 21 & Arch Site:Arch Site Exterior UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	FL080 UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks
Irrigation Inspection				
	Controller 23, Unit 17		Controller 7, Unit 23	
Irrigation Repairs				
Controller 23	Unit Number 17	Date 9/18	Repair Irrigation Repair	Invoice Number #198278
Additional Contracted Work				
Invoice Number	Description			Date
#198275	FL080 - Spray Cattails			9/19/2025
#198268	Mow & Spray Cogan Grass			9/18/2025
#198269	Maple Ridge Common Area - Pine Straw & Spray			9/15/2025
#198267	Landscape Master Plan - Maps for Justin			9/18/2025
N/C Services:				
Unit	Date	Description		
Controller 23; Unit 17	9/18/25	Mower Damage		

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 – August 2025

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

Week 1 (August 1 – August 8)

- Met with Lake Doctors on-site to discuss options for the algae in stormwater pond FL-130. We discussed getting a quote for (2) additional diffusers and adding pond dye. They will be back out next week for another additional treatment.



- Met with resident on-site to discuss swale in Unit 2 off Longfellow. Nothing needed at this time.
- General inspections throughout the District including:
 - Pond inspections: TR-209, TR-209A, TR-105, TR-230, TR-221A, TR-221B, FL -130, SB-111A, SB-111B, SB111-C, WD-005.
 - Removed fallen tree from sidewalk off Terrebone.
 - Straightened leaning street sign off Artemis Way.



- Found sediment covering the sidewalk and on Schoolhouse Rd. coming from FSUS. Sent an email to their staff and requested corrective action (sediment ends up in stormwater pond SB-111B).
 - Response from FSUS: this is already a topic of conversation with their Facilities staff, and they believe a good solution has been identified.
- Communication from All-Pro and resident (via HOA) regarding large tree limb on the sidewalk off Biltmore. St. Joe recently requested removal of this property from their All-Pro schedule. All-Pro contacted St. Joe to determine who to contact for this tree.
- Sent follow up request to schedule a meeting with City of Tallahassee Growth Management regarding the Unit 37 boardwalk.
- Contacted developer in Lake Mary Estates regarding landscaping plan.
 - No plans to plant shrubs around the lift station and no site furniture.
- Additional communication regarding Memorial tree location options.
- Reviewed quote from Lake Doctors for additional diffusers in stormwater pond FL-130. Additional research on the diffusers and on the pond size.
- Lake Doctors treated stormwater pond FL-130 for algae.
- Received email from resident concerned with tree limbs coming from a common area. Went on-site to review the tree. Responded to the resident that they can trim limbs over their property line at their own expense.
- During general inspections, found water flowing over the sidewalk off Biltmore near Tremont. Called All-Pro to discuss, they had already contacted the City of Tallahassee who was also on-site. City staff could not locate any leaks. Determined to be rainwater overflowing the shallow pond in the cow pasture.
- Inspected stormwater ponds WD-260, FL-263, and FL-130. No issues to note.
 - Sent follow-up email to resident who reached out regarding algae in FL-130. Recent heavy rains are helping and treatments from Lake Doctors seem to be working.
- Met with All-Pro on-site to discuss Lake Verdura trail sign installation.
- Received two Special Use Permit requests: Independence Landing Adventure Race and 2025 Tallahassee AIDS Walk. Additional communication with contacts for both events.

Week 2 (August 11 – August 15)

- Virtually attended the City of Tallahassee Growth Management Development Review Committee (DRC) meeting. TSD250003 – the Collection at Central Park – was conditionally approved.
- Communication with Egis and CorVel regarding alleged incident. Went on-site to take photos. Provided photos to CorVel.
- Met with City of Tallahassee Growth Management on-site for final inspection of drainage swale at 2367 Maple Leaf Way.
- Met with SE Concrete on-site to review work needed to overflow structures in stormwater pond FL-170 and WD-290.
- Repaired small portion of the Unit 10 nature trail (JF and RB).
- Lake Doctors treated Central Park Lake for new cattail growth.
- High-frequency playground inspection. Repositioned several wear mats. Removed trash from around the playground area. Requested All-Pro add more mulch at the Tot Lot and rake out washed out sections.



- Downed tree in the Northern Preserve blocking the sidewalk (along Biltmore). Attempts to contact the new owner of this property were unsuccessful. Sent issue to the City of Tallahassee via DigiTally.
- Inspected Unit 26 boardwalk. Removed vines/debris from the railing and walkway.
- Met with City of Tallahassee Growth Management on-site to review boardwalk in Unit 37. Will work with All-Pro to obtain a quote and bring to the September Board meeting (JF and RB).
- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Following Board approval, responded to donor regarding Memorial Donation Agreement.
- Following Board approval, responded to the 2025 Tallahassee AIDS Walk Special Event Permit request.
- Following Board approval, responded to the Independence Landing Adventure Race Special Event Permit request.
- Replaced faded stop sign in Unit 1 alleyway. Found downed stop sign in Unit 10 alleyway. Worked with All-Pro to put the sign back up (JF and RB).

Week 3 (August 18 – August 22)

- Installed “Slippery When Wet” signs on the Unit 37 boardwalk (JF).
- Met with resident on Biltmore to discuss property lines and easement/ROW (JF and RB).
- Provided oversight and support to All-Pro for irrigation repair on Mulberry (JF).
- Virtually attended the City of Tallahassee Growth Management Type A meeting (JF).
- Discussion with vendor regarding sealing Unit 26 boardwalk.

Week 4 (August 25 – August 29)

- Accepted proposal from Lake Doctors to perform water quality and pond inspections in stormwater ponds FL-130, Central Park Lake, FL-120, Lake Verdura, FL-070, and WD90S.
- Additional follow up with Pro Playgrounds regarding wear mat order.
- Received resident concern (via HOA) regarding glass on the Central Park connector bridge trail. Contacted All-Pro to have clean-up crew go on-site.
- Additional communication with resident and All-Pro regarding memorial tree location.
- Repaired minor section of concrete along Central Park Trail and along the Unit 10 trail (JF and RB).



- Accepted All-Pro proposal to trim tree limbs in Unit 14 alley/common area.
- Phone calls with resident regarding backflow leak on their property in Unit 10. Resident working with plumber and City of Tallahassee on issue.

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



Capital Region Community Development District

To: Board of Supervisors

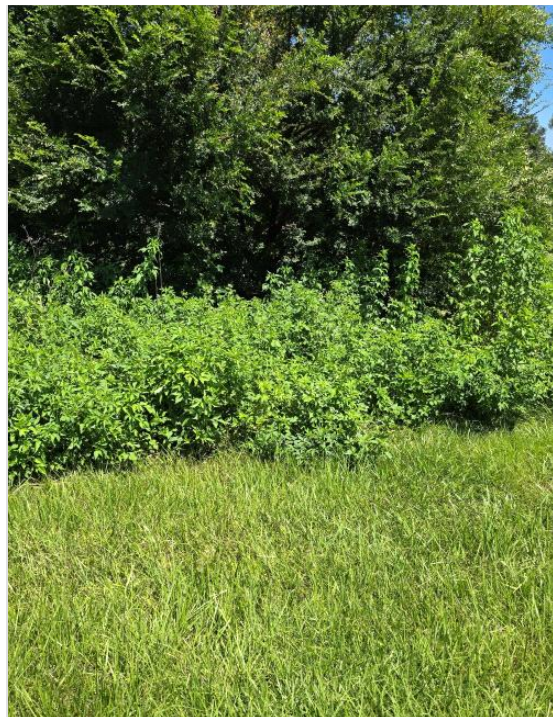
From: Justin Fallis, Operations Manager – GMS

Subject: Operations Report – September 2025

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

Week 1 (September 2 – September 5)

- Review and approved pressure washing proposal for remainder of trail, from Biltmore towards boardwalk, and Biltmore to Mossy Creek.
- Monitor/provided oversight to All-Pro for debris/brush removal to find resident(s) property line and uncover CDD maintained storm water basin. (Photos provided)
- Replaced One-Way Sign near 3733 Longfellow Rd on Newberry alleyway.
- Installed new STOP sign on Dunleith Lane and Biltmore Avenue



- Lake Doctors completed quarterly treatment of stormwater pond WD-290 treatment included for Bull Rush growth
- Lake Doctors completed monthly water management at Lake Verdura

- Submitted quarterly report FFY2025 Q4 Jul 2025 for Category Z (Management Cost) under project DR4794 (CD)
- Arranged delivery of playground mats (Tot-Lot) with Estes and All Pro Landscaping
- Checked on progress of Boardwalk sealant with independent subcontractor Dave Borden
- Met with Painter from Seabreeze Handyman to discuss proposal for repainting the gazebo located at the corner of Mulberry Park Blvd and Greyfield Dr.
- Led Estes Delivery driver to All Pro Compound to deliver and off-load playground mats (Tot-Lot)
- Received Special Event Permit request for small party of less than 30 guests. Request was approved for September 28, 2025, from 1400-1730 (CD)
- Received concern from resident residing at 2462 Goldenrod Lane concerning the overgrowth of the golf course retention pond across from his residence.
- Completed follow-up on residential concern residing at 2462 Goldenrod Lane, advised resident that the retention pond is owned and maintained by the Southwood Golf Course and they will be handling the overgrowth as time and resources allow.
- Met with secondary painting vendor, Personal Touch Painting, to discuss repainting the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr. Awaiting project proposal.
- Met with Dave Borden to discuss Boardwalk Sealant and the potential need for a secondary application. Collaborated with All Pro Landscaping to trim Unit 2, Phase 3 PB14 Basin
- (Photos provided)





- Southwood Homeowners Association Member Services Coordinator communicated a concern regarding tree overhanging the sidewalk near 3578 Biltmore Avenue. Consulted with GMS Consultant (RB) and determined the tree of concern is the property of the homeowner.

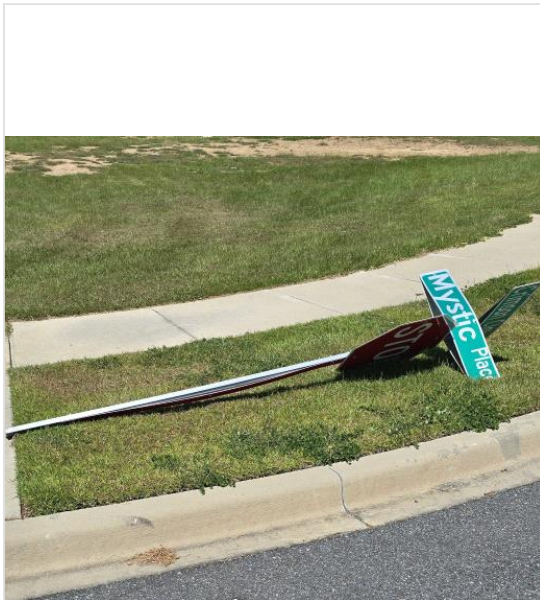
Week 2 (September 8 – September 13)

- Surveyed Unit 2, Phase 3 PB14 Basin for land boundaries associated with three (3) adjacent residential properties.
- Met with All Pro Landscaping (TW) to discuss damaged turf/landscaping at crosswalk near Creative Child Learning Center at 4399 Grove Park Drive.
- Received emailed quote from Seabreeze Handyman for the painting project involving the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr.
- Requested All-Pro clear downed tree limb along Central Park Trail.
- Met with resident on-site to discuss tree trimming.
- Accepted All-Pro proposal to remove dead pine tree in Unit 2 common area.
- Requested All-Pro pick-up tree limbs piled up in Unit 2 and inquired about fungus on several trees in Newberry Park. All-Pro is working on a solution.
- Responded to resident inquiry regarding sidewalk maintenance.
- Walked LDR-5 trail. Confirmed with All-Pro the additional mowing and weed control treatments scheduled for the areas abutting the fence line along Jasmine Hill.
- Met with vendor to discuss plan of action for paver repairs at the Town Center.
- Discussed plan of action with All-Pro for invasive treatments in Unit 10 and LDR-5.
- Coordinated Blair Stone entry sign installation with Apogee. Contacted HOA regarding the Neighborhood of the Year sign.
- General inspections throughout the district including:
 - Pond inspections: WD-090N, WD-290, WD-282, FL-070 and FL170
 - Noted Overflow cleanout and shoreline mowing required at WD-090N and WD-290
 - Observed STOP sign down at the Corner of Crimson Clover Way and Mystic Place
 - Identified Faded One-Way Sign at the intersection of Colleton Court and Mulberry Park Court
 - Observed ongoing contracted fence repair at the corner of Piney Grove and Four Oaks Blvd with a large amount of discarded material near the sidewalk.
- Obtained supplies to repair small pothole on Central Lake walking trail near Memorial Walkway.
- Provided response to the HOA regarding the communicated concern involving the street tree at 3578 Biltmore Avenue.
- Met with painting vendor, Personal Touch Painting, to obtain the quote for the painting project involving the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr.

Week 3 (September 14 – September 19)

- General inspections throughout the district including:
 - Pond inspections: TR105, TR209A, and FL-080
 - Noted gate/chain missing at TR105

- Noted drainage areas require mowing at TR209A
- Noted FL-080 was significantly overgrown and required clearing
- Noted previously observed discarded material from the fence repair near the corner of Piney Grove and Four Oaks Blvd. had been removed and area was now clear.
- Repaired downed STOP sign down at the Corner of Crimson Clover Way and Mystic Place. (Photos attached)
- Visually inspected concrete grinding and boardwalk conditions near Esplanade Way.



- Repaired small pothole on Central Lake Trail near Memorial Walkway.
- Contacted “That #1 Painter” and scheduled a meeting to discuss the painting project involving the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr. Met with vendor and received a third quote for services.
- Collaborated with GMS Consultant (RB) to provide additional education and support to the Southwood Homeowners Association regarding concern pertaining to homeowner’s sidewalk trees near 3578 Biltmore Avenue. Coordinated with All Pro Landscaping to trim the trees and turn on irrigation controller which identified the installed irrigation as belonging to homeowner and not the Community Development District.
- Met with All Pro Landscaping Operations Manager to discuss two separate areas on the Central Lake Trail and Maple Ridge Trail that require asphalt patching.
- Identified and marked concrete for repair on Spider Lilly Way
- Identified and marked 2 additional areas on Lake Verdura Trail for concrete patching.
- Met with Longview Land Clearing to discuss brush-hogging/trimming of identified overgrown stormwater ponds that currently contain water.

- Obtained supplies to complete concrete repair/patching previously identified on Lake Verdura Trail. Temporary concrete forms were installed, and concrete patching was completed.



- Provided oversight and direction to Longview Land Clearing for Central Park Pond trimming and edging.
- Reviewed and approved proposal received from All Pro Landscaping for 2 replacement irrigation control boxes.
- Coordinated with Longview Land Clearing to re-mow and edge the perimeter of Pond WD-162 and WD-290 with the brush-hog/excavator. Arranged trash and debris pick-up with All Pro Landscaping.



- Received concern from resident residing at 4224 Summertree Drive regarding a suspected water leak. The resident advised the leak is close to the street on the southeast corner of the CDD conservation area near the oak tree. All Pro Landscaping investigated the leak and determined it to be a main water line. Location was called in for further repairs.
- Met with All Pro Landscaping Operations Manager to discuss current operations and knowledge share to improve overall understanding of contracted activities and District Operations.

- Established a meeting with the Southwood Golf Course Maintenance Supervisor for introductions and to discuss ongoing homeowner concern pertaining to the overgrowth and unmaintained appearance of stormwater pond on golf course property. FL-162.
- Submitted Special Event Permit for Southwood Halloween Community Event to City of Tallahassee Special Events office with Parks, Recreation and Neighborhood Affairs. Request forwarded to Tallahassee Police Department for coordination. Updated insurance certificate required upon renewal.
- Provided oversight to Apogee Signs during the installation of the new Southwood Neighborhood sign off Blairstone Road.



- Walked Riverton Trail and utilized pink spray paint to mark 2" rise in sidewalk.

Week 4 (September 22 – September 30)

- The homeowners residing at 4048 Shady View Lane came to the GMS office to request a site visit from the Operations Manager and GMS Consultant to determine if their residential tree could be added to the scheduled damaged and diseased tree removal scope of work due to the proximity of their residence to the project site. Operations Manager and GMS Consultant were advised the tree located at 4048 Shady View Lane was previously determined to be healthy by a licensed arborist and the request to amend the scope of work to add the residential tree was declined (CD)
- Provided oversight and supervision to Miller's Tree Service as the tree removal project at Unit 17 was accomplished. 13 Pine trees were removed as outlined in approved scope of work.
- Coordinated with All Pro Landscaping to dispatch a two-person crew to stormwater pond WD-240 to remove island of vegetation. Due to drought conditions vegetation mat was rooted to dry pond bottom. Reassessed scope of work with All Pro Landscaping to utilize additional manpower and heavy equipment to clear the stormwater pond of overgrowth.



- Coordinated with All Pro Landscaping Operations Manager to treat wasp nests located in the ceiling of the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr.
- Attended City of Tallahassee Growth Management Pre-Submittal Meetings for MDR20, MDR21, and LSF11.
- Reviewed all quotes and approved Seabreeze Handyman to complete the painting project involving the gazebo located off the corner of Mulberry Park Blvd and Greyfield Dr.
- Additional communication was sent to SE Concrete to schedule stormwater repairs. Will follow up in them in two weeks to reassess schedule (CD)
- I received a phone call from 5K Race Organizer regarding the use of Central Park. Requested detailed proposal for possible Board discussion at next scheduled meeting. (CD)
- Received a residential concern regarding the irrigation and excess water in the green space located on the corner of Poe Place and Thoreau Avenue. Contacted All Pro Landscaping for assistance with the irrigation assessment. Irrigation Pressure Relief Valve (PRV) was adjusted. All Pro Landscaping will follow-up to ensure success of corrective action. Reporting homeowner was contacted to provide a resolution update.
- Met with applicant for the Memorial tree program to discuss possible location of an approved Oak tree.
- Received, reviewed and approved We Build Fun vendor quote (formerly Miracle Restoration) for 85 cubic yards of engineered wood fiber mulch for tot lot at Central Park Lake.

If you have any questions or comments regarding the above information, please contact me at jfallis@gmsnf.com

Thank you,

Justin Fallis
Operations Manager
Governmental Management Services