

CAPITAL REGION
Community Development District

January 8, 2026

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

January 1, 2026

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, January 8, 2026 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers, Resolution 2026-02
- IV. Acceptance of Fiscal Year 2025 Audit Report
- V. Discussion of Unit 17 Landscape Maintenance
- VI. Approval of Consent Agenda
 - A. Approval of the Minutes of the December 11, 2025 Meeting
 - B. Balance Sheet as of November 30, 2025, and Statement of Revenues & Expenditures for the Period Ending November 30, 2025
 - C. Allocation of Assessment Receipts
 - D. Check Register

VI. Staff Reports

A. Attorney

B. District Manager

C. Property Management

1. All Pro Reports

2. Operations Memorandum

VIII. Supervisors Requests

IX. Audience Comments

X. Next Scheduled Meeting: February 12, 2026 @ 6:30 p.m.

XI. Adjournment

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

Sincerely,

Corbin deNagy

Corbin deNagy

District Manager

Community Interest:

A. Roadways – *Supervisor Urban*

B. Landscaping Conservation Areas – *Supervisor Reglat*

C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Reglat*

D. Budget / Bond Refinancing – *Chairman Vogel*

E. HOA Coordination – *Supervisor Rojas*

F. City/County Coordination – *Supervisor Rojas*

G. Community Liaison – *Supervisor Burns*

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2026-02

A RESOLUTION DESIGNATING OFFICERS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Capital Region Community Development District at a regular business held on January 8, 2026 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Capital Region Community Development District, Leon County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated December 8, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Capital Region Community Development District, Leon County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,559,190).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,561,752, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,895,826, an increase of \$137,827 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned to capital reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 2,936,911	\$ 1,386,623
Capital assets, net of depreciation	13,170,150	14,938,378
Total assets	16,107,061	16,325,001
Deferred outflows of resources	89,155	105,123
Current liabilities	440,708	2,037,099
Long-term liabilities	19,314,698	19,513,967
Total liabilities	19,755,406	21,551,066
Net position		
Net investment in capital assets	(6,055,393)	8,959,972
Restricted	1,074,040	331,535
Unrestricted	1,422,163	(14,412,449)
Total net position	\$ (3,559,190)	\$ (5,120,942)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 4,748,133	\$ 5,733,073
Operating grants and contributions	160,389	-
General revenues		
Miscellaneous	-	940
Investment earnings	69,977	211,061
Total revenues	<u>4,978,499</u>	<u>5,945,074</u>
Expenses:		
General government	177,029	156,103
Physical environment	2,217,480	2,346,106
Interest	1,021,687	1,233,393
Bond issuance costs	551	-
Total expenses	<u>3,416,747</u>	<u>3,735,602</u>
Change in net position	<u>1,561,752</u>	<u>2,209,472</u>
Net position - beginning	<u>(5,120,942)</u>	<u>(7,330,414)</u>
Net position - ending	<u>\$ (3,559,190)</u>	<u>\$ (5,120,942)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$3,416,747. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and interest income in the current and prior years. During the current fiscal year, the District also received grant revenues from FEMA for tornado damages. In total, expenses decreased from the prior year mainly as a result of a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$23,120,081 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,949,931 has been taken, which resulted in a net book value of \$13,170,150. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$19,320,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Capital Region Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 244,370
Investments	1,288,673
Grant receivable	12,299
Prepaid items and deposits	28,752
Restricted assets:	
Investments	1,362,817
Capital assets:	
Depreciable, net	<u>13,170,150</u>
Total assets	<u>16,107,061</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>89,155</u>
Total deferred outflows of resources	<u>89,155</u>
LIABILITIES	
Accounts payable	17,918
Accrued interest payable	399,623
Unearned revenue	23,167
Non-current liabilities:	
Due within one year	1,590,000
Due in more than one year	<u>17,724,698</u>
Total liabilities	<u>19,755,406</u>
NET POSITION	
Net investment in capital assets	(6,055,393)
Restricted for debt service	1,074,040
Unrestricted	<u>1,422,163</u>
Total net position	<u>\$ (3,559,190)</u>

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Operating	Governmental Activities		
		Charges for Services			
Primary government:					
Governmental activities:					
General government	\$ 177,029	\$ 177,029	\$ -	\$ -	
Physical environment	2,217,480	1,848,394	86,093	(282,993)	
Bond issue costs	551	-	-	(551)	
Interest on long-term debt	1,021,687	2,722,710	74,296	1,775,319	
Total governmental activities	<u>3,416,747</u>	<u>4,748,133</u>	<u>160,389</u>	<u>1,491,775</u>	
General revenues:					
Investment earnings				69,977	
Total general revenues				<u>69,977</u>	
Change in net position				1,561,752	
Net position - beginning				(5,120,942)	
Net position - ending				<u>\$ (3,559,190)</u>	

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 243,836	\$ -	\$ 534	\$ 244,370
Investments	728,912	1,362,817	559,761	2,651,490
Grant receivable	12,299	-	-	12,299
Due from other funds	-	110,846	-	110,846
Prepaid items	28,752	-	-	28,752
Total assets	\$ 1,013,799	\$ 1,473,663	\$ 560,295	\$ 3,047,757
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 17,918	\$ -	\$ -	\$ 17,918
Due to other funds	110,846	-	-	110,846
Unearned revenue	23,167	-	-	23,167
Total liabilities	151,931	-	-	151,931
Fund balances:				
Nonspendable:				
Prepaid items	28,752	-	-	28,752
Restricted for:				
Debt service	-	1,473,663	-	1,473,663
Assigned to:				
Capital reserves	-	-	560,295	560,295
Unassigned	833,116	-	-	833,116
Total fund balances	861,868	1,473,663	560,295	2,895,826
Total liabilities and fund balances	\$ 1,013,799	\$ 1,473,663	\$ 560,295	\$ 3,047,757

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$ 2,895,826
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.	
Cost of capital assets	23,120,081
Accumulated depreciation	<u>(9,949,931)</u> 13,170,150
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.	89,155
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.	
Accrued interest payable	(399,623)
Bonds payable	<u>(19,314,698)</u> (19,714,321)
Net position of governmental activities	<u><u>\$ (3,559,190)</u></u>

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,025,423	\$ 2,722,710	\$ -	\$ 4,748,133
Grant revenue	86,093	-	-	86,093
Interest earnings	44,966	74,296	25,011	144,273
Total revenues	<u>2,156,482</u>	<u>2,797,006</u>	<u>25,011</u>	<u>4,978,499</u>
EXPENDITURES				
Current:				
General government	177,029	-	-	177,029
Physical environment	1,656,917	-	737	1,657,654
Debt service:				
Principal	-	1,785,000	-	1,785,000
Interest	-	1,038,739	-	1,038,739
Bond issuance costs	-	551	-	551
Capital outlay	-	-	181,699	181,699
Total expenditures	<u>1,833,946</u>	<u>2,824,290</u>	<u>182,436</u>	<u>4,840,672</u>
Excess (deficiency) of revenues over (under) expenditures	322,536	(27,284)	(157,425)	137,827
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	(168,500)	-	168,500	-
Total other financing sources (uses)	<u>(168,500)</u>	<u>-</u>	<u>168,500</u>	<u>-</u>
Net change in fund balances	154,036	(27,284)	11,075	137,827
Fund balances - beginning	<u>707,832</u>	<u>1,500,947</u>	<u>549,220</u>	<u>2,757,999</u>
Fund balances - ending	<u>\$ 861,868</u>	<u>\$ 1,473,663</u>	<u>\$ 560,295</u>	<u>\$ 2,895,826</u>

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 137,827
Amounts reported for governmental activities in the statement of activities	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	181,699
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	1,785,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(559,826)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.□	(731)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.□	(15,968)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	33,751
Change in net position of governmental activities	<u>\$ 1,561,752</u>

See notes to the financial statements

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Capital Region Community Development District ("District") was created on February 28, 2000 by Rule 42CC-1, Florida Administrative Code of the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to residents and non-residents of the District who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Note covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	10 - 50
Buildings and Improvements	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Note premiums and discounts are deferred and amortized over the life of the Notes. Notes payable are reported net of applicable premiums or discounts. Note issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Note covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board or as otherwise provided in its budget resolution.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
Florida PRIME	\$ 1,288,673	S&P AAAm	Weighted average of the fund portfolio: 47 days
First American Government Obligations Fund Class Y	1,142,044	S&P AAAm	Weighted average of the fund portfolio: 45 days
First American Government Obligations Fund Class Z	220,773		Weighted average of the fund portfolio: 45 days
	<u>\$ 2,651,490</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 110,846
Debt service	110,846	-
Total	\$ 110,846	\$ 110,846

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 168,500
Capital projects	168,500	-
Total	\$ 168,500	\$ 168,500

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital project fund were made in accordance with the budget.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 20,626,284	\$ 181,699	\$ -	\$ 20,807,983
Buildings and improvements	2,312,098	-	-	2,312,098
Total capital assets, being depreciated	<u>22,938,382</u>	<u>181,699</u>	<u>-</u>	<u>23,120,081</u>
Less accumulated depreciation for:				
Infrastructure	7,954,976	482,756	-	8,437,732
Buildings and improvements	1,435,129	77,070	-	1,512,199
Total accumulated depreciation	<u>9,390,105</u>	<u>559,826</u>	<u>-</u>	<u>9,949,931</u>
Total capital assets being depreciated	<u>13,548,277</u>	<u>(378,127)</u>	<u>-</u>	<u>13,170,150</u>
Governmental activities capital assets, net	<u>\$ 13,548,277</u>	<u>\$ (378,127)</u>	<u>\$ -</u>	<u>\$ 13,170,150</u>

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2013

On December 30, 2013, the District issued \$9,855,000 of Capital Improvement Revenue Refunding Bonds Series 2013. In September 2024, the Series 2013 Bonds were reissued. The reissued Series 2013 Bonds are comprised of Term Bonds with fixed interest rates from 5.25% to 6% and are due on May 1, 2032. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2032.

A portion of the reissued Series 2013 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the current fiscal year the District collected prepaid assessments from a homeowner. The prepaid assessments were used to prepay \$40,000 in principal on the reissued Series 2013 Bonds.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to refund the Series 2002A Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

During the fiscal year ended September 30, 2024, the Series 2013 Bonds were reissued. According to the amended indenture, upon approval by the Bondholders, legally available funds were used to make a prepayment on the Series 2013 Bonds which resulted in a decrease in future payments and the related interest. The revisions included removal of the reserve account requirement for the Series 2013 Bonds among other changes as stated in the trust indenture.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2018

On March 29, 2018, the District issued \$16,935,000 of Capital Improvement Revenue Refunding Bonds Series 2018A-1, and \$2,675,000 of Capital Improvement Revenue Refunding Bonds Series 2018A-2. The Series 2018A-1 Bonds are comprised of Term Bonds with due dates from May 1, 2023 to May 1, 2039 and fixed interest rates ranging from 4.125% to 5.125%. The Series 2018A-2 Bonds are comprised of Term Bonds with due dates from May 1, 2023 to May 1, 2031 and fixed interest rates ranging from 3.875% to 4.6%. The Series 2018A-1 Bonds were issued to refund the District's previously outstanding Series 2008A Bonds and the Series 2018A-2 Bonds were issued to refund the previously outstanding Series 2011A-2 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2018A-1 is to be paid serially commencing May 1, 2018 through May 1, 2039. Principal on the Series 2018A-2 Bonds is to be paid serially commencing May 1, 2018 through May 1, 2031.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$175,000 of the Series 2018A-1 and \$40,000 of the Series 2018A-2. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to refund the Series 2008A Bonds and 2011A-2 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

Series 2021

In March 2021, the District issued \$2,800,000 of Capital Improvement Revenue Refunding Bonds Series 2021 due May 1, 2031, with a fixed interest rate of 2.5%. The Bonds were issued to refund a portion of the District's previously outstanding Capital Improvement Revenue refunding Bonds Series 2011A-1. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2031.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to refund the Series 2011A-1 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 4,805,000	\$ -	\$ 525,000	\$ 4,280,000	\$ 510,000
Less: original issue discount	(8,288)	-	(1,080)	(7,208)	-
Series 2018 A-1	12,680,000	-	755,000	11,925,000	605,000
Series 2018 A-2	1,585,000	-	235,000	1,350,000	200,000
Plus: original issue premium	2,255	-	349	1,906	-
Series 2021	2,035,000	-	270,000	1,765,000	275,000
Total	\$ 21,098,967	\$ -	\$ 1,784,269	\$ 19,314,698	\$ 1,590,000

NOTE 7 - LONG TERM LIABILITIES (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,590,000	\$ 959,096	\$ 2,549,096
2027	1,670,000	885,712	2,555,712
2028	1,745,000	808,510	2,553,510
2029	1,825,000	727,610	2,552,610
2030	1,925,000	639,246	2,564,246
2031-2035	6,255,000	1,932,514	8,187,514
2036-2039	4,310,000	566,314	4,876,314
	<u>\$ 19,320,000</u>	<u>\$ 6,519,002</u>	<u>\$ 25,839,002</u>

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 - GRANT REVENUE

During the current fiscal year, the District recorded grant revenue from FEMA as a result of tornado damages that occurred within the District. The District recorded \$86,096, of which \$12,299 is recorded as a receivable as of September 30, 2025.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$120,000 and \$5,000 of the Series 2018A-1 and 2018A-2 Bonds, respectively. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 2,010,658	\$ 2,025,423	\$ 14,765
Grant revenue	-	86,093	86,093
Interest earnings	30,000	44,966	14,966
Total revenues	<u>2,040,658</u>	<u>2,156,482</u>	<u>115,824</u>
EXPENDITURES			
Current:			
General government	195,139	177,029	18,110
Physical environment	<u>1,677,019</u>	<u>1,656,917</u>	<u>20,102</u>
Total expenditures	<u>1,872,158</u>	<u>1,833,946</u>	<u>38,212</u>
Excess (deficiency) of revenues over (under) expenditures	168,500	322,536	154,036
OTHER FINANCING SOURCES (USES)			
Interfund transfers in / (out)	(168,500)	(168,500)	-
Total other financing sources (uses)	<u>(168,500)</u>	<u>(168,500)</u>	<u>-</u>
Net change in fund balances	<u>\$ -</u>	<u>154,036</u>	<u>\$ 154,036</u>
Fund balance - beginning		<u>707,832</u>	
Fund balance - ending		<u>\$ 861,868</u>	

See notes to required supplementary information

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA**
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	13
Employee compensation	\$6,600
Independent contractor compensation	\$1,906,246
Construction projects to begin on or after October 1; (\$65K)	
Playground system	\$159,999
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$132.77 - \$16,212.38 Debt service - \$156.69 - \$21,400.59
Special assessments collected	
Operations and maintenance	\$2,025,423
Debt service	\$2,722,710
Outstanding Bonds:	
Series 2013 due May 1, 2032, see Note 7 for details	\$4,280,000
Series 2018A-1 due May 1, 2039, see Note 7 for details	\$11,925,000
Series 2018A-2 due May 1, 2031, see Note 7 for details	\$1,350,000
Series 2021 due May 1, 2031, see Note 7 for details	\$1,765,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Capital Region Community Development District, Leon County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 8, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 8, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have examined Capital Region Community Development District, Leon County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements. We are required to be independent and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to the examination engagement.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Capital Region Community Development District, Leon County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 8, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Capital Region Community Development District, Leon County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 8, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 8, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Capital Region Community Development District, Leon County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Capital Region Community Development District, Leon County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 8, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SIXTH 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, December 11, 2025 at 6:33 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	GMS Consultant
Justin Fallis	Field Operations
Kim Bishop	All-Pro
Kevin Eason	HOA

The following is a summary of the actions taken at the December 11, 2025 Capital Region Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Urban called the meeting to order at 6:33 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation Letter from Supervisor Burns**

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor Supervisor Burns' resignation was accepted.

B. Discussion to Fill Unexpired Term of Office (11/2026)

After discussion of the timeline staff was authorized to place a vacancy notice on the website and request the HOA to put it in their eblast. The deadline to receive letters of interest will be January 5th for review by the Board at the January 8th meeting.

FOURTH ORDER OF BUSINESS**Consideration of Proposal to Remove Town Center Pavers**

This item was tabled.

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of the Minutes of the November 13, 2025 Meeting**
- B. Balance Sheet as of October 31, 2025 and Statement of Revenues & Expenditures for the Period Ending October 31, 2025**
- C. Allocation of Assessments**
- D. Check Register**

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

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

There being no comments, the next item followed.

B. District Manager

There being no comments, the next item followed.

C. Property Management Report**1. All Pro Reports**

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

2. Operations Memorandum

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

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

Mr. Rojas asked can we ask the HOA at some point to address the tree debris that residents put in Central Park Lake and retention ponds?

Mr. deNagy stated we will get with the HOA and see if they will put out a notice.

Mr. Rojas stated I want to thank Susan for sitting on the board. She is the only one who has sat on the HOA and CDD boards. She has given back to this community tremendously.

Ms. Burns stated it has been my pleasure to serve and to work with this board. Keep fighting the good fight.

EIGHTH ORDER OF BUSINESS**Audience Comments**

A resident stated I want to know the status of the request for trees that I made at the last meeting.

Mr. Berlin stated the board has three options, one, they can spend money and plant trees, and we would have to get an operating permit to operate in the right of way and plant trees since there are not trees now. We will have to draw up a plan because the city is going to want to have a site drawing. At your end of the street where Shady View meets Four Oaks, people come around the corner, so they are going to want a site distance plan and probably the last two or three houses won't have trees. Two, going back to the city and say we want to get into the adopt-a-tree program and have the city come out and plant whatever their tree of the month is and plant them along there with the understanding that somebody takes care of them either the homeowner or the district. The district wouldn't really do anything other than put mulch around. I believe that is irrigated by homeowners. The third choice is to leave it exactly the way it is.

Mr. Rojas stated I would rather take a vote to turn the easement over to the homeowners.

Mr. Berlin stated there is precedent to do that.

Mr. Urban asked if the homeowner could plant whatever tree they want as long as it's approved by the City?

Mr. Rojas stated it would need to be approved by the HOA as well.

Mr. Berlin stated the homeowners would maintain the trees and their own grass.

Mr. Urban asked what do we have to do to make that happen?

Ms. Bishop stated measure it and deduct it from the spreadsheet.

Mr. Rojas stated we don't have to come up with that now, put it on the agenda for the next meeting.

Ms. Burns stated if we have to pay attorney fees to turn this area over it would be cheaper than paying for maintenance of the grass.

A resident stated the pavers you were talking about, there is metal around the trees.

Mr. Berlin stated it will come away and have a mulch tree ring around them.

A resident stated there are options instead of cutting the roots put something flexible over the roots that can be incorporated into the paving you want to do.

A resident asked can we do something with the pavers?

Ms. Bishop stated we can reuse them for rip rap, we do it all the time and it helps with the stormwater ponds and helps with the cost.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 8, 2026 at
6:30 p.m. at the Southwood Community
Center**

Mr. Urban stated the next meeting is going to be January 8, 2026, at 6:30 p.m. in the same location.

TENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 7:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
November 30, 2025



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Capital Region
Community Development District
Combined Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 85,059	\$ -	\$ -	\$ 85,059
Capital Reserve Account	- -	- -	398	398
Investments:				
State Board of Administration (SBA)	563,024	- -	563,714	1,126,739
<u>Series 2013</u>				
Revenue	- -	115,999	- -	115,999
<u>Series 2018A1</u>				
Reserve	- -	597,036	- -	597,036
Revenue	- -	111,507	- -	111,507
Prepayment	- -	- -	- -	- -
<u>Series 2018A2</u>				
Reserve	- -	129,090	- -	129,090
Revenue	- -	25,206	- -	25,206
<u>Series 2021</u>				
Revenue	- -	83,518	- -	83,518
Prepaid Expenses	102,490	- -	- -	102,490
Total Assets	\$ 750,574	\$ 1,062,356	\$ 564,112	\$ 2,377,042
Liabilities:				
Accounts Payable	\$ 5,789	\$ - -	\$ - -	\$ 5,789
Accrued Expenses	3,806	- -	- -	3,806
Total Liabilities	\$ 9,596	\$ - -	\$ - -	\$ 9,596
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 102,490	\$ - -	\$ - -	\$ 102,490
Restricted for:				
Debt Service	- -	1,062,356	- -	1,062,356
Assigned for:				
Capital Reserve Fund	- -	- -	564,112	564,112
Unassigned	638,488	- -	- -	638,488
Total Fund Balances	\$ 740,978	\$ 1,062,356	\$ 564,112	\$ 2,367,447
Total Liabilities & Fund Balance	\$ 750,574	\$ 1,062,356	\$ 564,112	\$ 2,377,042

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Tax Roll				
Special Assessments - Tax Roll	\$ 1,845,935	\$ 187,927	\$ 187,927	\$ -
Special Assessments - Direct St Joe	278,003	69,501	69,501	-
Interest	30,509	5,085	4,112	(973)
Miscellaneous Revenue	2,000	1,318	1,318	-
Total Revenues	\$ 2,156,446	\$ 263,830	\$ 262,857	\$ (973)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
PR-FICA	918	153	61	92
Engineering	15,000	2,500	-	2,500
Attorney	37,000	6,167	1,209	4,958
Annual Audit	4,025	-	-	-
Assessment Administration	13,826	13,826	13,826	(0)
Arbitrage Rebate	1,800	-	-	-
Dissemination Agent	8,507	1,418	1,418	(0)
Trustee Fees	15,520	-	-	-
Management Fees	60,352	10,059	10,059	0
Information Technology	3,367	561	561	(0)
Website Maintenance	1,443	240	241	(0)
Postage & Delivery	1,000	167	145	21
Insurance General Liability	13,957	13,957	13,142	815
Printing & Binding	200	33	5	29
Legal Advertising	3,500	583	178	405
Other Current Charges	2,500	417	754	(337)
Office Supplies	50	8	-	8
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,138	\$ 52,264	\$ 42,573	\$ 9,690

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 15,174	\$ 15,174	\$ 15,610	\$ (436)
Management Fees	157,557	26,260	26,260	-
Utilities-Electric/Water	60,000	10,000	9,209	791
Landscape Maintenance - Contract	1,164,365	194,061	195,278	(1,217)
Landscape Maint - New Units/Street Trees	5,500	917	-	917
Pond Maintenance - Contract	13,512	2,252	684	1,568
Pond Repairs - Current Units	50,000	8,333	-	8,333
Irrigation Maintenance - Contract	58,200	9,700	9,703	(3)
Irrigation Maintenance - New Units	500	83	-	83
Irrigation Repairs - Current Units	45,000	7,500	16,153	(8,653)
Preserve Maintenance	40,000	6,667	211	6,455
Tot Lot Inspection/Maintenance	4,800	4,800	6,021	(1,221)
Tree Removal/Trimming/Cleanup	38,000	6,333	9,540	(3,207)
Alleyway Maintenance	10,000	1,667	-	1,667
Miscellaneous Maintenance	20,000	3,333	6,298	(2,965)
Special Events	12,000	12,000	10,020	1,980
Other-Contingency	50,000	8,333	7,306	1,027
Capital Expenditures	25,000	4,167	-	4,167
Common Area Maintenance	23,000	23,000	28,881	(5,881)
Enhancement/Beautification	20,000	3,333	-	3,333
Subtotal Field Expenditures	\$ 1,812,608	\$ 347,913	\$ 341,174	\$ 6,739
Total Operations & Maintenance	\$ 1,812,608	\$ 347,913	\$ 341,174	\$ 6,739
Total Expenditures	\$ 2,007,747	\$ 400,177	\$ 383,747	\$ 16,430
Excess (Deficiency) of Revenues over Expenditure	\$ 148,700	\$ (136,347)	\$ (120,890)	\$ 15,457
<u>Other Financing Sources/(Uses):</u>				
Reserve for Capital - Transfer Out	(148,700)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (148,700)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (136,347)	\$ (120,890)	\$ 15,457
Fund Balance - Beginning	\$ -		\$ 861,868	
Fund Balance - Ending	\$ -		\$ 740,978	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Revenues</u>				
Interest	\$ 20,300	\$ 3,383	\$ 3,953	\$ 570
Total Revenues	\$ 20,300	\$ 3,383	\$ 3,953	\$ 570
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 100	\$ 136	\$ (36)
Capital Outlay	170,507	\$ 28,418	-	28,418
Total Expenditures	\$ 171,107	\$ 28,518	\$ 136	\$ 28,382
Excess (Deficiency) of Revenues over Expenditure	\$ (150,807)	\$ (25,135)	\$ 3,817	\$ 28,952
<u>Other Financing Sources/(Uses)</u>				
Reserve for Capital - Transfer In	\$ 148,700	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 148,700	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,107)	\$ (25,135)	\$ 3,817	\$ 28,952
Fund Balance - Beginning	\$ 572,475		\$ 560,295	
Fund Balance - Ending	\$ 570,368		\$ 564,112	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 31,343	\$ 31,343	\$ -
Special Assessments - Commercial Tax Roll	432,569	57,955	57,955	-
Interest Income	8,000	1,333	1,028	(305)
Total Revenues	\$ 763,949	\$ 90,631	\$ 90,326	\$ (305)
<u>Expenditures:</u>				
Interest - 11/1	\$ 125,619	\$ 125,619	\$ 125,619	\$ -
Interest - 5/1	125,619	-	-	-
Principal - 5/1	510,000	-	-	-
Total Expenditures	\$ 761,238	\$ 125,619	\$ 125,619	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 2,712	\$ (34,988)	\$ (35,293)	\$ (305)
Net Change in Fund Balance	\$ 2,712	\$ (34,988)	\$ (35,293)	\$ (305)
Fund Balance - Beginning	\$ 153,291		\$ 151,292	
Fund Balance - Ending	\$ 156,003		\$ 115,999	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Residential	\$ 298,247	\$ 28,907	\$ 28,907	\$ -
Special Assessments - Commercial Tax Roll	202,415	27,527	27,527	-
Special Assessments - Direct St Joe	712,537	-	-	-
Interest Income	20,000	3,333	6,257	2,924
Total Revenues	\$ 1,233,199	\$ 59,767	\$ 62,691	\$ 2,924
Expenditures:				
Interest - 11/1	\$ 300,816	\$ 300,816	\$ 300,816	\$ (0)
Speical Call - 11/1	-	-	120,000	(120,000)
Interest - 5/1	300,816	-	-	-
Principal - 5/1	605,000	-	-	-
Total Expenditures	\$ 1,206,631	\$ 300,816	\$ 420,816	\$ (120,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 26,568	\$ (241,049)	\$ (358,125)	\$ (117,076)
Net Change in Fund Balance	\$ 26,568	\$ (241,049)	\$ (358,125)	\$ (117,076)
Fund Balance - Beginning	\$ 458,541		\$ 1,066,668	
Fund Balance - Ending	\$ 485,109		\$ 708,543	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 2,940	\$ 2,940	\$ -
Interest Income	5,000	833	1,182	349
Total Revenues	\$ 279,147	\$ 3,774	\$ 4,123	\$ 349
Expenditures:				
Interest - 11/1	\$ 31,050	\$ 31,050	\$ 31,050	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	31,050	-	-	-
Principal - 5/1	200,000	-	-	-
Total Expenditures	\$ 262,100	\$ 31,050	\$ 36,050	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 17,047	\$ (27,276)	\$ (31,927)	\$ (4,651)
Net Change in Fund Balance	\$ 17,047	\$ (27,276)	\$ (31,927)	\$ (4,651)
Fund Balance - Beginning	\$ 51,319		\$ 186,223	
Fund Balance - Ending	\$ 68,366		\$ 154,296	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 35,627	\$ 35,627	\$ -
Interest Income	3,250	542	472	(70)
Total Revenues	\$ 322,187	\$ 36,169	\$ 36,099	\$ (70)
Expenditures:				
Interest - 11/1	\$ 22,063	\$ 22,063	\$ 22,063	\$ -
Interest - 5/1	22,063	-	-	-
Principal - 5/1	275,000	-	-	-
Total Expenditures	\$ 319,125	\$ 22,063	\$ 22,063	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 3,062	\$ 14,107	\$ 14,037	\$ (70)
Net Change in Fund Balance	\$ 3,062	\$ 14,107	\$ 14,037	\$ (70)
Fund Balance - Beginning	\$ 69,079		\$ 69,481	
Fund Balance - Ending	\$ 72,141		\$ 83,518	

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	\$ 1,845,935	\$ -	\$ 187,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,927	10.18%
Special Assessments - Direct St Joe	278,003	23,167	23,167	23,167	-	-	-	-	-	-	-	-	-	69,501	25.00%
Interest	30,509	2,200	1,913	-	-	-	-	-	-	-	-	-	-	4,112	13.48%
Miscellaneous Revenue	2,000	400	918	-	-	-	-	-	-	-	-	-	-	1,318	65.88%
Total Revenues	\$ 2,156,446	\$ 25,767	\$ 213,924	\$ 23,167	\$ -	\$ 262,857	12.19%								
Expenditures:															
<i>General & Administrative:</i>															
Supervisor Fees	\$ 12,000	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	6.67%
PR-FICA	918	31	31	-	-	-	-	-	-	-	-	-	-	61	6.67%
Engineering	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Attorney	37,000	992	217	-	-	-	-	-	-	-	-	-	-	1,209	3.27%
Annual Audit	4,025	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Assessment Administration	13,826	13,826	-	-	-	-	-	-	-	-	-	-	-	13,826	100.00%
Arbitrage Rebate	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Dissemination Agent	8,507	709	709	-	-	-	-	-	-	-	-	-	-	1,418	16.67%
Trustee Fees	15,520	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Management Fees	60,352	5,029	5,029	-	-	-	-	-	-	-	-	-	-	10,059	16.67%
Information Technology	3,367	281	281	-	-	-	-	-	-	-	-	-	-	561	16.67%
Website Maintenance	1,443	120	120	-	-	-	-	-	-	-	-	-	-	241	16.67%
Postage & Delivery	1,000	145	-	-	-	-	-	-	-	-	-	-	-	145	14.53%
Insurance General Liability	13,957	13,142	-	-	-	-	-	-	-	-	-	-	-	13,142	94.16%
Printing & Binding	200	3	1	-	-	-	-	-	-	-	-	-	-	5	2.25%
Legal Advertising	3,500	92	87	-	-	-	-	-	-	-	-	-	-	178	5.09%
Other Current Charges	2,500	698	56	-	-	-	-	-	-	-	-	-	-	754	30.16%
Office Supplies	50	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
Total General & Administrative	\$ 195,138	\$ 35,643	\$ 6,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,573	21.82%

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	\$ 15,174	\$ 15,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,610	102.87%
Management Fees	157,557	13,130	13,130	-	-	-	-	-	-	-	-	-	-	26,260	16.67%
Utilities-Electric/Water	60,000	5,402	3,806	-	-	-	-	-	-	-	-	-	-	9,209	15.35%
Landscape Maintenance - Contract	1,164,365	97,639	97,639	-	-	-	-	-	-	-	-	-	-	195,278	16.77%
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Pond Maintenance - Contract	13,512	342	342	-	-	-	-	-	-	-	-	-	-	684	5.06%
Pond Repairs - Current Units	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Irrigation Maintenance - Contract	58,200	4,851	4,851	-	-	-	-	-	-	-	-	-	-	9,703	16.67%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Irrigation Repairs - Current Units	45,000	7,000	9,153	-	-	-	-	-	-	-	-	-	-	16,153	35.90%
Preserve Maintenance	40,000	211	-	-	-	-	-	-	-	-	-	-	-	211	0.53%
Tot Lot Inspection/Maintenance	4,800	3,321	2,700	-	-	-	-	-	-	-	-	-	-	6,021	125.44%
Tree Removal/Trimming/Cleanup	38,000	2,340	7,200	-	-	-	-	-	-	-	-	-	-	9,540	25.11%
Alleyway Maintenance	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Miscellaneous Maintenance	20,000	4,926	1,372	-	-	-	-	-	-	-	-	-	-	6,298	31.49%
Special Events	12,000	7,057	2,964	-	-	-	-	-	-	-	-	-	-	10,020	83.50%
Other-Contingency	50,000	7,211	95	-	-	-	-	-	-	-	-	-	-	7,306	14.61%
Capital Expenditures	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Common Area Maintenance	23,000	1,856	27,025	-	-	-	-	-	-	-	-	-	-	28,881	125.57%
Enhancement/Beautification	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Subtotal Field Expenditures	\$ 1,812,608	\$ 170,896	\$ 170,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,174	18.82%
Total Operations & Maintenance	\$ 1,812,608	\$ 170,896	\$ 170,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,174	18.82%
Total Expenditures	\$ 2,007,747	\$ 206,540	\$ 177,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,747	19.11%
Excess (Deficiency) of Revenues over Expenditures	\$ 148,700	\$ (180,773)	\$ 36,716	\$ 23,167	\$ -	\$ (120,890)	-81.30%								
Other Financing Sources/Uses:															
Transfer In/(Out)	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Total Other Financing Sources/Uses	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Net Change in Fund Balance	\$ -	\$ (180,773)	\$ 36,716	\$ 23,167	\$ -	\$ (120,890)									

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	\$597,036
Reserve Fund Balance	597,036
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)
Less: Special Call 11/1/25	(\$120,000)
Current Bonds Outstanding	\$11,805,000

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	\$129,090
Reserve Fund Balance	129,090
 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)
Less: Special Call 11/1/25	(\$5,000)
 Current Bonds Outstanding	\$1,345,000

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	\$19,195,000

C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2026

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 2026 O&M	TOTAL ASSESSED
ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
LEON CO TAX ROLL	4178.91	\$298,246.88	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$1,845,934.81	\$3,689,225.46
TOTAL NET ASSESSED	4576.16	\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
% ASSESSMENTS		6.37%	19.55%	6.82%	5.86%	6.91%	9.11%	45.39%	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 2026 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,500.79	\$69,500.79
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$208,502.40	\$921,039.53
LEON CO DIST 1	11/19/25	\$1,011.38	\$0.00	\$1,575.03	\$0.00	\$1,096.61	\$0.00	\$3,933.12	\$7,616.14
LEON CO DIST 2	11/20/25	\$27,895.41	\$27,526.98	\$34,052.40	\$2,940.36	\$30,246.20	\$57,955.00	\$183,993.63	\$364,609.98
TOTAL RECEIVED TAX ROLL		\$28,906.79	\$27,526.98	\$35,627.43	\$2,940.36	\$31,342.81	\$57,955.00	\$187,926.75	\$372,226.12
TOTAL DUE TAX ROLL		\$269,340.09	\$174,888.30	\$283,310.25	\$271,206.99	\$292,037.79	\$368,207.86	\$1,658,008.06	\$3,316,999.34
PERCENT RECEIVED		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2026 O&M	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	25.00%	7.02%
% RECEIVED TAX ROLL		9.69%	13.60%	11.17%	1.07%	9.69%	13.60%	10.18%	10.09%

D.

**Capital Region
COMMUNITY DEVELOPMENT DISTRICT**

**Check Register
Fiscal Year 2026**

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

General Fund

11/1 - 11/30/25	3703-3718	\$369,935.32
	TOTAL CHECKS	\$369,935.32

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
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General Fund

11/1 - 11/30/25	80007	\$5,402.37
	TOTAL ACH	\$5,402.37

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
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Capital Reserve Fund

n/a

	TOTAL CHECKS	\$0.00
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	GRAND TOTAL	\$375,337.69
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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 1
*** CHECK DATES 11/01/2025 - 11/30/2025 *** CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 2
*** CHECK DATES 11/01/2025 - 11/30/2025 *** CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

CAPR CAPITAL REGION TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 3
*** CHECK DATES 11/01/2025 - 11/30/2025 *** CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		11/17/25	198477	202511	320-57200-46450					*	2,569.46		
				CONTR#15	IRR REP								
		11/17/25	198478	202511	320-57200-46450					*	433.76		
				CONTR#24	U#2 MAINLINE RP								
		11/17/25	198479	202511	320-57200-46450					*	312.35		
				CONTR#10	U#29 IRR REP								
		11/17/25	198480	202511	320-57200-46450					*	226.21		
				CONTR#6	IRR REP								
		11/17/25	198481	202511	320-57200-46450					*	840.85		
				CONTR#6	IRR REP								
		12/01/25	198476	202512	320-57200-46200					*	97,638.86		
				DEC 25	LANDSC CONTR UNITS								
		12/01/25	198476	202512	320-57200-46400					*	4,851.39		
				DEC 25	IRRIG CONTR UNITS								
						ALL-PRO LAND CARE OF TALLAHASSEE						119,304.48	003715
11/21/25	00205	11/10/25	171547-L	202511	320-57200-46910					*	4,765.00		
				U32	INST ROCK/SOD								
		11/10/25	171548-L	202511	320-57200-46910					*	17,348.47		
				U#23	SIDEWALK DEMO/REPOUR								
		11/14/25	171551-L	202511	320-57200-46910					*	1,156.54		
				ASPHALT	& CONCRETE REPAIR								
						ALL-PRO LANDSCAPING OF TALLAHASSEE						23,270.01	003716
11/21/25	00195	11/14/25	1005464	202511	320-57200-49400					*	2,963.82		
				HALLOWEEN EVENT									
						CITY OF TALLAHASSEE-GENERAL FND 001						2,963.82	003717
11/21/25	00371	11/13/25	14657	202511	320-57200-46485					*	1,500.00		
				SAFETY INSPECTION									
						PLAYGROUND GUARDIAN LLC						1,500.00	003718
						TOTAL FOR BANK B						369,935.32	

CAPR CAPITAL REGION TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 4
*** CHECK DATES 11/01/2025 - 11/30/2025 *** CAPITAL REGION - GENERAL FUND
BANK Z CAPITALREGION AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#	
11/29/25	00029	10/31/25	OCTOBER	202510	320-57200-43000						*	5,402.37			
			OCTOBER												
										CITY OF TALLAHASSEE - AUTO PAY			5,402.37	080007	
-----													-----		
													TOTAL FOR BANK Z	5,402.37	
													TOTAL FOR REGISTER	375,337.69	

CAPR CAPITAL REGION TCESSNA



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

Invoice

Date	Invoice #
10/30/2025	198395

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	11/29/2025

Description	Quantity	Rate	Amount
Unit 26: Mossy Creek Nature Trail Ext.			
Remove + Replace rotten deck board	1	130.00	130.00
47000			

Justin Fallis

11/05/2025

Thank you for your business! Please make checks payable to the address listed above. 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	\$130.00
Payments/Credits	\$0.00
Balance Due	\$130.00



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

Invoice

Date	Invoice #
11/6/2025	198461

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	12/6/2025

Description	Quantity	Rate	Amount
Unit 5, 17; Blairstone - Overseeding			
LESCO Double Eagle Seed 50 lb. (10 bags)	1	1,225.00	1,225.00
General Labor	2.45	60.00	147.00
Date of Service: 11/6/2025			
46900			

Justin Fallis 11/06/2025

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

\$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances

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

Total	\$1,372.00
Payments/Credits	\$0.00
Balance Due	\$1,372.00



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

Invoice

Date	Invoice #
10/28/2025	198384

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	11/27/2025

Description	Quantity	Rate	Amount
Unit 10: Yellow Jacket Nest - Insecticide			
Bifen XTS Insecticide 1 qt.	1	66.07	66.07
IPM Technician Labor Rate per hour	1	80.00	80.00
IPM Helper Labor Rate per hour	1	50.00	50.00
Field Manager	1	85.00	85.00
Date of Service: 10/23/2025			
46910			
<i>Justin Fallis</i>	10/28/2025		

Thank you for your business! Please make checks payable to the address listed above. 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	\$281.07
Payments/Credits	\$0.00
Balance Due	\$281.07



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

Invoice

Date	Invoice #
10/28/2025	198386

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	11/27/2025

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Mainline Repair 2569 Orange Ave			
2" SCH 40 90 Elbow	1	3.10	3.10
2" SCH 40 Coupling	1	2.06	2.06
Misc Fee	1	2.70	2.70
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 10/21/2025			
46450			
<i>Justin Fallis</i> 10/28/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$92.86
Payments/Credits	\$0.00
Balance Due	\$92.86



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

Invoice

Date	Invoice #
10/28/2025	198387

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	11/27/2025

Description	Quantity	Rate	Amount
Controller 3; Unit 1 - Irrigation Repair			
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2 1/2" SCH 40 90 Elbow SS	2	11.95	23.90
2" x 1 1/2" SCH 40 RED Bushing SS	1	3.82	3.82
Misc Fee	1	8.59	8.59
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Date of Service: 10/21/2025			
Damage Source: Normal Wear			
46450			
<i>Justin Fallis</i> 10/28/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$294.83
Payments/Credits	\$0.00
Balance Due	\$294.83



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

Invoice

Date	Invoice #
10/28/2025	198388

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	11/27/2025

Description	Quantity	Rate	Amount
Controller 23; Unit 17 - Irrigation Repair			
Hunter 2" Valve PGV-201	1	120.75	120.75
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" Slip-Fix	1	38.29	38.29
Misc Fee	1	12.53	12.53
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Date of Service: 10/21/2025			
Damage Source: Normal Wear			
46450			
<i>Justin Fallis</i>	10/28/2025		

Thank you for your business! Please make checks payable to the address listed above. 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	\$430.09
Payments/Credits	\$0.00
Balance Due	\$430.09



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

Invoice

Date	Invoice #
10/28/2025	198389

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	11/27/2025

Description	Quantity	Rate	Amount
Controller 7; Unit 23 - Mainline Repair			
3" SCH 40 Coupling SS	1	6.58	6.58
3" Repair Coupling (NO stop)	1	70.52	70.52
Misc Fee	1	15.06	15.06
Irrigation Technician Labor Rate per hour	5	85.00	425.00
Date of Service: 10/22/2025			
Damage Source: Normal Wear			
46450			
<i>Justin Fallis</i> 10/28/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$517.16
Payments/Credits	\$0.00
Balance Due	\$517.16



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

Invoice

Date	Invoice #
10/28/2025	198392

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	11/27/2025

Description	Quantity	Rate	Amount
Controller 10; Unit 29 - Irrigation Repair			
3/4" SCH 40 PVC Tee SSS	1	0.32	0.32
3/4" Swing Elbow MIPT x Spiral Barb	1	0.30	0.30
Misc Fee	1	2.57	2.57
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 10/23/2025			
Damage Source: Tree Damage			
46450			
<i>Justin Fallis</i> 10/28/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$88.19
Payments/Credits	\$0.00
Balance Due	\$88.19



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

Invoice

Date	Invoice #
10/31/2025	198447

Phone: 850-656-0208

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



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

Description	Quantity	Rate	Amount
Tree Pruning: Mossy Creek Nature Trail Prune storm damage limbs off Mossy Creek trail and leave debris in the woods.	1	2,340.00	2,340.00
. 46490			
<i>Justin Fallis</i> 11/03/2025			

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

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

Total	\$2,340.00
Payments/Credits	\$0.00
Balance Due	\$2,340.00



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

Invoice

Date	Invoice #
11/3/2025	198453

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	12/3/2025

Description	Quantity	Rate	Amount
Halloween Sign Installation and Removal & Trash Detail			
10-27-2025 - Installation of Halloween Signs			
General Labor Rate	2.5	60.00	150.00
10-31-2025 - Installation of Barricades			
General Labor Rate	3	60.00	180.00
11-1-2025 - Removal of Barricades & Halloween Signs			
General Labor Rate	3	60.00	180.00
10-31-2025 - Halloween Night Labor			
General Labor Rate - 15 people 4 hrs each.	60	60.00	3,600.00
Manager On-Duty			
Field Manager	4	85.00	340.00
11-1-2025 - Trash Detail			
General Labor Rate - 2 people 5 hrs each	10	60.00	600.00
49400			
halloween event			
Justin Fallis	11/03/2025		

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

\$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances

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

Total	\$5,050.00
Payments/Credits	\$0.00
Balance Due	\$5,050.00



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

Invoice

Date	Invoice #
11/4/2025	198457

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	12/4/2025

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Mainline Repair 2569 Orange Ave			
2" SCH 40 90 Elbow	2	3.10	6.20
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Miscellaneous Materials & Consumables	1	13.31	13.31
Irrigation Technician Labor Rate per hour	5	85.00	425.00
Date of Service: 10/29/2025			
46450			
<i>Justin Fallis</i> 11/05/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$457.01
Payments/Credits	\$0.00
Balance Due	\$457.01



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

Invoice

Date	Invoice #
11/4/2025	198458

Phone: 850-656-0208

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

46650



P.O. No.	Terms	Due Date
	Net 30	12/4/2025

Justin Fallis 11/05/2025

Description	Quantity	Rate	Amount
Controller 15; Orange Ave - Mainline Repair **Note: Sprayheads have not been installed yet.**			
6" SCH 40 PVC BE Pipe	60	6.80	408.00
2" SCH 40 PVC BE Pipe	60	1.05	63.00
2 1/2" SCH 40 Tee Soc	4	14.87	59.48
1/2" 90 Male Barb Fitting	4	5.73	22.92
Rectangular 14 x 19 Deep Square Valve Box	3	30.86	92.58
1800 FT Wire (red wire)	1	487.00	487.00
60 FT Wire (white)	1	18.60	18.60
2" SCH 40 PVC BE Pipe	60	1.05	63.00
1 1/2" SCH 40 PVC BE Pipe	60	0.81	48.60
3/4" SCH 40 PVC BE Pipe	100	0.33	33.00
3/4" X 1/2" PVC 90° ELL ST	4	1.95	7.80
2 1/2" SCH 40 Tee Soc	2	14.87	29.74
1 1/2" SCH 40 Tee	2	1.88	3.76
2" SCH 40 PVC Tee SSS	2	3.75	7.50
2" x 1 1/2" SCH 40 RED Bushing SS	3	3.82	11.46
1 1/2" x 1" PVC RED Bushing SS	2	2.75	5.50
1" x 3/4" SCH 40 RED Bushing S x FIPT	5	3.85	19.25
2" SCH 40 PVC BE Pipe	80	1.05	84.00
Wire	80	0.65	52.00
10" Valve Boxes	2	15.21	30.42
2" SCH 40 Coupling	1	2.06	2.06
1 1/2" SCH 40 PVC BE Pipe	60	0.81	48.60
1 1/2" x 1 1/2" x 1/2" Tee SST	4	8.75	35.00
1/2" 90 Male Barb Fitting	4	1.05	4.20
2" 90 SCH 80	2	18.20	36.40
Miscellaneous Materials & Consumables	1	210.04	210.04
Mini-Excavator Use	3	450.00	1,350.00
Irrigation Technician Labor Rate per hour	21.5	85.00	1,827.50
Irrigation Helper Labor Rate per hour	43	50.00	2,150.00
Date of Service: 10/15/2025, 10/20/2025, & 10/30/2025			
Damage Source: Construction Damage			

Thank you for your business! Please make checks payable to the address listed above. 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 \$7,211.41

Payments/Credits \$0.00

Balance Due \$7,211.41

AWARDS4U

1387 E Lafayette St
Tallahassee FL 32301
(850) 878-7187

Sales Order

#SO692273

Order Date: 11/6/2025

Bill To

Capital Region Community Development District
5385 N Nob Hill Rd
Sunrise FL 33351
United States

Ship To

Capital Region Community Development District
5385 N Nob Hill Rd
Sunrise FL 33351
United States

TOTAL

\$95.00

Customer

Capital Region Community Development District

Contact

Corbin Denagy

Email

cdenagy@gmsnf.com

Phone

904-710-0083

Memo**Payment Terms**

CIA

Customer PO#**Shipping Method**

Pick-Up In Store

Sales Rep

Jennifer Spath

Date Scheduled

11/14/2025

Quantity	Item	WO #	Reference	Unit Price	Amount
1	GS46 GARDEN STAKE w/ROD, 4 X 6		NEW REFERENCE //	\$95.00	\$95.00
1	PROOF - NEW ORDER PREP CHARGE			\$0.00	\$0.00

Subtotal	\$95.00
Shipping	\$0.00
Discount	\$0.00
Tax Total (0%)	\$0.00
Paid	\$0.00
Balance Due	\$95.00

REMIT TO:

1387 E Lafayette St
Tallahassee FL 32301
United States
FEIN #: 59-2788623

\$25.00 returned check fee.

Corbin Denagy

11/6/2025



SO692273

1 of 1



ACCOUNT NAME		ACCOUNT #	INV DATE
Capital Region Community		1127543	10/31/25
INVOICE #		CURRENT INVOICE TOTAL	
0007403287		\$91.64	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$91.64	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: NOVEMBER 30, 2025
Capital Region Community Governmental Management Services, LLC 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>
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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$86.66
10/14/25	PAYMENT - THANK YOU	-\$86.66

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/1/25	11686661	TAL Tallahassee Democrat	11613455		\$91.64

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	\$91.64
Service Fee 3.99%	\$3.66
*Cash/Check/ACH Discount	-\$3.66
*Payment Amount by Cash/Check/ACH	\$91.64
Payment Amount by Credit Card	\$95.30

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Capital Region Community		1127543		0007403287		\$91.64
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$91.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91.64
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		\$95.30
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

000112754300000000000074032870000916467171



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

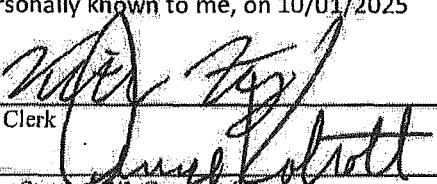
STATE OF WISCONSIN, COUNTY OF BROWN

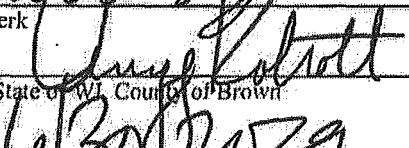
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public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

TAL Tallahassee Democrat 10/01/2025
TAL tallahassee.com 10/01/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025


Legal Clerk


Notary, State of WI, County of Brown


My commission expires

Publication Cost: \$91.64
Tax Amount: \$0.00
Payment Cost: \$91.64
Order No: 11686661 # of Copies:
Customer No: 1127543 1
PO #: 10/01/2025

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

**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, October 9, 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
10/1/2025 11686661

AMY KOKOTT
Notary Public
State of Wisconsin

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

Invoice

Invoice #: 579
Invoice Date: 11/1/25
Due Date: 11/1/25
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 - November 2025	340	5,029.33	5,029.33
Website Administration - November 2025	3511	120.25	120.25
Information Technology - November 2025	351	280.58	280.58
Dissemination Agent Services - November 2025	313	708.92	708.92
Copies	425	1.05	1.05
<hr/>			
		Total	\$6,140.13
		Payments/Credits	\$0.00
		Balance Due	\$6,140.13

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3643371
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. 3643371
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/16/25	S. Sandy	1.40	434.00	Review requirements for remote online notarization for recorded documents; confer regarding same
09/17/25	S. Sandy	0.20	62.00	Confer with Sweeting
TOTAL HOURS		1.70		
TOTAL FOR SERVICES RENDERED				\$534.50
TOTAL CURRENT AMOUNT DUE				<u>\$534.50</u>



10/30/2025

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	11/5/2025	\$342.00

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

00000000018515001000000032259200000003420039

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 11/14/2025

Invoice 2089312

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/4/2025	Water Management - Monthly		\$342.00	\$0.00	\$342.00

I added beneficial bacteria and nutrient abatement to the pond. Please contact Jim Hawkins with any questions. Thank you

46500

Justin Fallis 11/06/2025

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

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice: \$342.00 **This Invoice Total:** \$342.00

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

Customer #: 708277 **Corporate Address**
Portal Registration #: C96B1461 4651 Salisbury Rd, Suite 155
Customer E-mail(s): cdenagy@gmsnf.com, tcessna@gmssf.com, jfallis@gmsnf.com Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

Invoice

Invoice #: 578
Invoice Date: 11/1/25
Due Date: 11/1/25
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 - November 2025		13,129.75	13,129.75

Alison Morsing

11-7-25

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

**CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 26**

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
		R101	R102	R201	R202				
NET ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON CO TAX ROLL	4178.91	\$298,246.88	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$1,845,934.81	\$3,689,225.46
GROSS LEON CO TAX ROLL		\$320,695.57	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$1,984,876.14	\$3,966,909.10
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,333.86	\$46,333.86
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$231,669.33	\$944,206.46
LEON CO DIST 1	11/19/25	\$1,011.38	\$0.00	\$1,575.03	\$0.00	\$1,096.61	\$0.00	\$3,933.12	\$7,616.14
LEON CO DIST 2	11/20/25	\$27,895.41	\$27,526.98	\$34,052.40	\$2,940.36	\$30,246.20	\$57,955.00	\$183,993.63	\$364,609.98
LEON CO DIST 3									\$0.00
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$28,906.79	\$27,526.98	\$35,627.43	\$2,940.36	\$31,342.81	\$57,955.00	\$187,926.75	\$372,226.12
NET DUE TAX ROLL		\$269,340.09	\$174,888.30	\$283,310.25	\$271,206.99	\$292,037.79	\$368,207.86	\$1,658,008.06	\$3,316,999.34
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.67%	4.68%
% RECEIVED TAX ROLL		9.69%	13.60%	11.17%	10.07%	9.69%	13.60%	10.18%	10.09%
DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	n/a	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100			
11/21/25	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		CHECKS	
	\$56,433.77		\$35,627.43	\$2,940.36		\$89,297.81		3710-3713	
Total transferred		\$56,433.77	\$35,627.43	\$2,940.36		\$89,297.81			
Total DUE		\$0.00	\$0.00	\$0.00		\$0.00			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
		R101	R102	R201	R202				
NET ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON CO TAX ROLL	4178.91	\$298,246.88	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$1,845,934.81	\$3,689,225.46
GROSS LEON CO TAX ROLL		\$320,695.57	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$1,984,876.14	\$3,966,909.10
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,333.86	\$46,333.86
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$231,669.33	\$944,206.46
LEON CO DIST 1	11/19/25	\$1,011.38	\$0.00	\$1,575.03	\$0.00	\$1,096.61	\$0.00	\$3,933.12	\$7,616.14
LEON CO DIST 2	11/20/25	\$27,895.41	\$27,526.98	\$34,052.40	\$2,940.36	\$30,246.20	\$57,955.00	\$183,993.63	\$364,609.98
LEON CO DIST 3									\$0.00
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$28,906.79	\$27,526.98	\$35,627.43	\$2,940.36	\$31,342.81	\$57,955.00	\$187,926.75	\$372,226.12
NET DUE TAX ROLL		\$269,340.09	\$174,888.30	\$283,310.25	\$271,206.99	\$292,037.79	\$368,207.86	\$1,658,008.06	\$3,316,999.34
PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED	
% RECEIVED DIRECT INVOICE	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.67%	4.68%	
% RECEIVED TAX ROLL	9.69%	13.60%	11.17%	1.07%	9.69%	13.60%	10.18%	10.09%	
DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-10100	001.300.10100.01000	
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a	
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a	
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-10900			
11/21/25	\$56,433.77		\$35,627.43	\$2,940.36		\$89,297.81		3710-3713	
Total transferred	\$56,433.77		\$35,627.43	\$2,940.36		\$89,297.81			
Total DUE	\$0.00		\$0.00	\$0.00		\$0.00			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
		R101	R102	R201	R202	\$278,003.19	\$990,540.32		
NET ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON CO TAX ROLL	4178.91	\$298,246.88	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$1,845,934.81	\$3,689,225.46
GROSS LEON CO TAX ROLL		\$320,695.57	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$1,984,876.14	\$3,966,909.10
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,333.86	\$46,333.86
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$231,669.33	\$944,206.46
LEON CO DIST 1	11/19/25	\$1,011.38	\$0.00	\$1,575.03	\$0.00	\$1,096.61	\$0.00	\$3,933.12	\$7,616.14
LEON CO DIST 2	11/20/25	\$27,895.41	\$27,526.98	\$34,052.40	\$2,940.36	\$30,246.20	\$57,955.00	\$183,993.63	\$364,609.98
LEON CO DIST 3								\$0.00	\$0.00
LEON CO DIST 4								\$0.00	\$0.00
LEON CO DIST 5								\$0.00	\$0.00
LEON CO DIST 6								\$0.00	\$0.00
LEON CO DIST 7								\$0.00	\$0.00
LEON CO DIST 8								\$0.00	\$0.00
LEON CO DIST 9								\$0.00	\$0.00
LEON CO DIST 10								\$0.00	\$0.00
TAX CERTIFICATES INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$28,906.79	\$27,526.98	\$35,627.43	\$2,940.36	\$31,342.81	\$57,955.00	\$187,926.75	\$372,226.12
NET DUE TAX ROLL		\$269,340.09	\$174,888.30	\$283,310.25	\$271,206.99	\$292,037.79	\$368,207.86	\$1,658,008.06	\$3,316,999.34
PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED	
% RECEIVED DIRECT INVOICE	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.67%	4.68%	
% RECEIVED TAX ROLL	9.69%	13.60%	11.17%	1.07%	9.69%	13.60%	10.18%	10.09%	
DATE	001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a	
11/21/25	vendor# 106 001-300-20700-10800	vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			CHECKS		
Total transferred	\$56,433.77	\$35,627.43	\$2,940.36		\$89,297.81		3710-3713		
Total DUE	\$0.00	\$0.00	\$0.00		\$0.00				



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

Invoice

Date	Invoice #
11/12/2025	198471

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	12/12/2025

Description	Quantity	Rate	Amount
Irrigation Repair - Cummings Park			
Hunter 2" Valve PGV-201	1	120.75	120.75
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Miscellaneous Materials & Consumables	1	6.17	6.17
Date of Service: 11/10/2025			
46450			
<i>Justin Fallis</i> 11/12/2025			

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

\$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances

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

Total	\$211.92
Payments/Credits	\$0.00
Balance Due	\$211.92



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

Invoice

Date	Invoice #
9/23/2025	198280

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	10/23/2025

Description	Quantity	Rate	Amount
Tree Removal: Unit 17: Shay View Ln Remove 13 pines and removal of storm broken branches near the lake off shady view, cut stumps low and haul		7,200.00 post to October	7,200.00
46490			

Justin Fallis 09/23/2025

Thank you for your business! Please make checks payable to the address listed above. 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	\$7,200.00
Payments/Credits	\$0.00
Balance Due	\$7,200.00



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

Invoice

Date	Invoice #
11/11/2025	198464

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	12/11/2025

Description	Quantity	Rate	Amount
Controller 7; Unit 23 - Irrigation Repair			
Hunter 2" Valve PGV-201	1	120.75	120.75
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" Slip-Fix	1	38.29	38.29
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Miscellaneous Materials & Consumables	1	12.90	12.90
Date of Service: 11/4/2025			
46450			
<i>Justin Fallis</i> 11/12/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$442.96
Payments/Credits	\$0.00
Balance Due	\$442.96



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

Invoice

Date	Invoice #
11/11/2025	198466

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	12/11/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Valve Replace			
3" Hunter Valve	1	386.50	386.50
3" Male Adapter PVC TXS	2	6.48	12.96
3" Repair Coupling (NO stop)	1	70.52	70.52
Rectangular Valve Box	1	32.21	32.21
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Irrigation Technician Labor Rate per hour	6	85.00	510.00
Miscellaneous Materials & Consumables	1	30.74	30.74
Date of Service: 11/5/2025			
46450			
<i>Justin Fallis</i> 11/12/2025			

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

\$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances

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

Total	\$1,055.43
Payments/Credits	\$0.00
Balance Due	\$1,055.43



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

Invoice

Date	Invoice #
11/11/2025	198467

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	12/11/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
I 40 Rotor	1	125.93	125.93
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Miscellaneous Materials & Consumables	1	6.33	6.33
Date of Service: 11/6/2025			
46450			
<i>Justin Fallis</i> 11/12/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$217.26
Payments/Credits	\$0.00
Balance Due	\$217.26



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

Invoice

Date	Invoice #
11/11/2025	198468

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/11/2025

Description	Quantity	Rate	Amount
Unit 32: Green Space - Irrigation Repair			
4" Rotor	3	6.76	20.28
Barb Coupler	1	1.10	1.10
3/4" 90 Male Barb	1	1.85	1.85
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Miscellaneous Materials & Consumables	1	5.80	5.80
Date of Service: 11/6/2025			
46450			
<i>Justin Fallis</i> 11/12/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$199.03
Payments/Credits	\$0.00
Balance Due	\$199.03

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

INVOICE

Date	Invoice #
12/1/2025	198476

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

P.O. No.	Terms	Project
Budget 2025-26	Due on receipt	Maintenance

Quantity	Description	Rate	Amount	
	CRCDD Monthly Maintenance for December FY 2025 Landscape - New Units* Landscape - Contracted Units Irrigation - New Units ** Irrigation - Contracted Units *Landscape - New Units: **Irrigation - New Units: <i>Justin Falle</i>	46200 46400	0.00 → 97,638.86 0.00 → 4,851.39	0.00 97,638.86 0.00 4,851.39

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

Total \$102,490.25

\$35 fee for all returned checks

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

In the event of non-payments, collection fees and/ 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 #
11/14/2025	198475

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	12/14/2025

Description	Quantity	Rate	Amount
LDR-5 Trail Concrete Repair Includes labor, equipment and mobilization to excavate damaged sidewalk, haul, dispose, form and repour 10x10 sidewalk.	1	3,105.00	3,105.00
Comleted on: 11/13/25			
46910			

Justin Fallis 11/17/2025

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

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

Total	\$3,105.00
Payments/Credits	\$0.00
Balance Due	\$3,105.00



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

Invoice

Date	Invoice #
11/17/2025	198477

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	12/17/2025

Description	Quantity	Rate	Amount
Controller 15; Orange Ave - Irrigation Repair			
DBR/Y - 6 Splice Kit Wire Connector	38	6.25	237.50
10" Round Valve Box w/Lid (Green)	1	18.66	18.66
2" SCH 40 PVC Tee SSS	1	3.75	3.75
2" x 1 1/2" SCH 40 RED Bushing SS	1	3.82	3.82
2" Slip-Fix	1	38.29	38.29
2" SCH 40 90 Elbow	2	3.10	6.20
2" SCH 40 Coupling	1	2.06	2.06
3/4" Cap	2	0.44	0.88
2" SCH 40 PVC BE Pipe	10	1.05	10.50
Miscellaneous Materials & Consumables	1	42.80	42.80
Irrigation Technician Labor Rate per hour	13	85.00	1,105.00
Mini-Excavator Use	2	550.00	1,100.00
Date of Service: 11/11/25 & 11/12/2025			
Damage Source: Construction Damage			
	46450		
	<i>Justin Fallis</i>		
	11/18/2025		

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary.
Fuel surcharges may apply.

\$35 fee for all returned checks

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

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

Total	\$2,569.46
Payments/Credits	\$0.00
Balance Due	\$2,569.46



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

Invoice

Date	Invoice #
11/17/2025	198478

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	12/17/2025

Description	Quantity	Rate	Amount
Controller 24; Unit 2 - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	108.18	108.18
Irrigation Technician Labor Rate per hour	3.5	85.00	297.50
Miscellaneous Materials & Consumables	1	12.63	12.63
Date of Service: 11/13/2025			
46450			
<i>Justin Fallis</i> 11/18/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$433.76
Payments/Credits	\$0.00
Balance Due	\$433.76



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

Invoice

Date	Invoice #
11/17/2025	198479

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	12/17/2025

Description	Quantity	Rate	Amount
Controller 10; Unit 29 - Valve Replace			
Hunter 2" Valve PGV-201	1	120.75	120.75
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Miscellaneous Materials & Consumables	1	9.10	9.10
Date of Service: 11/13/2025			
46450			
<i>Justin Fallis</i> 11/18/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$312.35
Payments/Credits	\$0.00
Balance Due	\$312.35



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

Invoice

Date	Invoice #
11/17/2025	198480

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	12/17/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
I 40 Rotor	1	134.62	134.62
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Miscellaneous Materials & Consumables	1	6.59	6.59
Date of Service: 11/13/2025			
46450			
<i>Justin Fallis</i> 11/18/2025			

Thank you for your business! Please make checks payable to the address listed above. 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	\$226.21
Payments/Credits	\$0.00
Balance Due	\$226.21



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

Invoice

Date	Invoice #
11/17/2025	198481

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	12/17/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
3" Male Adapter PVC TXS	2	6.48	12.96
3" Hunter Valve	1	380.38	380.38
3" Repair Coupling (NO stop)	1	70.52	70.52
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Irrigation Technician Labor Rate per hour	4	85.00	340.00
Miscellaneous Materials & Consumables	1	24.49	24.49
Date of Service: 11/14/2025			
46450			
<i>Justin Fallis</i> 11/18/2025			

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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	\$840.85
Payments/Credits	\$0.00
Balance Due	\$840.85



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

Invoice

Date	Invoice #
11/10/2025	171548-LS

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



P.O. No.	Terms	Due Date
		11/10/2025

Description	Quantity	Rate	Amount
Unit 23 Riverton Trail - Sidewalk Demo & Repour			
17D Mini Ex	0.5	450.00	225.00
906 Cat Loader	1	500.00	500.00
299D Cat Track	1.5	450.00	675.00
Dump Truck	1	60.00	60.00
Misc Materials Fee (caution tape, pvc pipe)	1	41.47	41.47
General Labor to lift, reset, remove tree roots & demo sidewalks	1	7,865.00	7,865.00
Includes Labor & Materials to form & repour 548sqft. concrete sidewalks	1	7,982.00	7,982.00
Completed on: 11/4, 11/5, 11/7, 11/10			
46910			
<i>Justin Fallis</i> 11/17/2025			

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

Total \$17,348.47

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

Payments/Credits \$0.00

Balance Due \$17,348.47



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

Invoice

Date	Invoice #
11/14/2025	171551-LS

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



P.O. No.	Terms	Due Date
		11/14/2025

Description	Quantity	Rate	Amount
Central Park & Maple Ridge - Asphalt & Concrete Repairs			
Sakrete	6	12.88	77.28
Asphalt Mix #50	3	36.42	109.26
906 Cat Loader	0.5	500.00	250.00
General Labor to make concrete and asphalt repairs	1	720.00	720.00
Completed on: 11/11/25			
46910			
<i>Justin Fallis</i> 11/17/2025			

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

Total \$1,156.54

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

Payments/Credits \$0.00

Balance Due \$1,156.54



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

Invoice

Date	Invoice #
11/10/2025	171547-LS

Bill To

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



P.O. No.		Terms		Due Date	
				Additional Contracte...	
Prior %	Qty	Rate	Curr %	Total %	Current ...
	1	4,165.00	100.00%	100.00%	4,165.00
	1,000	0.60	100.00%	100.00%	600.00

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

Total \$4,765.00

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

Payments/Credits

Balance Due \$4,765.00

**INVOICE****Invoice Date:** 11/14/25**Customer Number:** 11052
Invoice No: 1005464**Payment Terms:** Due Upon Receipt**AMOUNT DUE:** **2,963.82 USD****Scan the QR code to
make a payment or visit
www.Talgov.com/ARPayment**

For billing questions, please call 8508914609

Line	Charge Code	Description	Quantity	UOM	Unit Price	Original Amount
1	369920	TPD Labor	1.00	EA	2,938.82	2,938.82
2	321200	Special Event Permit	1.00	EA	25.00	25.00

Invoice Subtotal:

 2,963.82**Invoice Total:**

 2,963.82

10/31/2025 Southwood Halloween

For any questions or concerns, please contact Sgt. Robert Varble at: 850-891-4609 or Robert.VarbleIII@TalGov.com.

**ACH transactions are free. Credit Card payments have a 2.35% fee and Debit card have a \$3.95 flat fee. The fee will be posted as a separate transaction on the banking statement*

49400

Justin Fallis 11/17/2025

Playground Guardian
Playground Guardian LLC
PO Box 240981
Charlotte, NC 28224
Phone Number: 704-992-7539 • Fax Number: 704-525-7356

Invoice

Invoice Number: 14657
 Invoice Date: 11/13/2025

Southwood Tot Lot Inspection

Bill To:	Ship To:
Capital Region Community Development District Attn: Corbin deNagy 3196 Merchants Row Blvd Suite 130 Tallahassee, FL 32311 Phone: 850-727-5310 cdenagy@gmsnf.com	Capital Region Community Development District Attn: Corbin deNagy 3196 Merchants Row Blvd Suite 130 Tallahassee, FL 32311 Phone: 850-727-5310 cdenagy@gmsnf.com

Customer PO	Payment Terms	Sales Rep	Due Date
		House Account	12/13/2025

Stock ID	Description	Quantity	Unit Price	Amount
LF INSP	Low Frequency Safety Inspection performed by a CPSI using Park Protector Software with report of findings.	1	\$1,500.00	\$1,500.00

Please remit payment to:

Playground Guardian
Playground Guardian LLC
PO Box 240981
Charlotte, NC 28224
Phone Number: 704-992-7539 • Fax Number: 704-525-7356

SubTotal:	\$1,500.00
Total Invoice Amount:	\$1,500.00
Payment Recieved:	\$0.00
Total Due:	\$1,500.00

Prices are firm for 30 days. Acceptance of this quote indicates your agreement to Playground Guardian's terms which is net 30 days after determined start date. A signed P.O. made out to Playground Guardian or this signed quotation is required for all orders. Please call (800 438-2780 if you have any questions, fax (704)525-7356.

46485

Justin Fallis 11/14/2025

Capital Region

City of Tallahassee Utilities

Meter ID		NEW acct#	Services Address	Oct-25
PRM0025272	Electric	100012701	3705 Four Oaks Blvd - Commercial Area Lighting	\$94.68
WRA05223	Electric/Water Reuse	100012735	1901 Merchants Row Blvd	\$1,054.09
E301604	Electric	100012813	3136 Dickinson Dr.	\$15.27
	Electric	100013816	2380 E Orange Ave Irr	\$0.00
E305651	Electric	100013845	2588 Merchants Row Blvd - Pump	\$14.78
WR200000	Water Reuse	100013878	3564 S Blair Stone Rd Water Reuse Reclaim	\$0.00
E188850	Electric	100013966	3559 Four Oaks Blvd	\$14.56
E305561	Electric	100013997	3700 Spider Lily Way	\$14.78
E173378	Electric	100014028	3700 Mossy Creek Ln- Pump	\$14.67
E305692	Electric	100014060	3765 Grove Park Dr	\$13.99
E292057	Electric	100014664	3766 Greyfield Dr - Pump 1	\$36.22
PRM0006021	Electric	100014696	3145 Mulberry Park Blvd. Commercial Area Light	\$106.50
WBU900411	Water irrigation	100014729	4141 Artemis Way -Water usage	\$311.88
E31450671	Electric	100014758	4140 Artemis Way	\$13.88
E305750	Electric	100014789	4580 Grove Park Dr - IRR	\$14.33
E171007	Electric	100014821	1900 Merchants Row-ENTRANCE	\$18.97
E305636	Electric	100015608	3751 Biltmore Ave - IRR	\$13.99
E183583	Electric	100015639	2471 E Orange Ave. Irr.	\$14.11
E304196	Electric	100015670	4583 Grove Park Dr. Temp.	\$13.88
E298743	Electric	100015703	3766 Greyfield Dr	\$50.95
E305419	Electric	100015738	3701 Mossy Creek Ln - Unit 1	\$272.54
E232946	Electric	100016392	2150 Merchants Row Blvd - Pump	\$14.67
E31236307/WRA0522	Electric/Water Reuse	100016426	3603 Capital Cir SE Irr.	\$1,503.15
E305751	Electric	100017333	3000 School House Road	\$14.56
E277362	Electric	100017365	3252 Updike Ave IRR	\$13.88
WBU510874	Water	100339616	3050 Merchants Row Blvd	\$17.18
closed		100249585	3080 Merchants Row Blvd	
PRM0147983	Electric	100092258	3029 Dickinson Dr.Commerical Area Lights	\$44.96
E163909	Electric	100198629	2301 E Orange Ave, Irr	\$15.35
E34735881	Electric	100207738	3591 Strolling Way	\$13.88
E305764	Electric	100201943	3232 Riverton Trl	\$13.99
E31236382	Electric	100205698	4295 Avon Park Cir	\$13.88
E286502	Electric	100210950	3611 Biltmore Ave	\$13.99
E305752	Electric	100212948	3735 Esplanade Way	\$14.33
PRM0031038	Electric	100210193	4046 Colleton CT	\$59.17
PRM0028302	Electric	100213814	3070 Bent Grass Ln	\$82.85
PRM0057932	Electric	100202870	2450 Rain Lily Way	\$82.85
PRM0083585	Electric	100204566	4072 Invy Green Trl	\$82.85
PRM0049496	Electric	100206207	3749 Biltmore Ave	\$212.97
PRM0076405	Electric	100205224	4216 Summertree Dr	\$165.67
PRM0082899	Electric	100208571	4297 Avon Park	\$118.33
PRM0122174	Electric	100209402	3900 Overlook Dr	\$201.15
PRM0122901	Electric	100208804	3616 Longfellow Rd	\$82.85
PRM0129751	Electric	100212804	4038 Shady View Ln	\$59.17
WRA20051	Water Reuse	100034498	3001 School House Rd Reclaimed pay online	\$456.62
Total				\$5,402.37



Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: October 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 October 31, 2025

Previous Balance	93.47
Payment Received - 10/21/2025	-93.47
Current Charges	94.68
Total Amount Due	\$ 94.68

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

	Commercial Area Lighting	\$ 94.68
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/20/2025 Draft Amount
100012701	\$0.00	\$94.68	\$ 94.68

This account is on AutoPay. Payment will be drafted on or after 11/20/2025, 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

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 09/27/2025 - 10/26/2025****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	75.67
Fuel & Purch Pwr: 442 kwh at \$0.03765	16.64
Gross Receipts Tax: 2.56406% of \$92.31	2.37
Subtotal	\$ 94.68

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 94.68**



Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: October 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 October 30, 2025

Previous Balance	533.73
Payment Received - 10/20/2025	-533.73
Current Charges	1,054.09
Total Amount Due	\$ 1,054.09

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

	Elec General Svc-Non Demand	\$ 15.12
	Water - Reuse Service	\$ 1,038.97

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	11/19/2025 Draft Amount
100012735	\$0.00	\$1,054.09	\$ 1,054.09

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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- 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

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PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- 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****Historical Consumption**

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 11 kwh at \$0.07289	0.80
Fuel & Purch Pwr: 11 kwh at \$0.03765	0.41
Gross Receipts Tax: 2.56406% of \$14.74	0.38
Subtotal	\$ 15.12

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305978	10/24/2025	2043		09/24/2025	2032		11	1.00	11 KWH	

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

Month	CGAL	Month	CGAL	Month	CGAL
Oct-25	5,693	May-25	2,794	Sep-24	896
Sep-25	2,913	Apr-25	2,753	Aug-24	582
Aug-25	2,725	Feb-25	401	Jul-24	5,902
Jul-25	5,416	Oct-24	3,191	Jun-24	1,763
Jun-25	3,409				

Service from 09/24/2025 - 10/23/2025**Water - Reuse Service**

Reuse Gallonage Rate: 5,693 cgal at \$0.1825	1,038.97
Subtotal	\$ 1,038.97

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA05223	10/24/2025	169026		09/24/2025	163333		5693	1.00	5693 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0029045**\$ 1,054.09**



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

Previous Balance	14.90
Payment Received - 10/20/2025	-14.90
Current Charges	15.27
Total Amount Due	\$ 15.27

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

 Elec General Svc-Non Demand	\$ 15.27
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100012813	\$0.00	\$15.27	\$ 15.27

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
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- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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UTILITY BILLING DUE DATES

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PAYING YOUR BILL

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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM

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

Month	KWH	Month	KWH	Month	KWH
Oct-25	0	May-25	0	n/a	n/a
Sep-25	0	Apr-25	0	n/a	n/a
Aug-25	0	Mar-25	0	n/a	n/a
Jul-25	0	n/a	n/a	n/a	n/a
Jun-25	1				

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Public Service Tax	1.39
Subtotal	\$ 15.27

Meter ID	Current Date	Meter Read	Est.	Previous Date	Meter Read	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E301604	10/24/2025	12		09/24/2025	12		0	1.00	0 KWH	

Service Address Total: 3136 Dickinson Dr, Tallahassee, FL 32311**Premise Id #:** PRM0121511**\$ 15.27**



Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	14.33
Payment Received - 10/20/2025	-14.33
Current Charges	14.78
Total Amount Due	\$ 14.78

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

 Elec General Svc-Non Demand	\$ 14.78
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100013845	\$0.00	\$14.78	\$ 14.78

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SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 8 kwh at \$0.07289	0.58
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.41	0.37
Subtotal	\$ 14.78

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305651	10/24/2025	1293		09/24/2025	1285		8	1.00	8 KWH	

Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311**Premise Id #:** PRM0121634**\$ 14.78**



Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	14.33
Payment Received - 10/20/2025	-14.33
Current Charges	14.56
Total Amount Due	\$ 14.56

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

 Elec General Svc-Non Demand	\$ 14.56
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100013966	\$0.00	\$14.56	\$ 14.56

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 6 kwh at \$0.07289	0.44
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$14.20	0.36
Subtotal	\$ 14.56

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E188850	10/24/2025	524		09/24/2025	518		6	1.00	6 KWH	

Service Address Total: 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311**Premise Id #:** PRM0105099**\$ 14.56**



Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: October 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 October 30, 2025

Previous Balance	14.33
Payment Received - 10/20/2025	-14.33
Current Charges	14.78
Total Amount Due	\$ 14.78

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

 Elec General Svc-Non Demand	\$ 14.78
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100013997	\$0.00	\$14.78	\$ 14.78

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

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City of Tallahassee
Your Own UtilitiesSM

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

Month	KWH	Month	KWH	Month	KWH
Oct-25	8	May-25	9	n/a	n/a
Sep-25	7	Apr-25	7	n/a	n/a
Aug-25	8	Mar-25	7	n/a	n/a
Jul-25	8	n/a	n/a	n/a	n/a
Jun-25	7				

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 8 kwh at \$0.07289	0.58
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.41	0.37
Subtotal	\$ 14.78

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305561	10/24/2025	896		09/24/2025	888		8	1.00	8 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**Premise Id #:** PRM0063638**\$ 14.78**



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

Page 1 of 3

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Account Summary as of October 30, 2025

Previous Balance	14.33
Payment Received - 10/20/2025	-14.33
Current Charges	14.67
Total Amount Due	\$ 14.67

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

 Elec General Svc-Non Demand	\$ 14.67
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100014028	\$0.00	\$14.67	\$ 14.67

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City of Tallahassee
Your Own UtilitiesSM

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 7 kwh at \$0.07289	0.51
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$14.30	0.37
Subtotal	\$ 14.67

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E173378	10/24/2025	934		09/24/2025	927		7	1.00	7 KWH	

Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311**Premise Id #:** PRM0095275**\$ 14.67**



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

Previous Balance	13.66
Payment Received - 10/20/2025	-13.66
Current Charges	13.99
Total Amount Due	\$ 13.99

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

 Elec General Svc-Non Demand	\$ 13.99
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100014060	\$0.00	\$13.99	\$ 13.99

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
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UTILITY BILLING DUE DATES

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PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 1 kwh at \$0.07289	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.64	0.35
Subtotal	\$ 13.99

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305692	10/24/2025	289		09/24/2025	288		1	1.00	1 KWH	

Service Address Total: 3765 Grove Park Dr, Tallahassee, FL 32311**Premise Id #:** PRM0135982**\$ 13.99**



Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	35.54
Payment Received - 10/20/2025	-35.54
Current Charges	36.22
Total Amount Due	\$ 36.22

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

 Elec General Svc-Non Demand	\$ 36.22
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100014664	\$0.00	\$36.22	\$ 36.22

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

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

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City of Tallahassee
Y o u r O w n U t i l i t i e sSM

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

Month	KWH	Month	KWH	Month	KWH
Oct-25	197	May-25	210	Jan-25	214
Sep-25	197	Apr-25	195	Dec-24	212
Aug-25	206	Mar-25	187	Nov-24	189
Jul-25	219	Feb-25	181	Oct-24	192
Jun-25	179				

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 197 kwh at \$0.07289	14.36
Fuel & Purch Pwr: 197 kwh at \$0.03765	7.42
Gross Receipts Tax: 2.56406% of \$35.31	0.91
Subtotal	\$ 36.22

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292057	10/24/2025	68192		09/24/2025	67995		197	1.00	197 KWH	

Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**Premise Id #:** PRM0051911**\$ 36.22**



Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: October 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 October 31, 2025

Previous Balance	105.14
Payment Received - 10/21/2025	-105.14
Current Charges	106.50
Total Amount Due	\$ 106.50

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

	Commercial Area Lighting	\$ 106.50
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/20/2025 Draft Amount
100014696	\$0.00	\$106.50	\$ 106.50

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 09/27/2025 - 10/26/2025****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	85.13
Fuel & Purch Pwr: 497 kwh at \$0.03765	18.71
Gross Receipts Tax: 2.56406% of \$103.84	2.66
Subtotal	\$ 106.50

Service Address Total: 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 106.50**



Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	300.18
Payment Received - 10/20/2025	-300.18
Current Charges	311.88

Total Amount Due	\$ 311.88
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Service Address: 4141 Artemis Way, Tallahassee, FL 32311 (CITY)



Water Service - Irrigation

\$ 311.88

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	11/19/2025 Draft Amount
100014729	\$0.00	\$311.88	\$ 311.88

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

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City of Tallahassee
Your Own UtilitiesSM

	Water Service			Service from 09/24/2025 - 10/23/2025						
Historical Consumptions				Water Service - Irrigation						
<hr/>										
Month	CGAL	Month	CGAL	Month	CGAL	Customer Charge	10.81			
Oct-25	742	May-25	1,553	Jan-25	0	Water Usage - Tier 1: 292 cgal at \$0.25484	74.41			
Sep-25	733	Apr-25	822	Dec-24	1,159	Water Usage - Tier 2: 450 cgal at \$0.44068	198.31			
Aug-25	644	Mar-25	0	Nov-24	1,110	Public Service Tax	28.35			
Jul-25	1,324	Feb-25	0	Oct-24	1,737	Subtotal	\$ 311.88			
Jun-25	1,452									
<hr/>										
Meter ID	Current Meter Read		Previous Meter Read	Reading Difference	Mtr Mult	Billed Usage	Time of Use			
WBU900411	Date	Reading	Est.	Date	Reading	Est.				
	10/24/2025	63510		09/24/2025	62768	742	1.00			
						742 CGAL				

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

Premise Id #: PRM0034073 **\$ 311.88**



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

Page 1 of 3

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Account Summary as of October 30, 2025

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.88
Total Amount Due	\$ 13.88

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

 Elec General Svc-Non Demand	\$ 13.88
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100014758	\$0.00	\$13.88	\$ 13.88

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CAPITAL REGION CDD
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SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31450671	10/24/2025	9		09/24/2025	9		0	1.00	0 KWH	

Service Address Total: 4140 Artemis Way, Tallahassee, FL 32311**Premise Id #:** PRM0028532**\$ 13.88**



Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: October 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 October 30, 2025

Previous Balance	13.99
Payment Received - 10/20/2025	-13.99
Current Charges	14.33
Total Amount Due	\$ 14.33

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

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



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100014789	\$0.00	\$14.33	\$ 14.33

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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

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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 4 kwh at \$0.07289	0.29
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.97	0.36
Subtotal	\$ 14.33

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305750	10/24/2025	1066		09/24/2025	1062		4	1.00	4 KWH	

Service Address Total: 4580 Grove Park Dr, Tallahassee, FL 32311**Premise Id #:** PRM0087001**\$ 14.33**



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

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

Account Summary as of October 30, 2025

Previous Balance	18.24
Payment Received - 10/20/2025	-18.24
Current Charges	18.97
Total Amount Due	\$ 18.97

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

 Elec General Svc-Non Demand \$ 18.97

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	11/19/2025 Draft Amount
100014821	\$0.00	\$18.97	\$ 18.97

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

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

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City of Tallahassee
Y o u r O w n U t i l i t i e sSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Oct-25	45	May-25	49	Jan-25	66
Sep-25	42	Apr-25	48	Dec-24	63
Aug-25	40	Mar-25	50	Nov-24	54
Jul-25	41	Feb-25	51	Oct-24	51
Jun-25	38				

Customer Charge	13.53
Energy Charge: 45 kwh at \$0.07289	3.28
Fuel & Purch Pwr: 45 kwh at \$0.03765	1.69
Gross Receipts Tax: 2.56406% of \$18.50	0.47
Subtotal	\$ 18.97

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E171007	10/24/2025	11967		09/24/2025	11922		45	1.00	45 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807**Premise Id #:** PRM0135581**\$ 18.97**



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

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.99
Total Amount Due	\$ 13.99

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

 Elec General Svc-Non Demand	\$ 13.99
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100015608	\$0.00	\$13.99	\$ 13.99

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

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

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City of Tallahassee
Your Own UtilitiesSM

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 1 kwh at \$0.07289	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.64	0.35
Subtotal	\$ 13.99

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305636	10/24/2025	558		09/24/2025	557		1	1.00	1 KWH	

Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311**Premise Id #:** PRM0083081**\$ 13.99**



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

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	13.77
Payment Received - 10/20/2025	-13.77
Current Charges	14.11
Total Amount Due	\$ 14.11

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

 Elec General Svc-Non Demand	\$ 14.11
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100015639	\$0.00	\$14.11	\$ 14.11

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

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

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City of Tallahassee
Your Own UtilitiesSM

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

Month	KWH	Month	KWH	Month	KWH
Oct-25	2	May-25	3	n/a	n/a
Sep-25	2	Apr-25	2	n/a	n/a
Aug-25	2	Mar-25	2	n/a	n/a
Jul-25	3	n/a	n/a	n/a	n/a
Jun-25	2				

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 2 kwh at \$0.07289	0.15
Fuel & Purch Pwr: 2 kwh at \$0.03765	0.08
Gross Receipts Tax: 2.56406% of \$13.76	0.35
Subtotal	\$ 14.11

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E183583	10/24/2025	222		09/24/2025	220		2	1.00	2 KWH	

Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303**Premise Id #:** PRM0016862**\$ 14.11**



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

Page 1 of 3

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Account Summary as of October 30, 2025

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.88
Total Amount Due	\$ 13.88

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

 Elec General Svc-Non Demand	\$ 13.88
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100015670	\$0.00	\$13.88	\$ 13.88

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SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Oct-25	0	May-25	0	n/a	n/a
Sep-25	0	Apr-25	0	n/a	n/a
Aug-25	0	Mar-25	0	n/a	n/a
Jul-25	0	n/a	n/a	n/a	n/a
Jun-25	0				

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

Meter ID	Current Date	Meter Read	Est.	Previous Date	Meter Read	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E304196	10/24/2025	1		09/24/2025		1		0	1.00	0 KWH

Service Address Total: 4583 Grove Park Dr, Tallahassee, FL 32311**Premise Id #:** PRM0103898**\$ 13.88**



Customer Name: Capital Region CDD
Account Number: 100015703
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	49.75
Payment Received - 10/20/2025	-49.75
Current Charges	50.95
Total Amount Due	\$ 50.95

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

 Elec General Svc-Non Demand	\$ 50.95
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100015703	\$0.00	\$50.95	\$ 50.95

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

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

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	49.68
Gross Receipts Tax: 2.56406% of \$49.68	1.27
Subtotal	\$ 50.95

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E298743	10/24/2025	33158		09/24/2025	33158		0	1.00	0 KWH	

Service Address Total: 3766 Greyfield Dr, Tallahassee, FL 32311**Premise Id #:** PRM0018469**\$ 50.95**



Customer Name: Capital Region CDD
Account Number: 100015738
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	266.11
Payment Received - 10/20/2025	-266.11
Current Charges	272.54
Total Amount Due	\$ 272.54

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

 Elec General Svc Demand	\$ 272.54
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100015738	\$0.00	\$272.54	\$ 272.54

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc Demand**

Month	KWH	Month	KWH	Month	KWH	Customer Charge	93.24
Oct-25	0	May-25	0	Jan-25	0	Demand Charge: 10.00 kw at \$17.2489	172.49
Sep-25	0	Apr-25	0	Dec-24	0	Gross Receipts Tax: 2.56406% of \$265.73	6.81
Aug-25	0	Mar-25	0	Nov-24	0		
Jul-25	0	Feb-25	0	Oct-24	0	Subtotal	\$ 272.54
Jun-25	0						

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305419	10/24/2025	61087		09/24/2025	61087		0	1.00	0 KWH	
E305419	10/24/2025	0		09/24/2025	0		0	1.00	0 KW	

Service Address Total: 3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311**Premise Id #:** PRM0118260**\$ 272.54**



Customer Name: Capital Region CDD
Account Number: 100016392
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	14.33
Payment Received - 10/20/2025	-14.33
Current Charges	14.67
Total Amount Due	\$ 14.67

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

 Elec General Svc-Non Demand	\$ 14.67
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100016392	\$0.00	\$14.67	\$ 14.67

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

City of Tallahassee
435 N. Macomb St. Relay Box
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 7 kwh at \$0.07289	0.51
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$14.30	0.37
Subtotal	\$ 14.67

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E232946	10/24/2025	1378		09/24/2025	1371		7	1.00	7 KWH	

Service Address Total: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311**Premise Id #:** PRM0127630**\$ 14.67**



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

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	957.15
Payment Received - 10/20/2025	-957.15
Current Charges	1,503.15
Total Amount Due	\$ 1,503.15

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

	Elec General Svc-Non Demand	\$ 15.23
	Water - Reuse Service	\$ 1,487.92

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	11/19/2025 Draft Amount
100016426	\$0.00	\$1,503.15	\$ 1,503.15

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

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

Month	KWH	Month	KWH	Month	KWH
Oct-25	12	May-25	13	Jan-25	27
Sep-25	5	Apr-25	17	Dec-24	11
Aug-25	13	Mar-25	16	Nov-24	9
Jul-25	6	Feb-25	15	Oct-24	12
Jun-25	11				

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 12 kwh at \$0.07289	0.87
Fuel & Purch Pwr: 12 kwh at \$0.03765	0.45
Gross Receipts Tax: 2.56406% of \$14.85	0.38
Subtotal	\$ 15.23

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E34124038	10/24/2025	17		09/24/2025	5		12	1.00	12 KWH	

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

Month	CGAL	Month	CGAL	Month	CGAL
Oct-25	8,153	May-25	14,971	Jan-25	114
Sep-25	5,298	Apr-25	10,827	Dec-24	2,963
Aug-25	2,396	Mar-25	1,592	Nov-24	1,588
Jul-25	8,118	Feb-25	4,673	Oct-24	8,139
Jun-25	8,394				

Service from 09/24/2025 - 10/23/2025**Water - Reuse Service**

Reuse Gallonage Rate: 8,153 cgal at \$0.1825	1,487.92
Subtotal	\$ 1,487.92

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA05224	10/24/2025	760107		09/24/2025	751954		8153	1.00	8153 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #:** PRM0060475**\$ 1,503.15**



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

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	14.23
Payment Received - 10/20/2025	-14.23
Current Charges	14.56
Total Amount Due	\$ 14.56

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

 Elec General Svc-Non Demand	\$ 14.56
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City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100017333	\$0.00	\$14.56	\$ 14.56

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CAPITAL REGION CDD
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City of Tallahassee
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City of Tallahassee
Y o u r O w n U t i l i t i e sSM

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 6 kwh at \$0.07289	0.44
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$14.20	0.36
Subtotal	\$ 14.56

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305751	10/24/2025	1218		09/24/2025	1212		6	1.00	6 KWH	

Service Address Total: 3000 School House Rd, Tallahassee, FL 32311-7855**Premise Id #:** PRM0039789**\$ 14.56**



Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: October 30, 2025

Page 1 of 3

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

Account Summary as of October 30, 2025

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.88
Total Amount Due	\$ 13.88

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

 Elec General Svc-Non Demand	\$ 13.88
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	11/19/2025 Draft Amount
100017365	\$0.00	\$13.88	\$ 13.88

This account is on AutoPay. Payment will be drafted on or after 11/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service****Service from 09/24/2025 - 10/23/2025****Elec General Svc-Non Demand****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Oct-25	0	May-25	0	n/a	n/a
Sep-25	0	Apr-25	0	n/a	n/a
Aug-25	0	Mar-25	0	n/a	n/a
Jul-25	0	n/a	n/a	n/a	n/a
Jun-25	0				

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

Meter ID	Current Date	Meter Read	Est.	Previous Date	Meter Read	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E277362	10/24/2025	13		09/24/2025	13		0	1.00	0 KWH	

Service Address Total: 3252 Updike Ave, Tallahassee, FL 32301**Premise Id #:** PRM0043552**\$ 13.88**



Customer Name: Capital Region CDD
Account Number: 100339616
Billing Date: October 29, 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 October 29, 2025

Previous Balance	16.78
Payment Received - 10/20/2025	-16.78
Current Charges	17.18
Total Amount Due	\$ 17.18

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



Water Service - Irrigation

\$ 17.18

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	11/18/2025 Draft Amount
100339616	\$0.00	\$17.18	\$ 17.18

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

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

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City of Tallahassee
Your Own UtilitiesSM

	Water Service			Service from 09/23/2025 - 10/22/2025						
Historical Consumptions				Water Service - Irrigation						
<hr/>										
Month	CGAL	Month	CGAL	Month	CGAL	Customer Charge	10.81			
Oct-25	1	n/a	n/a	n/a	n/a	Water Usage - Tier 1: 25 cgal at \$0.25484	6.37			
Sep-25	2	n/a	n/a	n/a	n/a	Subtotal	\$ 17.18			
Aug-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					
<hr/>										
Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU510874	10/23/2025	2170		09/23/2025	2169		1	1.00	1 CGAL	

Service Address Total: 3050 Merchants Row Blvd, Tallahassee, FL 32311

Premise Id #: PRM0152418 **\$ 17.18**



Customer Name: Capital Region CDD
Account Number: 100092258
Billing Date: October 31, 2025

Page 1 of 3

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

Account Summary as of October 31, 2025

Previous Balance	44.66
Payment Received - 10/21/2025	-44.66
Current Charges	44.96
Total Amount Due	\$ 44.96

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

 Commercial Area Lighting	\$ 44.96
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A detailed breakdown of your account charges is available on the following pages.



City of Tallahassee
Your Own Utilities

Account Number	Past Due Due Now	Current Charges	11/20/2025 Draft Amount
100092258	\$0.00	\$44.96	\$ 44.96

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

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

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City of Tallahassee
Y o u r O w n U t i l i t i e sSM



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

6: 100 Watt HPS Std Light Fixture(s)	31.38
Fuel & Purch Pwr: 331 kwh at \$0.03765	12.46
Gross Receipts Tax: 2.56406% of \$43.84	1.12
Subtotal	\$ 44.96

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 44.96**



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

Account Name:

Billing Date:

Total number of sub-accounts: 2

Amount Due: \$29.23

Please Pay By: November 19, 2025

Master Account Number: 100197401

Account Summary as of October 30, 2025

Previous Balance	28.67
Payment(s) Received	-28.67
Current Charges	29.23
Total Amount Due	\$ 29.23

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$15.12	-\$15.12	\$15.35	\$0.00	\$15.35
100207738	3591 Strolling Way	\$13.55	-\$13.55	\$13.88	\$0.00	\$13.88
100197401	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$28.67	-\$28.67	\$29.23	\$0.00	\$29.23

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 11/19/2025	Total Amount Due
100197401	\$0.00	\$29.23	\$ 29.23

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

City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: October 30, 2025

Account Summary as of October 30, 2025

Previous Balance	15.12
Payment Received - 10/20/2025	-15.12
Current Charges	15.35
Total Amount Due	\$ 15.35

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Oct-25	13	May-25	5	n/a	n/a
Sep-25	14	Apr-25	8	n/a	n/a
Aug-25	5	Mar-25	8	n/a	n/a
Jul-25	3	n/a	n/a	n/a	n/a
Jun-25	3				

Service from 09/24/2025 - 10/23/2025

Elec General Svc-Non Demand

Customer Charge	13.53
Energy Charge: 13 kwh at \$0.07289	0.95
Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Gross Receipts Tax: 2.56406% of \$14.97	0.38
Subtotal	\$ 15.35

Meter ID	Current Meter Read Date	Meter Read	Est.	Previous Meter Read Date	Meter Read	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E163909	10/24/2025	1806		09/24/2025	1793		13	1.00	13 KWH	

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

Premise Id #: PRM0003215 **\$ 15.35**

Customer Name: Capital Region CDD**Account Number:** 100207738**Billing Date:** October 30, 2025**Account Summary as of October 30, 2025**

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.88
Total Amount Due	\$ 13.88

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

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
E34735881	10/24/2025	0		09/24/2025	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311**Premise Id #:** PRM0128070 **\$ 13.88**



Visit: talgov.com



Call: 850-891-4968

Message Center

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Consolidated Bill

Account Name:

Billing Date:

Total number of sub-accounts: 4

Amount Due: \$56.19

Please Pay By: November 19, 2025

Master Account Number: 100198026

Account Summary as of October 30, 2025

Previous Balance 54.86

Payment(s) Received -54.86

Current Charges 56.19

Total Amount Due \$ 56.19

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.66	-\$13.66	\$13.99	\$0.00	\$13.99
100205698	4295 Avon Park Cir	\$13.66	-\$13.66	\$13.88	\$0.00	\$13.88
100210950	3611 Biltmore Ave	\$13.55	-\$13.55	\$13.99	\$0.00	\$13.99
100212948	3735 Esplanade Way	\$13.99	-\$13.99	\$14.33	\$0.00	\$14.33
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$54.86	-\$54.86	\$56.19	\$0.00	\$56.19

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 11/19/2025	Total Amount Due
100198026	\$0.00	\$56.19	\$ 56.19

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

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

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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- 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

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- 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.

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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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- 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.



Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: October 30, 2025

Account Summary as of October 30, 2025

Previous Balance	13.66
Payment Received - 10/20/2025	-13.66
Current Charges	13.99
Total Amount Due	\$ 13.99

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



Electric Service

Historical Consumption

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

Service from 09/24/2025 - 10/23/2025

Elec General Svc-Non Demand

Customer Charge	13.53
Energy Charge: 1 kwh at \$0.07289	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.64	0.35
Subtotal	\$ 13.99

Meter ID	Current Meter Read Date	Meter Read	Est.	Previous Meter Read Date	Meter Read	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305764	10/24/2025	360		09/24/2025	359		1	1.00	1 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 13.99

Customer Name: Capital Region CDD**Account Number:** 100205698**Billing Date:** October 30, 2025**Account Summary as of October 30, 2025**

Previous Balance	13.66
Payment Received - 10/20/2025	-13.66
Current Charges	13.88
Total Amount Due	\$ 13.88

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

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
E31236382	10/24/2025	13		09/24/2025	13		0	1.00	0 KWH	

Service Address Total: 4295 Avon Park Cir Tallahassee, FL 32311**Premise Id #:** PRM0049005 **\$ 13.88**

Customer Name: Capital Region CDD**Account Number:** 100210950**Billing Date:** October 30, 2025**Account Summary as of October 30, 2025**

Previous Balance	13.55
Payment Received - 10/20/2025	-13.55
Current Charges	13.99
Total Amount Due	\$ 13.99

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 1 kwh at \$0.07289	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.64	0.35
Subtotal	\$ 13.99

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E286502	10/24/2025	101		09/24/2025	100		1	1.00	1 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311**Premise Id #:** PRM0072019**\$ 13.99**

Customer Name: Capital Region CDD**Account Number:** 100212948**Billing Date:** October 30, 2025**Account Summary as of October 30, 2025**

Previous Balance	13.99
Payment Received - 10/20/2025	-13.99
Current Charges	14.33
Total Amount Due	\$ 14.33

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

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

Service from 09/24/2025 - 10/23/2025**Elec General Svc-Non Demand**

Customer Charge	13.53
Energy Charge: 4 kwh at \$0.07289	0.29
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.97	0.36
Subtotal	\$ 14.33

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305752	10/24/2025	709		09/24/2025	705		4	1.00	4 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311**Premise Id #:** PRM0134617 **\$ 14.33**



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Consolidated Bill

Page 1 of 12

Account Name:

Capital Region CDD

Billing Date:

October 31, 2025

Total number of sub-accounts:

10

Amount Due:

\$1,147.86

Please Pay By:

November 20, 2025

Master Account Number:

100198297

Account Summary as of October 31, 2025

Previous Balance	1,132.82
Payment(s) Received	-1,132.82
Current Charges	1,147.86
Total Amount Due	\$ 1,147.86

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$58.39	-\$58.39	\$59.17	\$0.00	\$59.17
100213814	3070 Bent Grass Ln Unit 30	\$81.74	-\$81.74	\$82.85	\$0.00	\$82.85
100202870	2450 Rain Lily Way Unit 29	\$81.74	-\$81.74	\$82.85	\$0.00	\$82.85
100204566	4072 Ivy Green Trl Unit 7	\$81.74	-\$81.74	\$82.85	\$0.00	\$82.85
100206207	3749 Biltmore Ave Unit 2	\$210.25	-\$210.25	\$212.97	\$0.00	\$212.97
100205224	4216 Summertree Dr Unit 23	\$163.53	-\$163.53	\$165.67	\$0.00	\$165.67
100208571	4297 Avon Park Cir Unit 14	\$116.78	-\$116.78	\$118.33	\$0.00	\$118.33
100209402	3900 Overlook Dr Unit 10	\$198.52	-\$198.52	\$201.15	\$0.00	\$201.15
100208804	3616 Longfellow Rd Unit 25	\$81.74	-\$81.74	\$82.85	\$0.00	\$82.85
100212804	4038 Shady View Ln Unit 17	\$58.39	-\$58.39	\$59.17	\$0.00	\$59.17
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,132.82	-\$1,132.82	\$1,147.86	\$0.00	\$1,147.86

Detach this portion and return with your payment.



City of Tallahassee
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Account Number	Past Due Pay Now	Current Charges Due 11/20/2025	Total Amount Due
100198297	\$0.00	\$1,147.86	\$ 1,147.86

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

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City of Tallahassee
 Your Own UtilitiesSM

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Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	58.39
Payment Received - 10/21/2025	-58.39
Current Charges	59.17
Total Amount Due	\$ 59.17

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$57.69	1.48
Subtotal	\$ 59.17

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

Premise Id #: PRM0031038

\$ 59.17

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	81.74
Payment Received - 10/21/2025	-81.74
Current Charges	82.85
Total Amount Due	\$ 82.85

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$80.78	2.07
Subtotal	\$ 82.85

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

Premise Id #: PRM0028302 **\$ 82.85**

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	81.74
Payment Received - 10/21/2025	-81.74
Current Charges	82.85
Total Amount Due	\$ 82.85

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$80.78	2.07
Subtotal	\$ 82.85

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

Premise Id #: PRM0057932

\$ 82.85

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	81.74
Payment Received - 10/21/2025	-81.74
Current Charges	82.85
Total Amount Due	\$ 82.85

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



Area Lighting

Service from 09/27/2025 - 10/26/2025**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$80.78	2.07
Subtotal	\$ 82.85

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

Premise Id #: PRM0083585 **\$ 82.85**

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	210.25
Payment Received - 10/21/2025	-210.25
Current Charges	212.97
Total Amount Due	\$ 212.97

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



Area Lighting

Service from 09/27/2025 - 10/26/2025**Commercial Area Lighting**

18: 100 Watt HPS Dec Light Fixture(s)	170.26
Fuel & Purch Pwr: 993 kwh at \$0.03765	37.39
Gross Receipts Tax: 2.56406% of \$207.65	5.32
Subtotal	\$ 212.97

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

Premise Id #: PRM0049496 **\$ 212.97**

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	163.53
Payment Received - 10/21/2025	-163.53
Current Charges	165.67
Total Amount Due	\$ 165.67

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	132.43
Fuel & Purch Pwr: 773 kwh at \$0.03765	29.10
Gross Receipts Tax: 2.56406% of \$161.53	4.14
Subtotal	\$ 165.67

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

Premise Id #: PRM0076405 **\$ 165.67**

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	116.78
Payment Received - 10/21/2025	-116.78
Current Charges	118.33
Total Amount Due	\$ 118.33

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



Area Lighting

Service from 09/27/2025 - 10/26/2025**Commercial Area Lighting**

10: 100 Watt HPS Dec Light Fixture(s)	94.59
Fuel & Purch Pwr: 552 kwh at \$0.03765	20.78
Gross Receipts Tax: 2.56406% of \$115.37	2.96
Subtotal	\$ 118.33

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

Premise Id #: PRM0082899 **\$ 118.33**

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	198.52
Payment Received - 10/21/2025	-198.52
Current Charges	201.15
Total Amount Due	\$ 201.15

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



Area Lighting

Service from 09/27/2025 - 10/26/2025**Commercial Area Lighting**

17: 100 Watt HPS Dec Light Fixture(s)	160.80
Fuel & Purch Pwr: 938 kwh at \$0.03765	35.32
Gross Receipts Tax: 2.56406% of \$196.12	5.03
Subtotal	\$ 201.15

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

Premise Id #: PRM0122174 **\$ 201.15**

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	81.74
Payment Received - 10/21/2025	-81.74
Current Charges	82.85
Total Amount Due	\$ 82.85

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 387 kwh at \$0.03765	14.57
Gross Receipts Tax: 2.56406% of \$80.78	2.07
Subtotal	\$ 82.85

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

Premise Id #: PRM0122901 **\$ 82.85**

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: October 31, 2025

Account Summary as of October 31, 2025

Previous Balance	58.39
Payment Received - 10/21/2025	-58.39
Current Charges	59.17
Total Amount Due	\$ 59.17

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



Area Lighting

Service from 09/27/2025 - 10/26/2025

Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 276 kwh at \$0.03765	10.39
Gross Receipts Tax: 2.56406% of \$57.69	1.48
Subtotal	\$ 59.17

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

Premise Id #: PRM0129751 **\$ 59.17**



Customer Name: Capital Region Comm Devlop Dist
Account Number: 100034498
Billing Date: October 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

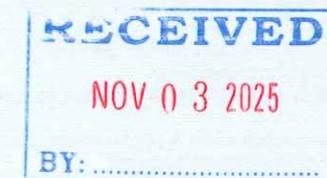
Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of October 30, 2025

Previous Balance	1,123.71
Payment Received - 10/13/2025	-1,123.71
Current Charges	456.62
Total Amount Due	\$ 456.62

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

Water - Reuse Service	\$ 456.62
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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 11/19/2025	Total Amount Due
100034498	\$0.00	\$456.62	\$ 456.62

ATTN C/O GMS LLC
 CAPITAL REGION COMM DEVLOP 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.

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PAYING YOUR BILL

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

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

Month	CGAL	Month	CGAL	Month	CGAL
Oct-25	2,502	May-25	2,147	Jan-25	51
Sep-25	6,313	Apr-25	4,192	Dec-24	785
Aug-25	4,447	Mar-25	21	Nov-24	1,475
Jul-25	3,773	Feb-25	446	Oct-24	1,700
Jun-25	1,843				

Service from 09/24/2025 - 10/23/2025**Water - Reuse Service**

Reuse Gallonage Rate: 2,502 cgal at \$0.1825 456.62

Subtotal \$ 456.62

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA20051	10/24/2025	216923		09/24/2025	214421		2502	1.00	2502 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311**Premise Id #: PRM0046121 \$ 456.62**

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