

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

*May 14, 2026*

# *AGENDA*

# Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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May 7, 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 is scheduled for **Thursday, May 14, 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. Approval of Consent Agenda
  - A. Approval of the Minutes of the April 9, 2026 Meeting
  - B. Balance Sheet as of March 31, 2026 and Statement of Revenues & Expenditures for the Period Ending March 31, 2026
  - C. Allocation of Assessment Receipts
  - D. Check Register
- IV. Consideration of Agreements:
  - A. Vendor License Agreement with Zomad Bakeries, LLC
  - B. Leon County Tax Collector for Uniform Method of Collection
  - C. Memorial Donation Agreements
- V. Consideration of Work Authorization with All Pro Regarding Fuel Surcharge
- VI. Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 13, 2026)

- VII. Consideration of Resolution 2026-06, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure
- VIII. Staff Reports
  - A. Attorney
  - B. District Manager
    - 1. 2026 General Elections
    - 2. Report on the Number of Registered Voters (5,211)
    - 3. Annual Form 1 Filing & Annual Ethics Training
  - C. Property Management
    - 1. All Pro Reports
    - 2. Operations Memorandum
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting: June 11, 2026 @ 6:30 p.m.
- XII. Adjournment

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

Sincerely,  
*Corbin deNagy*  
Corbin deNagy  
District Manager

**Community Interest:**

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

*THIRD ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, April 9, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
Matthew Vogel	Supervisor
Valerie Reglat	Supervisor
Kurt Christensen	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Kim Bishop	All-Pro
Jayur Mehta	FSU

The following is a summary of the actions taken at the April 9, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated I want to know what the CDD is doing in conjunction with the City of Tallahassee to try to make St. Joe meet its commitments. I understand Orange Avenue was supposed to be 4-laned all the way in.

Ms. Sandy stated development entitlements and the PUD requirements and things of that nature remain in the jurisdiction of the City. The CDD does not have any kind of zoning, development regulation or enforcement oversight.

A resident stated we pay money every year to the CDD and have a financial interest in making sure St. Joe does what it is legally obligated to do. I think we should have somebody on

the board act as a liaison with the city on staying in touch with what is going on. This is not the first time St. Joe has done this across the state.

Mr. Rojas stated the city is aware of Southwood’s position on this. The money we do collect does go back into Southwood. We maintain the infrastructure and a big part of our budget goes to All-Pro. The roads are a city issue and it is an issue for all of us. We are all waiting for the next step. Is the city going to hold their feet to the fire?

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

- A. Approval of the Minutes of the February 12, 2026 Meeting**
- B. Balance Sheet as of February 28, 2026 and Statement of Revenues & Expenditures for the Period Ending February 28, 2026**
- C. Allocation of Assessments**
- D. Check Register**

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

The next item taken out of order.

**SIXTH ORDER OF BUSINESS** **Consideration of Agreements**

- A. Amendment to the License Agreement with FSU**

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the second amendment to the license Agreement with FSU to extend the term of the license agreement to August 31, 2027 was approved.

**FOURTH ORDER OF BUSINESS** **Discussion Items:**

- A. Draft Fiscal Year 2027 Budget**

Mr. deNagy stated this is the first step in your fiscal year 2027 budget process. I want to know your priorities and what you would like to see in the proposed budget that I will bring back to the next meeting.

- B. All-Pro Fuel Surcharge**

The Board discussed general support for approving the fuel surcharge subject to putting certain limitations in place, such as a six (6) month limitations and setting a base price for fuel that would dictate if a fuel surcharge applies or not.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor a fuel surcharge was approved for All-Pro in an amount not to exceed \$2,000 per month with authorization to Mr. Christensen to work with staff to finalize a work authorization reflecting the terms discussed by the Board.

**FIFTH ORDER OF BUSINESS**

**Ratification of Temporary Access Agreement**

On MOTION by Mr. Rojas seconded by Mr. Christensen with all in favor the temporary access agreement with Brian A. and Danielle B. Kelley was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreements**

**A. Amendment to the License Agreement with FSU**

This item taken earlier in the meeting.

**B. Vendor License Agreement with Zoman Bakeries, LLC**

This item was tabled. Supervisors requested the vendor come back to the next meeting with more information.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy stated there were some changes to sovereign immunity limitations this past legislative session with an increase from \$200,000 per person and \$300,000 per incident to \$350,000 per person and \$500,000 per incident. That could have some effect on insurance costs moving forward.

I received outreach from an attorney for Four Star who we had been in communication with before. He is working with them on the Weldon Farm Subdivision, which is northeast of Southwood, it is approximately 130 acres and for the most part is outside the district. There are 6.36 acres within the CDD boundary, consisting of the most northwest corner of the district. I

looked at this previously and Robert and Corbin have looked at it. At one point they asked if we would do a boundary amendment to take it out. That would take a lot of effort to take out a small area that they are planning for green space, the entrance into their community off Southwood Plantation Road and there are not going to be any lots in it. Their goal was to not have O&M assessments on that portion of the land long term. I let them know if it wasn't an assessable use then they would not receive an O&M assessment, but they would have to pay off the debt assessment that is associated with the land, which they did when they purchased the property. They reached out again now because they are getting closer to platting and wanted to reconfirm that the 6.36 acres would not be assessed. They are not asking for anything formal right now. Assuming all the things they are talking about are true – that is it is going to be common area, they are going to have an HOA maintain it, not have the CDD maintain it, and it is not going to have any residential or commercial use - there would not be any O&M assessments allocated to it from the CDD. I think we would like to get some confirmation in writing that all these those are going to occur.

## **B. District Manger**

Mr. deNagy stated just a reminder to file your form 1 by July 1<sup>st</sup> if you haven't already done that. Qualifying period is from noon June 8<sup>th</sup> through noon June 12<sup>th</sup>. Robert did talk to the City of Tallahassee about Halloween. They are looking ahead and the police will have difficulty on Halloween because there is an FSU home game they are playing Clemson and a FAMU home game all on the same day. They essentially told us they are not going to be able to provide nearly the manpower they have done in the past. All-Pro employees wear reflective vests get on their gators and man the stations. We have had success in the past and I wanted to make you aware that it looks like this year we won't have that same police presence and we will ask All-Pro.

Robert proposed \$25,000 last meeting for trail grinding, it is not a feasible option for All-Pro to do it and we would like authorization to contract with the vendor we have been using. I see this as a capital reserve item.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor staff was authorized an amount not to exceed \$25,000 for trail grinding work to be taken out of capital reserves.
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**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.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Christensen stated I don’t think this is a new idea but put some live oaks on the median on East Orange between Biltmore and College.

Mr. deNagy stated we talked about live oaks in that median before.

I received an email today, a facility use request for May 2, from the HOA and the Church at Southwood. They have a Reel Friends Fishing Tournament at the Catfish Pond, from 9 a.m. to 11 a.m.

Mr. Rojas stated they used to do that every year, it was a nice event.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor a special use permit was approved for the HOA and Church at Southwood for use of the Catfish Pond from 9 a.m. – 11 a.m. on May 2, 2026.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked when you were working on the Town Center did you include the grills around the trees? Is that part of the budget?

Mr. Rojas stated Robert is out of town and we didn’t touch on that too much.

A resident stated another question on the budget, the beautification project around the entrance. Will you include Unit 17 as part of the beautification?

Mr. Rojas stated I have made my position clear on that.

Mr. Vogel stated we will probably have a couple options.

A resident stated four-wheelers go around the pond off Shady View.

Mr. Rojas stated if it is an issue, reach out to the police. I haven't seen that and I'm there all the time. I have only seen All-Pro down there doing their job.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 14, 2026 at  
6:30 p.m. at the Southwood Community  
Center**

Mr. Rojas stated the next meeting is scheduled for May 14, 2026 at 6:30 p.m. in the same location and adjourned at 7:57 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***March 31, 2026***



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**Capital Region**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 49,551	\$ -	\$ -	\$ 49,551
Capital Reserve Account	-	-	152	152
<u>Investments:</u>				
State Board of Administration (SBA)	1,550,891	-	711,369	2,262,260
<u>Series 2013</u>				
Revenue	-	752,318	-	752,318
<u>Series 2018A1</u>				
Reserve	-	597,036	-	597,036
Revenue	-	1,043,581	-	1,043,581
Prepayment	-	5,231	-	5,231
<u>Series 2018A2</u>				
Reserve	-	129,090	-	129,090
Revenue	-	293,235	-	293,235
<u>Series 2021</u>				
Revenue	-	358,369	-	358,369
Prepaid Expenses	102,490	-	-	102,490
<b>Total Assets</b>	<b>\$ 1,702,933</b>	<b>\$ 3,178,861</b>	<b>\$ 711,521</b>	<b>\$ 5,593,315</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 22,022	\$ -	\$ -	\$ 22,022
<b>Total Liabilities</b>	<b>\$ 22,022</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,022</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 102,490	\$ -	\$ -	\$ 102,490
Restricted for:				
Debt Service	-	3,178,861	-	3,178,861
Assigned for:				
Capital Reserve Fund	-	-	711,521	711,521
Unassigned	1,578,421	-	-	1,578,421
<b>Total Fund Balances</b>	<b>\$ 1,680,911</b>	<b>\$ 3,178,861</b>	<b>\$ 711,521</b>	<b>\$ 5,571,293</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,702,933</b>	<b>\$ 3,178,861</b>	<b>\$ 711,521</b>	<b>\$ 5,593,315</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,845,935	\$ 1,845,935	\$ 1,778,328	\$ (67,607)
Special Assessments - Direct St Joe	278,003	162,169	162,169	-
Interest	30,509	15,255	20,679	5,424
Miscellaneous Revenue	2,000	2,000	2,235	235
<b>Total Revenues</b>	<b>\$ 2,156,446</b>	<b>\$ 2,025,358</b>	<b>\$ 1,963,410</b>	<b>\$ (61,948)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,400	\$ 2,600
PR-FICA	918	459	260	199
Engineering	15,000	7,500	1,300	6,200
Attorney	37,000	18,500	7,198	11,303
Annual Audit	4,025	4,025	4,800	(775)
Assessment Administration	13,826	13,826	13,826	(0)
Arbitrage Rebate	1,800	1,200	1,200	-
Dissemination Agent	8,507	4,253	4,254	(0)
Trustee Fees	15,520	4,445	4,445	-
Management Fees	60,352	30,176	30,176	0
Information Technology	3,367	1,683	1,683	(0)
Website Maintenance	1,443	721	722	(0)
Postage & Delivery	1,000	500	695	(195)
Insurance General Liability	13,957	13,957	13,142	815
Printing & Binding	200	100	121	(21)
Legal Advertising	3,500	1,750	522	1,228
Other Current Charges	2,500	1,250	1,216	34
Office Supplies	50	25	0	25
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 195,138</b>	<b>\$ 110,545</b>	<b>\$ 89,134</b>	<b>\$ 21,412</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 15,174	\$ 15,174	\$ 12,978	\$ 2,196
Management Fees	157,557	78,779	78,779	-
Utilities-Electric/Water	60,000	30,000	20,948	9,052
Landscape Maintenance - Contract	1,164,365	582,183	585,833	(3,651)
Landscape Maint - New Units/Street Trees	5,500	2,750	-	2,750
Pond Maintenance - Contract	13,512	6,756	11,615	(4,859)
Pond Repairs - Current Units	50,000	25,000	4,304	20,696
Irrigation Maintenance - Contract	58,200	29,100	29,108	(8)
Irrigation Maintenance - New Units	500	250	-	250
Irrigation Repairs - Current Units	45,000	22,500	29,247	(6,747)
Preserve Maintenance	40,000	20,000	4,895	15,105
Tot Lot Inspection/Maintenance	4,800	4,800	7,202	(2,402)
Tree Removal/Trimming/Cleanup	38,000	19,000	24,660	(5,660)
Alleyway Maintenance	10,000	5,000	3,033	1,967
Miscellaneous Maintenance	20,000	10,000	15,296	(5,296)
Special Events	12,000	12,000	10,020	1,980
Other-Contingency	50,000	25,000	14,024	10,976
Capital Expenditures	25,000	12,500	5,027	7,473
Common Area Maintenance	23,000	23,000	31,296	(8,296)
Enhancement/Beautification	20,000	10,000	18,269	(8,269)
<b>Subtotal Field Expenditures</b>	<b>\$ 1,812,608</b>	<b>\$ 933,791</b>	<b>\$ 906,534</b>	<b>\$ 27,257</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,812,608</b>	<b>\$ 933,791</b>	<b>\$ 906,534</b>	<b>\$ 27,257</b>
<b>Total Expenditures</b>	<b>\$ 2,007,747</b>	<b>\$ 1,044,336</b>	<b>\$ 995,668</b>	<b>\$ 48,669</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 148,700</b>	<b>\$ 981,021</b>	<b>\$ 967,743</b>	<b>\$ (13,279)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Reserve for Capital - Transfer Out	(148,700)	\$ (148,700)	\$ (148,700)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (148,700)</b>	<b>\$ (148,700)</b>	<b>\$ (148,700)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 832,321</b>	<b>\$ 819,043</b>	<b>\$ (13,279)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 861,868</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,680,911</b>	

**Capital Region**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ 20,300	\$ 10,150	\$ 12,907	\$ 2,757
<b>Total Revenues</b>	<b>\$ 20,300</b>	<b>\$ 10,150</b>	<b>\$ 12,907</b>	<b>\$ 2,757</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 170,507	\$ 85,254	\$ -	\$ 85,254
Sidewalk Safety	-	-	10,000	(10,000)
Other Charges	600	300	382	(82)
<b>Total Expenditures</b>	<b>\$ 171,107</b>	<b>\$ 85,554</b>	<b>\$ 10,382</b>	<b>\$ 75,172</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (150,807)</b>	<b>\$ (75,404)</b>	<b>\$ 2,526</b>	<b>\$ 77,929</b>
<b>Other Financing Sources/(Uses)</b>				
Reserve for Capital - Transfer In	\$ 148,700	\$ 148,700	\$ 148,700	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 148,700</b>	<b>\$ 148,700</b>	<b>\$ 148,700</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,107)</b>	<b>\$ 73,297</b>	<b>\$ 151,226</b>	<b>\$ 77,929</b>
<b>Fund Balance - Beginning</b>	<b>\$ 572,475</b>		<b>\$ 560,295</b>	
<b>Fund Balance - Ending</b>	<b>\$ 570,368</b>		<b>\$ 711,521</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 306,176	\$ (17,205)
Special Assessments - Commercial Tax Roll	432,569	432,569	415,078	(17,491)
Interest Income	8,000	4,000	5,391	1,391
<b>Total Revenues</b>	<b>\$ 763,949</b>	<b>\$ 759,949</b>	<b>\$ 726,645</b>	<b>\$ (33,305)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 125,619	\$ 125,619	\$ 125,619	\$ -
Interest - 5/1	125,619	-	-	-
Principal - 5/1	510,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 761,238</b>	<b>\$ 125,619</b>	<b>\$ 125,619</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 2,712</b>	<b>\$ 634,331</b>	<b>\$ 601,026</b>	<b>\$ (33,305)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,712</b>	<b>\$ 634,331</b>	<b>\$ 601,026</b>	<b>\$ (33,305)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 153,291</b>		<b>\$ 151,292</b>	
<b>Fund Balance - Ending</b>	<b>\$ 156,003</b>		<b>\$ 752,318</b>	

# Capital Region

## Community Development District

### Debt Service Fund Series 2018A1

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Residential	\$ 298,247	\$ 298,247	\$ 282,379	\$ (15,868)
Special Assessments - Commercial Tax Roll	202,415	202,415	197,150	(5,265)
Special Assessments - Direct St Joe	712,537	498,776	498,776	-
Interest Income	20,000	10,000	16,460	6,460
<b>Total Revenues</b>	<b>\$ 1,233,199</b>	<b>\$ 1,009,438</b>	<b>\$ 999,997</b>	<b>\$ (9,442)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 300,816	\$ 300,816	\$ 300,816	\$ -
Special Call - 11/1	-	-	120,000	(120,000)
Interest - 5/1	300,816	-	-	-
Principal - 5/1	605,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,206,631</b>	<b>\$ 300,816</b>	<b>\$ 420,816</b>	<b>\$ (120,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 26,568</b>	<b>\$ 708,623</b>	<b>\$ 579,181</b>	<b>\$ (129,442)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 26,568</b>	<b>\$ 708,623</b>	<b>\$ 579,181</b>	<b>\$ (129,442)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 458,541</b>		<b>\$ 1,066,668</b>	
<b>Fund Balance - Ending</b>	<b>\$ 485,109</b>		<b>\$ 1,645,849</b>	

# Capital Region

## Community Development District

### Debt Service Fund Series 2018A2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 268,011	\$ (6,136)
Interest Income	5,000	2,500	4,140	1,640
<b>Total Revenues</b>	<b>\$ 279,147</b>	<b>\$ 276,647</b>	<b>\$ 272,152</b>	<b>\$ (4,495)</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 262,100</b>	<b>\$ 31,050</b>	<b>\$ 36,050</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 17,047</b>	<b>\$ 245,597</b>	<b>\$ 236,102</b>	<b>\$ (9,495)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,047</b>	<b>\$ 245,597</b>	<b>\$ 236,102</b>	<b>\$ (9,495)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 51,319</b>		<b>\$ 186,223</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,366</b>		<b>\$ 422,325</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 308,188	\$ (10,749)
Interest Income	3,250	1,625	2,762	1,137
<b>Total Revenues</b>	<b>\$ 322,187</b>	<b>\$ 320,562</b>	<b>\$ 310,951</b>	<b>\$ (9,611)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 22,063	\$ 22,063	\$ 22,063	\$ -
Interest - 5/1	22,063	-	-	-
Principal - 5/1	275,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 319,125</b>	<b>\$ 22,063</b>	<b>\$ 22,063</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 3,062</b>	<b>\$ 298,500</b>	<b>\$ 288,888</b>	<b>\$ (9,611)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,062</b>	<b>\$ 298,500</b>	<b>\$ 288,888</b>	<b>\$ (9,611)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 69,079</b>		<b>\$ 69,481</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,141</b>		<b>\$ 358,369</b>	

**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 %
<b>Revenues:</b>															
Special Assessments - Tax Roll	\$ 1,845,935	\$ -	\$ 187,927	\$ 1,438,572	\$ 95,654	\$ 36,607	\$ 19,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,778,328	96.34%
Special Assessments - Direct St Joe	278,003	23,167	23,167	23,167	23,167	23,167	23,167	23,167	-	-	-	-	-	162,169	58.33%
Interest	30,509	2,200	1,913	1,662	4,554	5,041	5,310	-	-	-	-	-	-	20,679	67.78%
Miscellaneous Revenue	2,000	400	918	-	918	-	-	-	-	-	-	-	-	2,235	111.75%
<b>Total Revenues</b>	<b>\$ 2,156,446</b>	<b>\$ 25,767</b>	<b>\$ 213,924</b>	<b>\$ 1,463,401</b>	<b>\$ 124,292</b>	<b>\$ 64,814</b>	<b>\$ 48,045</b>	<b>\$ 23,167</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,963,410</b>	<b>91.05%</b>
<b>Expenditures:</b>															
<b>General &amp; Administrative:</b>															
Supervisor Fees	\$ 12,000	\$ 400	\$ 400	\$ 800	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400	28.33%
PR-FICA	918	31	31	61	77	61	-	-	-	-	-	-	-	260	28.33%
Engineering	15,000	-	-	578	722	-	-	-	-	-	-	-	-	1,300	8.66%
Attorney	37,000	992	217	1,198	3,524	1,268	-	-	-	-	-	-	-	7,198	19.45%
Annual Audit	4,025	-	-	4,800	-	-	-	-	-	-	-	-	-	4,800	119.25%
Assessment Administration	13,826	13,826	-	-	-	-	-	-	-	-	-	-	-	13,826	100.00%
Arbitrage Rebate	1,800	-	-	600	-	600	-	-	-	-	-	-	-	1,200	66.67%
Dissemination Agent	8,507	709	709	709	709	709	709	-	-	-	-	-	-	4,254	50.00%
Trustee Fees	15,520	-	-	4,445	-	-	-	-	-	-	-	-	-	4,445	28.64%
Management Fees	60,352	5,029	5,029	5,029	5,029	5,029	5,029	-	-	-	-	-	-	30,176	50.00%
Information Technology	3,367	281	281	281	281	281	281	-	-	-	-	-	-	1,683	50.01%
Website Maintenance	1,443	120	120	120	120	120	120	-	-	-	-	-	-	722	50.01%
Postage & Delivery	1,000	145	-	175	124	157	94	-	-	-	-	-	-	695	69.54%
Insurance General Liability	13,957	13,142	-	-	-	-	-	-	-	-	-	-	-	13,142	94.16%
Printing & Binding	200	3	1	40	34	38	4	-	-	-	-	-	-	121	60.38%
Legal Advertising	3,500	92	87	170	-	85	88	-	-	-	-	-	-	522	14.90%
Other Current Charges	2,500	698	56	86	192	53	131	-	-	-	-	-	-	1,216	48.65%
Office Supplies	50	-	-	0	-	0	0	-	-	-	-	-	-	0	0.96%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
<b>Total General &amp; Administrative</b>	<b>\$ 195,138</b>	<b>\$ 35,643</b>	<b>\$ 6,930</b>	<b>\$ 19,091</b>	<b>\$ 11,811</b>	<b>\$ 9,200</b>	<b>\$ 6,457</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,134</b>	<b>45.68%</b>

**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 %
<b><i>Operations &amp; Maintenance</i></b>															
<b>Field Expenditures</b>															
Property Insurance	\$ 15,174	\$ 15,610	\$ -	\$ -	\$ -	\$ -	\$ (2,632)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,978	85.53%
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	-	-	-	-	-	-	78,779	50.00%
Utilities-Electric/Water	60,000	5,402	3,806	2,704	2,307	2,446	4,282	-	-	-	-	-	-	20,948	34.91%
Landscape Maintenance - Contract	1,164,365	97,639	97,639	97,639	97,639	97,639	97,639	-	-	-	-	-	-	585,833	50.31%
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Pond Maintenance - Contract	13,512	342	342	3,342	342	342	6,905	-	-	-	-	-	-	11,615	85.96%
Pond Repairs - Current Units	50,000	-	-	3,963	-	-	341	-	-	-	-	-	-	4,304	8.61%
Irrigation Maintenance - Contract	58,200	4,851	4,851	4,851	4,851	4,851	4,851	-	-	-	-	-	-	29,108	50.01%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Irrigation Repairs - Current Units	45,000	7,000	9,153	4,080	810	2,393	5,811	-	-	-	-	-	-	29,247	64.99%
Preserve Maintenance	40,000	211	-	-	-	-	4,684	-	-	-	-	-	-	4,895	12.24%
Tot Lot Inspection/Maintenance	4,800	3,321	2,700	1,181	-	-	-	-	-	-	-	-	-	7,202	150.04%
Tree Removal/Trimming/Cleanup	38,000	9,540	-	-	1,008	11,643	2,470	-	-	-	-	-	-	24,660	64.89%
Alleyway Maintenance	10,000	-	-	-	-	206	2,828	-	-	-	-	-	-	3,033	30.33%
Miscellaneous Maintenance	20,000	4,926	1,372	7,620	14	1,054	310	-	-	-	-	-	-	15,296	76.48%
Special Events	12,000	7,057	2,964	-	-	-	-	-	-	-	-	-	-	10,020	83.50%
Other-Contingency	50,000	7,211	95	-	-	4,318	2,400	-	-	-	-	-	-	14,024	28.05%
Capital Expenditures	25,000	2,400	-	1,496	14	(7)	1,125	-	-	-	-	-	-	5,027	20.11%
Common Area Maintenance	23,000	1,856	27,025	2,090	-	-	325	-	-	-	-	-	-	31,296	136.07%
Enhancement/Beautification	20,000	-	-	-	-	-	18,269	-	-	-	-	-	-	18,269	91.34%
<b>Subtotal Field Expenditures</b>	<b>\$ 1,812,608</b>	<b>\$ 180,496</b>	<b>\$ 163,077</b>	<b>\$ 142,096</b>	<b>\$ 120,114</b>	<b>\$ 138,013</b>	<b>\$ 162,737</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 906,534</b>	<b>50.01%</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,812,608</b>	<b>\$ 180,496</b>	<b>\$ 163,077</b>	<b>\$ 142,096</b>	<b>\$ 120,114</b>	<b>\$ 138,013</b>	<b>\$ 162,737</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 906,534</b>	<b>50.01%</b>
<b>Total Expenditures</b>	<b>\$ 2,007,747</b>	<b>\$ 216,140</b>	<b>\$ 170,007</b>	<b>\$ 161,188</b>	<b>\$ 131,925</b>	<b>\$ 147,213</b>	<b>\$ 169,194</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 995,668</b>	<b>49.59%</b>
<b>Excess (Deficiency) of Revenues over Expenses</b>	<b>\$ 148,700</b>	<b>\$ (190,373)</b>	<b>\$ 43,917</b>	<b>\$ 1,302,213</b>	<b>\$ (7,633)</b>	<b>\$ (82,399)</b>	<b>\$ (121,149)</b>	<b>\$ 23,167</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 967,743</b>	
<b>Other Financing Sources/Uses:</b>															
Transfer In/(Out)	\$ (148,700)	\$ -	\$ -	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,700)	100.00%
<b>Total Other Financing Sources/Uses</b>	<b>\$ (148,700)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (148,700)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (148,700)</b>	<b>100.00%</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (190,373)</b>	<b>\$ 43,917</b>	<b>\$ 1,153,513</b>	<b>\$ (7,633)</b>	<b>\$ (82,399)</b>	<b>\$ (121,149)</b>	<b>\$ 23,167</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 819,043</b>	

**Capital Region**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2013, Capital Improvement Refunding Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$4,280,000</b>

<b>Series 2018 A-1, Capital Improvement Revenue Refunding Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$11,805,000</b>

**Capital Region**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2018 A-2, Capital Improvement Revenue Refunding Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$1,345,000</b>

<b>Series 2021, Capital Improvement Revenue Refunding Bonds</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$1,765,000</b>

<b>Total Bonds Outstanding</b>	<b>\$19,195,000</b>
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**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
<b>TOTAL NET ASSESSED</b>	<b>4576.16</b>	<b>\$298,246.88</b>	<b>\$914,952.41</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$426,162.86</b>	<b>\$2,123,938.00</b>	<b>\$4,679,765.78</b>
<b>% ASSESSMENTS</b>		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	\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,168.51	\$660,944.51
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$213,761.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$115,834.68</b>	<b>\$329,595.81</b>
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	12/18/25	\$197,043.10	\$30,453.16	\$205,029.59	\$52,263.94	\$213,648.22	\$64,115.75	\$791,641.48	\$1,554,195.24
LEON CO DIST 4	12/22/25	\$47,286.58	\$108,539.37	\$45,573.83	\$194,888.01	\$51,271.49	\$228,517.56	\$646,930.28	\$1,323,007.12
LEON CO DIST 5	01/05/26	\$4,245.94	\$23,398.23	\$9,395.80	\$2,135.35	\$4,603.75	\$49,262.38	\$92,132.95	\$185,174.40
INTEREST	01/30/26	\$568.55	\$389.14	\$605.73	\$516.81	\$616.46	\$819.28	\$3,521.42	\$7,037.39
LEON CO DIST 6	02/19/26	\$3,574.77	\$2,932.81	\$7,497.99	\$13,821.39	\$3,876.03	\$6,174.71	\$36,606.53	\$74,484.23
LEON CO DIST 7	03/12/26	\$753.55	\$3,910.57	\$4,457.86	\$1,445.61	\$817.05	\$8,233.27	\$19,568.39	\$39,186.30
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$282,379.28</b>	<b>\$197,150.26</b>	<b>\$308,188.23</b>	<b>\$268,011.47</b>	<b>\$306,175.81</b>	<b>\$415,077.95</b>	<b>\$1,778,327.80</b>	<b>\$3,555,310.80</b>
<b>TOTAL DUE TAX ROLL</b>		<b>\$15,867.60</b>	<b>\$5,265.02</b>	<b>\$10,749.45</b>	<b>\$6,135.88</b>	<b>\$17,204.79</b>	<b>\$11,084.91</b>	<b>\$67,607.01</b>	<b>\$133,914.66</b>
<b>% RECEIVED DIRECT INVOICE</b>		<b>0.00%</b>	<b>70.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>58.33%</b>	<b>66.73%</b>
<b>% RECEIVED TAX ROLL</b>		<b>94.68%</b>	<b>97.40%</b>	<b>96.63%</b>	<b>97.76%</b>	<b>94.68%</b>	<b>97.40%</b>	<b>96.34%</b>	<b>96.37%</b>

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**Capital Region**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
3/1 - 3/31/26	3772-3789	\$396,787.18
<b>TOTAL CHECKS</b>		<b>\$396,787.18</b>

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
<b>General Fund</b>		
3/1 - 3/31/26	80011	\$2,446.06
<b>TOTAL ACH</b>		<b>\$2,446.06</b>

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Capital Reserve Fund</b>		
n/a		
<b>TOTAL CHECKS</b>		<b>\$0.00</b>
<b>GRAND TOTAL</b>		<b>\$399,233.24</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00024	3/02/26	198786	202602 320-57200-46520	U#14 GRATES DEBRIS REMVL	*	205.50		
		3/04/26	198788	202603 320-57200-46450	CONTR#6 CP MAINLINE RP	*	996.01		
		3/04/26	198789	202603 320-57200-61000	U#1 B. HILL TRL ASPHLT RP	*	1,125.00		
		3/04/26	198790	202603 320-57200-46520	U#37 ALLEYWAY REPAIR	*	1,267.50		
		3/04/26	198791	202603 320-57200-46490	TREE PRUNING:BILTMORE AVE	*	2,080.00		
		3/04/26	198792	202603 320-57200-47000	U#21 ARCH SITE-LOCK	*	37.71		
		3/04/26	198793	202603 320-57200-46490	TREE PRUNING U#26 BRDWLK	*	390.00		
		3/09/26	198797	202603 320-57200-46450	CONTR#18 U#35 IRR REP	*	211.03		
		3/09/26	198798	202603 320-57200-46450	CONTR#6 CP IRR REP	*	174.63		
		3/09/26	198801	202603 320-57200-46450	CONTR#3 U#1 PIPE REP	*	406.00		
		3/09/26	198802	202603 320-57200-46450	CONTR#19 U#5 IRR REP	*	100.65		
		3/09/26	198803	202603 320-57200-46520	U#18 ALLEY WAY	*	1,560.00		
		3/09/26	198804	202603 320-57200-47000	BTTRFLY GARDEN-MULCH INST	*	796.00		
								9,350.03	003772
----- ALL-PRO LAND CARE OF TALLAHASSEE -----									
3/10/26	00061	3/01/26	596	202603 320-57200-34000	MAR 26 - FACILITY MGMT	*	13,129.75		
		3/01/26	597	202603 310-51300-34000	MAR 26 - MGMT FEES	*	5,029.33		
		3/01/26	597	202603 310-51300-35110	MAR 26 - WEBITE ADMIN	*	120.25		
		3/01/26	597	202603 310-51300-35100	MAR 26 - IT	*	280.58		
		3/01/26	597	202603 310-51300-31300	MAR 26 - DISSEMINATION	*	708.92		
		3/01/26	597	202603 310-51300-51000	MAR 26 - OFFICE SUPPLIES	*	.15		
		3/01/26	597	202603 310-51300-42000	MAR 26 - POSTAGE	*	11.70		
		3/01/26	597	202603 310-51300-42500	MAR 26 - COPIES	*	4.05		
		3/01/26	597	202603 310-51300-41000	MAR 26 - TELEPHONE	*	20.87		
								19,305.60	003773
----- GOVERNMENTAL MANAGEMENT SERVICES -----									
----- CAPR CAPITAL REGION TCESSNA -----									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/10/26	00022	3/03/26 28938	202603 310-51300-32300	SERIES 2021 FYE 1/31/26 GRAU & ASSOCIATES	*	600.00	600.00 003774
3/10/26	00294	2/25/26 INV55228	202602 310-51300-49100	DESK SIGNS HC BRANDS	*	28.38	28.38 003775
3/10/26	00324	2/27/26 3704603	202601 310-51300-31500	JAN 26 - GEN COUNSEL 2/27/26 3704606 JAN 26 - MONTHLY MEETING KUTAK ROCK LLP	*	325.00 1,202.50	1,527.50 003776
3/10/26	00028	3/06/26 2023521	202603 320-57200-46500	MAR26 WATER MGMT-VERDURA 3/06/26 2130334 MAR26 WATER MGMT-WD290 3/06/26 2132870 MAR 26-WATER MGMT S.WOOD 3/06/26 2144728 1 TIME APPLICATION 3/4/26 THE LAKE DOCTORS, INC.	*	732.00 678.00 342.00 1,362.00	3,114.00 003777
3/10/26	00373	2/28/26 7596526	202602 310-51300-48000	NOTICE OF MEETING USA TODAY MEDIA CORP.	*	85.00	85.00 003778
3/10/26	00348	3/05/26 4715	202603 320-57200-47000	POWER WASHING WATER WORKS EXTERIOR CLEANING	*	3,850.00	3,850.00 003779
3/17/26	00106	3/17/26 03172026	202603 300-20700-10800	TRANSFER TAX COLLECTION CAPITAL REGION CDD - SERIES 2018A1	*	4,664.12	4,664.12 003780
3/17/26	00130	3/17/26 03172026	202603 300-20700-11000	TRANSFER TAX COLLECTION CAPITAL REGION CDD - SERIES 2018A2	*	1,445.61	1,445.61 003781
3/17/26	00148	3/17/26 03172026	202603 300-20700-10900	TRANSFER TAX COLLECTION CAPITAL REGION CDD - SERIES 2013	*	9,050.32	9,050.32 003782
3/17/26	00300	3/17/26 03172026	202603 300-20700-10000	TRANSFER TAX COLLECTION CAPITAL REGION CDD - SERIES 2021	*	4,457.86	4,457.86 003783

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/23/26	00153	1/17/26 B-2926	202601 320-57200-60000	REPAIR SLOPE	*	10,000.00	
				PRECISION SIDEWALK SAFETY CORP.			10,000.00 003784
3/25/26	00024	3/17/26 198810	202603 320-57200-46550	TR230- CATTAILS	*	311.76	
		3/18/26 198813	202603 320-57200-46990	REV 5 INST ROW OF SHRUBS	*	9,830.00	
		3/23/26 198816	202603 320-57200-46450	CONTR#5 U#3 MAINLINE RP	*	433.76	
		3/23/26 198817	202603 320-57200-46450	CONTR#11 U#4 INST SLEEVE	*	874.77	
		4/01/26 198812	202604 320-57200-46200	APR 26 LANDSC CONTR UNITS	*	97,638.86	
		4/01/26 198812	202604 320-57200-46400	APR 26 IRRIG CONTR UNITS	*	4,851.39	
				ALL-PRO LAND CARE OF TALLAHASSEE			113,940.54 003785
3/25/26	00061	3/12/26 598	202603 320-57200-46550	MAR 26 - MAINT SUPPLIES	*	29.58	
				GOVERNMENTAL MANAGEMENT SERVICES			29.58 003786
3/25/26	00062	3/20/26 44227	202603 320-57200-46900	BACKFLOW TEST & REPAIR	*	210.00	
		3/20/26 44228	202603 320-57200-46900	BACKFLOW TEST	*	100.00	
				KEITH MCNEILL PLUMBING, INC.			310.00 003787
3/25/26	00324	3/23/26 3717128	202602 310-51300-31500	FEB 26 - GEN COUNSEL	*	552.50	
		3/23/26 3717130	202602 310-51300-31500	FEB 26 - MONTHLY MEETING	*	715.00	
				KUTAK ROCK LLP			1,267.50 003788
3/27/26	00106	3/27/26 03272026	202603 300-20700-10800	TXFER DS ASSESSMENTS DIR	*	213,761.14	
				CAPITAL REGION CDD - SERIES 2018A1			213,761.14 003789
TOTAL FOR BANK B						396,787.18	
TOTAL FOR REGISTER						396,787.18	

AP300R  
\*\*\* CHECK NOS. 080011-080011

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/02/26  
CAPITAL REGION - GENERAL FUND  
BANK Z CAPITALREGION AUTOPY

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/26	00029	3/02/26 FEBRUARY FEBRUARY	202602 320-57200-43000	CITY OF TALLAHASSEE - AUTO PAY	*	2,446.06	2,446.06 080011
-----						TOTAL FOR BANK Z	2,446.06
						TOTAL FOR REGISTER	2,446.06

CAPR CAPITAL REGION TCESSNA



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

# Invoice

Date	Invoice #
3/2/2026	198786

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	4/1/2026

Description	Quantity	Rate	Amount
Unit 14: Grates - Debris Removal			
Debris Removal from Grates	3	68.50	205.50
Date of Service: 2/25/2026			
		46520 <i>Corbin deNagy</i> 3/2/2026	

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

<b>Total</b>	\$205.50
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$205.50



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

# Invoice

Date	Invoice #
3/4/2026	198788

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	4/3/2026

Description	Quantity	Rate	Amount
Controller 6; Central Park - Mainline Repair			
3" Male Adapter PVC TXS	1	6.48	6.48
3" Repair Coupling (NO stop)	1	70.52	70.52
Mini-Excavator Use	1	550.00	550.00
Miscellaneous Materials & Consumables	1	29.01	29.01
Irrigation Technician Labor Rate per hour	4	85.00	340.00
Date of Service: 3/2/2026 Damage Source: Normal			
		46450 <i>Corbin deNagy</i> 3/4/2026	

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

**Total** \$996.01

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

**Payments/Credits** \$0.00

**Balance Due** \$996.01



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

# Invoice

Date	Invoice #
3/4/2026	198789

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	4/3/2026

Description	Quantity	Rate	Amount
Unit 1 Barringer Hill Trail - Asphalt Repairs  Cut & remove approx 15' x 3' broken asphalt and replace with hot asphalt	1	1,125.00	1,125.00
		Capital Reserves <i>Corbin deNagy</i> 3/4/2026	

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

<b>Total</b>	\$1,125.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,125.00



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

# Invoice

Date	Invoice #
3/4/2026	198790

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	4/3/2026

Description	Quantity	Rate	Amount
Unit 37: Alleyway Repair 3517 Esplanade Way  Cut and remove approximately 17' x 5' of crumbling asphalt caused by the large live oak.  Re-compact the base  Replace with hot asphalt.	1	1,267.50	1,267.50

46520  
*Corbin deNagy*  
3/4/2026

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	<b>Total</b>	\$1,267.50
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,267.50



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

# Invoice

Date	Invoice #
3/4/2026	198791

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	4/3/2026

Description	Quantity	Rate	Amount
<p>Tree Pruning: Biltmore Ave</p> <p>Prune large, rotting leader extending over the Unit 26 trail boardwalk. Perform end-weight reduction on the crown extending over the yard from the same tree. Haul debris.</p>	1	2,080.00	2,080.00

46490  
*Corbin deNagy*  
3/4/2026

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

<b>Total</b>	\$2,080.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,080.00



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

# Invoice

Date	Invoice #
3/4/2026	198792

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	4/3/2026

Description	Quantity	Rate	Amount
Unit 21: Arch Site - Lock			
MasterLock	1	37.71	37.71

47000  
*Corbin deNagy*  
3/4/2026

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

<b>Total</b>	\$37.71
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$37.71



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

# Invoice

Date	Invoice #
3/4/2026	198793

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	4/3/2026

Description	Quantity	Rate	Amount
Tree Pruning: Unit 26 Trail Boardwalk Prune large hanger over boardwalk	1	390.00	390.00
		46490 <i>Corbin deNagy</i> 3/5/2026	

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

<b>Total</b>	\$390.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$390.00



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

# Invoice

Date	Invoice #
3/9/2026	198797

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	4/8/2026

Description	Quantity	Rate	Amount
Controller 18; Unit 35 - Irrigation Repair			
DBR/Y - 6 Splice Kit Wire Connector	6	6.25	37.50
Hunter Latching Solenoid	1	39.88	39.88
Miscellaneous Materials & Consumables	1	6.15	6.15
Irrigation Technician Labor Rate per hour	1.5	85.00	127.50
Date of Service: 3/3/2026 Damage Source: Normal Damage			
		46450 <i>Corbin deNagy</i> 3/10/2026	

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	<b>Total</b>	\$211.03
\$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	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$211.03



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

# Invoice

Date	Invoice #
3/9/2026	198798

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	4/8/2026

Description	Quantity	Rate	Amount
Controller 6; Central Park - Irrigation Repair			
I 40 Rotor	1	87.02	87.02
Miscellaneous Materials & Consumables	1	2.61	2.61
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 3/4/2026 Damage Source: Normal			
		46450 <i>Corbin deNagy</i> 3/10/2026	

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	<b>Total</b>	\$174.63
\$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	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$174.63



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

# Invoice

Date	Invoice #
3/9/2026	198801

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	4/8/2026

Description	Quantity	Rate	Amount
Controller 3; Unit 1 - Pipe Repair			
1" x 1" x 1/2" PVC Tee SST	1	1.73	1.73
1" Slip-Fix Fitting	2	21.85	43.70
1" SCH 40 Coupling	2	1.26	2.52
1" SCH 40 PVC BE Pipe	6	0.52	3.12
1/2" 90 Male Barb Fitting	2	1.05	2.10
FLEXSG Flex Pipe (100ft. per roll)	2	0.50	1.00
Miscellaneous Materials & Consumables	1	11.83	11.83
Irrigation Technician Labor Rate per hour	4	85.00	340.00
Date of Service: 3/5/2026 Damage Source: Boring Damage			
		46450 <i>Corbin deNagy</i> 3/10/2026	

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	<b>Total</b>	\$406.00
\$35 fee for all returned checks A Finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$406.00



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

# Invoice

Date	Invoice #
3/9/2026	198802

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	4/8/2026

Description	Quantity	Rate	Amount
Controller 19; Unit 5 - Irrigation Repair			
3/4" SCH 40 90 Elbow	1	1.50	1.50
3/4" Slip-Fix	1	9.68	9.68
3/4" SCH 40 Coupling Soc	1	0.54	0.54
FLEXSG Flex Pipe (100ft. per roll)	2	0.50	1.00
Miscellaneous Materials & Consumables	1	2.93	2.93
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Date of Service: 3/5/2026 Damage Source: Normal			
		46450 <i>Corbin deNagy</i> 3/10/2026	

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	<b>Total</b>	\$100.65
\$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	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$100.65



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

# Invoice

Date	Invoice #
3/9/2026	198803

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	4/8/2026

Description	Quantity	Rate	Amount
Unit 18: Alley Way  Alleyway behind 3029 Dickinson Drive  Cut and remove area approximately 21' x 4' Replace with hot asphalt	1	1,560.00	1,560.00

46520  
*Corbin deNagy*  
3/10/2026

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	<b>Total</b>	\$1,560.00
\$35 fee for all returned checks A Finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$1,560.00



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

# Invoice

Date	Invoice #
3/9/2026	198804

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	4/8/2026

Description	Quantity	Rate	Amount
Butterfly Garden - Mulch Installation			
Pine Straw	70	5.50	385.00
General Labor Rate	6	68.50	411.00

47000  
*Corbin deNagy*  
3/10/2026

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

<b>Total</b>	\$796.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$796.00

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 596  
Invoice Date: 3/1/26  
Due Date: 3/1/26  
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 - March 2026	370	13,129.75	13,129.75
<i>Alison Mossing</i> 3-5-26			
<b>Total</b>			<b>\$13,129.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$13,129.75</b>

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

# Invoice

**Invoice #:** 597  
**Invoice Date:** 3/1/26  
**Due Date:** 3/1/26  
**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 - March 2026	340	5,029.33	5,029.33
Website Administration - March 2026	351	120.25	120.25
Information Technology - March 2026	351	280.58	280.58
Dissemination Agent Services - March 2026	313	708.92	708.92
Office Supplies	510	0.15	0.15
Postage	420	11.70	11.70
Copies	475	4.05	4.05
Telephone	410	20.87	20.87
<b>Total</b>			<b>\$6,175.85</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,175.85</b>

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Capital Region Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Invoice No. 28938  
Date 03/03/2026

---

SERVICE	AMOUNT
Project: Arbitrage - Series 2021 FYE 1/31/2026 Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
	<b>Subtotal:</b> <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



HC Brands  
2021 St. Augustine Rd E Ste 5  
Jacksonville, FL 32207  
United States  
ar@hcbrands.com

# Invoice

#INV552281

2/25/2026

**Bill To**

GMS - Governmental  
Management Services  
475 West Town Place  
Suite 114  
St. Augustine FL 32092  
United States

**Ship To**

Sarah Sweeting  
GMS  
475 W Town Pl Ste 114  
Saint Augustine FL 32092-3649  
United States

**TOTAL**

**\$28.38**

**Due Date: 3/27/2026**

Terms	Due Date	PO #	Ref Num	Shipping Method	Tracking #
Net 30	03/27/2026	NET30		US Mail Ground Advantage	<u>9400150899561312155880</u>

Qty	Item	Web Sku	Design Sku	Rate	Amount
1	<b>EGPL-0210-210-DHSL</b> Traditional Engraved 2" x 10" Desk Nameplate	1007180-2	scratch	\$18.39	\$18.39

<b>Subtotal</b>	\$18.39
<b>Shipping Cost</b>	\$9.99
<b>Total</b>	\$28.38
<b>Amount Due</b>	\$28.38

[Click Here to Pay Online](#)



INV552281

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

**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. 3704603

Client Matter No. 17123-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3704603

17123-1

---

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

01/08/26	S. Sandy	1.00	325.00	Conduct research regarding Riverton Trail ownership and maintenance; confer with Berlin regarding same
----------	----------	------	--------	--

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$325.00

TOTAL CURRENT AMOUNT DUE \$325.00

*Corbin deNagy*

3/9/2026

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

**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. 3704606

Client Matter No. 17123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Capital Region CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3704606

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

01/05/26	S. Sandy	0.20	65.00	Attend agenda call
01/08/26	S. Sandy	3.50	1,137.50	Prepare for and attend board meeting; conduct follow up regarding same

TOTAL HOURS 3.70

TOTAL FOR SERVICES RENDERED \$1,202.50

TOTAL CURRENT AMOUNT DUE \$1,202.50

*Corbin deNagy*

3/9/2026

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  
LAKE VERDURA  
CORBIN DENAGY  
3196 Merchants Row Blvd  
Tallahassee, FL 32311

ACCOUNT NUMBER              DATE                      BALANCE  
732481                              3/6/2026                      \$732.00

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

000000732481000100000003539450000007320034

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

**LAKE VERDURA**

**3196 Merchants Row Blvd Tallahassee, FL 32311**

**Invoice Due Date 3/14/2026**

**Invoice 2023521**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/4/2026	Water Management - Monthly		\$732.00	\$0.00	\$732.00

The pond is very low. We were able to get the boat in. I got rid of the few lilies pads in the pond. Please contact Jim Hawkins with any questions. Thank you

46500  
*Corbin deNagy*  
3/6/2026

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:** \$732.00

**This Invoice Total:** \$732.00

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

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

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

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

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  
3196 Merchants Row Blvd  
STE 130  
Tallahassee, FL 32311

ACCOUNT NUMBER	DATE	BALANCE
731680	3/6/2026	\$678.00

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

00000007316805001000000035394300000006780071

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

**SOUTHWOOD WD290**

**2300 Bluff Oak Way Tallahassee, FL 32311**

**Invoice Due Date 3/14/2026**

**Invoice 2130334**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/4/2026	Water Management - Quarterly		\$678.00	\$0.00	\$678.00

The herbicide that was used will take up to 30 days to kill the plant. I will return later in the month to remove the trash. Please contact Jim Hawkins with any questions. Thank you.

46500  
*Corbin deNagy*  
3/6/2026

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:**

\$678.00

**This Invoice Total:**

\$678.00

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

**Customer #:** 731680  
**Portal Registration #:** 5AC4CAAB  
**Customer E-mail(s):** CDENAGY@GMSNF.COM  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

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

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

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	3/6/2026	\$342.00

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

000000001851500100000003539460000003420032

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 3/14/2026**

**Invoice 2132870**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/4/2026	Water Management - Monthly		\$342.00	\$0.00	\$342.00

The pond has a lot of algae. I treated half the pond with an algaecide. I will need to come back at the end of the month to treat the other side. Please contact Jim Hawkins with any questions. Thank you

46500

*Corbin deNagy*

3/6/2026

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:**

\$684.00

**This Invoice Total:**

\$342.00

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

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

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

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

CAPITAL REGION CDD  
CORBIN DENAGY  
3196 Merchants Row Blvd  
STE 130  
Tallahassee, FL 32311

ACCOUNT NUMBER	DATE	BALANCE
733898	3/6/2026	\$1,362.00

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

0000007338981001000000035394400000013620029

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

**SOUTHWOOD POND 090N**

**2300 Buff Oak Way Tallahassee, FL 32311**

**Invoice Due Date 3/14/2026**

**Invoice 2144728**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/4/2026	ONE TIME APPLICATION		\$1362.00	\$0.00	\$1362.00

I treated the bulrush with a quick acting herbicide. The next treatment I will pick up the trash and treat any new growth. Please contact Jim Hawkins with any questions. Thank you

46500  
*Corbin deNagy*  
3/6/2026

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**Total Account Balance including this invoice:** \$1362.00

**This Invoice Total:** \$1362.00

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

**Customer #:** 733898  
**Portal Registration #:** 24C18048  
**Customer E-mail(s):** CDENAGY@GMSNF.COM  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

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

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

# USA TODAY CO.



<b>ACCOUNT NAME</b> Capital Region Community		<b>ACCOUNT #</b> 1127543	<b>INV DATE</b> 02/28/26
<b>INVOICE #</b> 0007596526	<b>INVOICE PERIOD</b> Feb 1- Feb 28, 2026	<b>CURRENT INVOICE TOTAL</b> \$85.00	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$85.00	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Capital Region Community Governmental Management Services, LLC 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<b>PAYMENT DUE DATE: MARCH 31, 2026</b>  Legal Entity: USA TODAY Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>
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**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@usatodayco.com](mailto:smb@usatodayco.com) **FEDERAL ID** 47-2390983

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Date	Description	Amount
2/1/26	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/4/26	12011257	TAL Tallahassee Democrat	Notice of Meeting		\$85.00

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	\$85.00
Service Fee 3.99%	\$3.39
*Cash/Check/ACH Discount	-\$3.39
*Payment Amount by Cash/Check/ACH	\$85.00
Payment Amount by Credit Card	\$88.39

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Capital Region Community		<b>ACCOUNT NUMBER</b> 1127543		<b>INVOICE NUMBER</b> 0007596526		<b>AMOUNT PAID</b> 85.00
<b>CURRENT DUE</b> \$85.00	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$85.00
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY BY PHONE PLEASE CALL:</b> 1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b> \$88.39
To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>						

000112754300000000000000075965260000850067178

# USA TODAY CO.



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

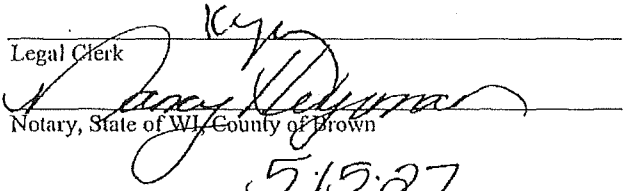
STATE OF WISCONSIN, COUNTY OF BROWN

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 02/04/2026  
TAL tallahassee.com 02/04/2026

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 02/04/2026

Legal Clerk

  
Notary, State of WI, County of Brown

515.27

My commission expires

Publication Cost: \$85.00  
Tax Amount: \$0.00  
Payment Cost: \$85.00  
Order No: 12011257 # of Copies:  
Customer No: 1127543 1  
PO #:

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## **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, February 12, 2026 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.

Corbin deNagy  
District Manager  
2/4/2026 #12011257



NANCY HEYRMAN  
Notary Public  
State of Wisconsin



**Water Works Exterior Cleaning**

Capital Region CDD  
 Capital Region CDD  
 Southwood- Mossy creek Trail

(850) 251-1237  
 rberlin@gmsnf.com

INVOICE	#4715
SERVICE DATE	Mar 05, 2026
INVOICE DATE	Feb 25, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 06, 2026
<b>AMOUNT DUE</b>	<b>\$3,850.00</b>

SERVICE ADDRESS

Capital Region Community Development District  
 Southwood- Mossy creek Trail  
 Tallahassee, FL 32311

CONTACT US

640 Capital Circle NE , STE. 1  
 Tallahassee, FL 32301

(850) 692-9646  
 admin@waterworks850.com

Service completed by: Becky Bethea

INVOICE

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Power Washing - Concrete- Mossy Creek Trail Concrete discolored with soot and dirt? We will make it look new againt Mossy Creek Trail concrete paths	1.0	\$3,600.00	\$3,600.00

\*WATER TO BE PROVIDED BY CUSTOMER\*

Pressure Washing- Bridge- Mossy Creek Trail Softwash to remove all organic staining and pressure wash wood bridge	1.0	\$250.00	\$250.00
--	-----	----------	----------

Subtotal	\$3,850.00
Total Tax	\$0.00
CC Fee (2.999%)	\$0.00
<b>Job Total</b>	<b>\$3,850.00</b>
<b>Amount Due</b>	<b>\$3,850.00</b>

*GL # 47000*  
*Robert B. Berlin*  
*3/9/2026*

CAPITAL REGION CDD  
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
				R101	R102	R201	R202		
NET ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON COUNTY 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 COUNTY TAX ROLL		\$320,695.57	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$1,984,876.14	\$3,965,909.10
<b>TOTAL NET ASSESSED</b>		<b>\$298,246.88</b>	<b>\$914,952.41</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$426,162.86</b>	<b>\$2,123,938.00</b>	<b>\$4,679,765.78</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$320,695.57</b>	<b>\$983,819.80</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$458,239.63</b>	<b>\$2,283,804.30</b>	<b>\$5,032,006.22</b>
% 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		\$285,014.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,001.58	\$424,016.44
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$712,537.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$139,001.61</b>	<b>\$566,523.88</b>
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	12/18/25	\$197,043.10	\$30,453.16	\$205,029.59	\$52,263.94	\$213,648.22	\$64,115.75	\$791,641.48	\$1,554,195.24
LEON CO DIST 4	12/22/25	\$47,286.58	\$108,539.37	\$45,573.83	\$194,888.01	\$51,271.49	\$228,517.56	\$646,930.28	\$1,323,007.12
LEON CO DIST 5	01/05/26	\$4,245.94	\$23,398.23	\$9,395.80	\$2,135.35	\$4,603.75	\$49,262.38	\$92,132.95	\$185,174.40
INTEREST	01/30/26	\$568.55	\$389.14	\$605.73	\$516.81	\$616.46	\$819.28	\$3,521.42	\$7,037.39
LEON CO DIST 6	02/19/26	\$3,574.77	\$2,932.81	\$7,497.99	\$13,821.39	\$3,876.03	\$6,174.71	\$36,606.53	\$74,484.23
LEON CO DIST 7	03/12/26	\$753.55	\$3,910.57	\$4,457.86	\$1,445.61	\$817.05	\$8,233.27	\$19,568.39	\$39,186.30
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
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$282,379.28</b>	<b>\$197,150.26</b>	<b>\$308,188.23</b>	<b>\$268,011.47</b>	<b>\$306,175.81</b>	<b>\$415,077.95</b>	<b>\$1,778,327.80</b>	<b>\$3,555,310.80</b>
<b>NET DUE TAX ROLL</b>		<b>\$15,867.60</b>	<b>\$5,265.02</b>	<b>\$10,749.45</b>	<b>\$6,135.88</b>	<b>\$17,204.79</b>	<b>\$11,084.91</b>	<b>\$67,607.01</b>	<b>\$133,914.66</b>
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%	50.00%	42.81%
% RECEIVED TAX ROLL		94.68%	97.40%	96.63%	97.76%	94.68%	97.40%	96.34%	96.37%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
								CHECKS	
11/21/25		\$56,433.77		\$35,627.43	\$2,940.36	\$89,297.81		3710-3713	
01/02/26		\$303,322.21		\$250,603.42	\$27,151.95	\$557,553.02		3746-3749	
01/12/26		\$27,644.17		\$9,395.80	\$2,135.35	\$43,866.15		3766-3769	
02/20/26		\$7,465.22		\$8,103.72	\$14,338.20	\$11,486.49			
Total transferred		\$474,865.42		\$303,730.37	\$266,565.86	\$712,203.44			
Total DUE		\$4,664.12		\$4,457.86	\$1,445.61	\$9,050.32			

CAPITAL REGION CDD  
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
				R101	R102	R201	R202		
NET ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON COUNTY 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 COUNTY 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
<b>TOTAL NET ASSESSED</b>		<b>\$298,246.88</b>	<b>\$914,952.41</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$426,162.86</b>	<b>\$2,123,938.00</b>	<b>\$4,679,765.78</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$320,695.57</b>	<b>\$983,819.80</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$458,239.63</b>	<b>\$2,283,804.30</b>	<b>\$5,032,006.22</b>
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%
<b>RECEIVED BY</b>	<b>DATE</b>	<b>SERIES 2018-1 RESIDENTIAL</b>	<b>SERIES 2018-1 COMMERCIAL</b>	<b>SERIES 2021 RESIDENTIAL</b>	<b>SERIES 2018-2 COMMERCIAL</b>	<b>SERIES 2013 RESIDENTIAL</b>	<b>SERIES 2013 COMMERCIAL</b>	<b>GENERAL FUND</b>	<b>TOTAL ASSESSED</b>
ST JOE COMPANY		\$285,014.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,001.58	\$424,016.44
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$712,537.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$139,001.61</b>	<b>5366,523.88</b>
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	12/18/25	\$197,043.10	\$30,453.16	\$205,029.59	\$52,263.94	\$213,648.22	\$64,115.75	\$791,641.48	\$1,554,195.24
LEON CO DIST 4	12/22/25	\$47,286.58	\$108,539.37	\$45,573.83	\$194,888.01	\$51,271.49	\$228,517.56	\$646,930.28	\$1,323,007.12
LEON CO DIST 5	01/05/26	\$4,245.94	\$23,398.23	\$9,395.80	\$2,135.35	\$4,603.75	\$49,262.38	\$92,132.95	\$185,174.40
INTEREST	01/30/26	\$568.55	\$389.14	\$605.73	\$516.81	\$616.46	\$819.28	\$3,521.42	\$7,037.39
LEON CO DIST 6	02/19/26	\$3,574.77	\$2,932.81	\$7,497.99	\$13,821.39	\$3,876.03	\$6,174.71	\$36,606.53	\$74,484.23
LEON CO DIST 7	03/12/26	\$753.55	\$3,910.57	\$4,457.86	\$1,445.61	\$817.05	\$8,233.27	\$19,568.39	\$39,186.30
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
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$282,379.28</b>	<b>\$197,150.26</b>	<b>\$308,188.23</b>	<b>\$268,011.47</b>	<b>\$306,175.81</b>	<b>\$415,077.95</b>	<b>\$1,778,327.80</b>	<b>\$3,555,310.80</b>
<b>NET DUE TAX ROLL</b>		<b>\$15,867.60</b>	<b>\$5,265.02</b>	<b>\$10,749.45</b>	<b>\$6,135.88</b>	<b>\$17,204.79</b>	<b>\$11,084.91</b>	<b>\$67,607.01</b>	<b>\$133,914.66</b>
<b>PERCENT RECEIVED</b>		<b>SERIES 2018-1 RESIDENTIAL</b>	<b>SERIES 2018-1 COMMERCIAL</b>	<b>SERIES 2021 RESIDENTIAL</b>	<b>SERIES 2018-2 COMMERCIAL</b>	<b>SERIES 2013 RESIDENTIAL</b>	<b>SERIES 2013 COMMERCIAL</b>	<b>GENERAL FUND</b>	<b>TOTAL ASSESSED</b>
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	42.81%
% RECEIVED TAX ROLL		94.68%	97.40%	96.63%	97.76%	94.68%	97.40%	96.34%	96.37%
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	001300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
								CHECKS	
11/21/25		\$56,433.77	\$35,627.43	\$2,940.36	\$89,297.81			3710-3713	
01/02/26		\$383,322.21	\$250,603.42	\$247,051.95	\$57,553.02			3746-3749	
01/12/26		\$27,644.37	\$9,395.80	\$2,135.35	\$3,966.43			3766-3769	
02/20/26		\$7,465.27	\$8,103.72	\$14,338.20	\$11,486.49				
<b>Total transferred</b>		<b>\$474,865.42</b>	<b>\$303,730.37</b>	<b>\$266,565.86</b>	<b>\$712,203.44</b>				
<b>Total DUE</b>		<b>\$4,664.12</b>	<b>\$4,457.86</b>	<b>\$1,445.61</b>	<b>\$9,050.32</b>				

CAPITAL REGION CDD  
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSED TO	# UNITS	Ex 2008	Ex 2008	Ex 2011A-1	Ex 2011A-2	SERIES 2013	SERIES 2013	GENERAL FUND	TOTAL ASSESSED
		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	RESIDENTIAL	COMMERCIAL		
				R101	R102	R201	R202		
NET ST JOE COMPANY	997.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
NET LEON COUNTY 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 COUNTY 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
<b>TOTAL NET ASSESSED</b>		<b>\$298,246.88</b>	<b>\$914,952.41</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$426,162.86</b>	<b>\$2,123,938.00</b>	<b>\$4,679,765.78</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$320,695.57</b>	<b>\$983,819.80</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$458,239.63</b>	<b>\$2,283,804.30</b>	<b>\$5,032,006.22</b>
% 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		\$285,014.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,001.58	\$424,016.44
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$712,537.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$139,001.61</b>	<b>\$566,523.88</b>
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	12/18/25	\$197,043.10	\$30,453.16	\$205,029.59	\$52,263.94	\$213,648.22	\$64,115.75	\$791,641.48	\$1,554,195.24
LEON CO DIST 4	12/22/25	\$47,286.58	\$108,539.37	\$45,573.83	\$194,888.01	\$51,271.49	\$228,517.56	\$646,930.28	\$1,323,007.12
LEON CO DIST 5	01/05/26	\$4,245.94	\$23,398.23	\$9,395.80	\$2,135.35	\$4,603.75	\$49,262.38	\$92,132.95	\$185,174.40
INTEREST	01/30/26	\$568.55	\$389.14	\$605.73	\$516.81	\$616.46	\$819.28	\$3,521.42	\$7,037.39
LEON CO DIST 6	02/19/26	\$3,574.77	\$2,932.81	\$7,497.99	\$13,821.39	\$3,876.03	\$6,174.71	\$36,606.53	\$74,484.23
LEON CO DIST 7	03/12/26	\$753.55	\$3,910.57	\$4,457.86	\$1,445.61	\$817.05	\$8,233.27	\$19,568.39	\$39,186.30
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
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$282,379.28</b>	<b>\$197,150.26</b>	<b>\$308,188.23</b>	<b>\$268,011.47</b>	<b>\$306,175.81</b>	<b>\$415,077.95</b>	<b>\$1,778,327.80</b>	<b>\$3,555,310.80</b>
<b>NET DUE TAX ROLL</b>		<b>\$15,867.60</b>	<b>\$5,265.02</b>	<b>\$10,749.45</b>	<b>\$6,135.88</b>	<b>\$17,204.79</b>	<b>\$11,084.91</b>	<b>\$67,607.01</b>	<b>\$133,914.66</b>
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%	50.00%	42.81%
% RECEIVED TAX ROLL		94.68%	97.40%	96.63%	97.76%	94.68%	97.40%	96.34%	96.37%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
								CHECKS	
11/21/25		\$56,433.77		\$35,627.43	\$2,940.36		\$89,297.81	3710-3713	
01/02/26		\$383,322.21		\$250,601.47	\$247,151.95		\$557,551.02		
01/12/26		\$97,644.37		\$9,395.80	\$2,135.35		\$53,866.13	3746-3749	
02/20/26		\$7,465.27		\$8,103.72	\$14,338.20		\$11,486.49	3766-3769	
Total transferred		\$474,865.42		\$303,730.37	\$266,565.86		\$712,203.44		
<b>Total DUE</b>		<b>\$4,664.12</b>		<b>\$4,457.86</b>	<b>\$1,445.61</b>		<b>\$9,050.32</b>		

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

ASSESSED TO	# UNITS	Ex 2008	Ex 2008	Ex 2011A-1	Ex 2011A-2	SERIES 2013	SERIES 2013	GENERAL FUND	TOTAL ASSESSED
		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	RESIDENTIAL	COMMERCIAL		
				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 COUNTY 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 COUNTY 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
<b>TOTAL NET ASSESSED</b>		<b>\$298,246.88</b>	<b>\$914,952.41</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$426,162.86</b>	<b>\$2,123,938.00</b>	<b>\$4,679,765.78</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$320,695.57</b>	<b>\$983,819.80</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$458,239.63</b>	<b>\$2,283,804.30</b>	<b>\$5,032,006.22</b>
% 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		\$285,014.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139,001.58	\$424,016.44
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$712,537.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$139,001.61</b>	<b>\$566,523.88</b>
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	12/18/25	\$197,043.10	\$30,453.16	\$205,029.59	\$52,263.94	\$213,648.22	\$64,115.75	\$791,641.48	\$1,554,195.24
LEON CO DIST 4	12/22/25	\$47,286.58	\$108,539.37	\$45,573.83	\$194,888.01	\$51,271.49	\$228,517.56	\$646,930.28	\$1,323,007.12
LEON CO DIST 5	01/05/26	\$4,245.94	\$23,398.23	\$9,395.80	\$2,135.35	\$4,603.75	\$49,262.38	\$92,132.95	\$185,174.40
INTEREST	01/30/26	\$568.55	\$389.14	\$605.73	\$516.81	\$616.46	\$819.28	\$3,521.42	\$7,037.39
LEON CO DIST 6	02/19/26	\$3,574.77	\$2,932.81	\$7,497.99	\$13,821.39	\$3,876.03	\$6,174.71	\$36,606.53	\$74,484.23
LEON CO DIST 7	03/12/26	\$753.55	\$3,910.57	\$4,457.86	\$1,445.61	\$817.05	\$8,233.27	\$19,568.39	\$39,186.30
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
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$282,379.28</b>	<b>\$197,150.26</b>	<b>\$308,188.23</b>	<b>\$268,011.47</b>	<b>\$306,175.81</b>	<b>\$415,077.95</b>	<b>\$1,778,327.80</b>	<b>\$3,555,310.80</b>
<b>NET DUE TAX ROLL</b>		<b>\$15,867.60</b>	<b>\$5,265.02</b>	<b>\$10,749.45</b>	<b>\$6,135.88</b>	<b>\$17,204.79</b>	<b>\$11,084.91</b>	<b>\$67,607.01</b>	<b>\$133,914.66</b>
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%	50.00%	42.81%
% RECEIVED TAX ROLL		94.68%	97.40%	96.63%	97.76%	94.68%	97.40%	96.34%	96.37%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000 <b>vendor# 106</b> 001-300-20700-10800	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100 <b>vendor # 300</b> 001-300-20700-10000	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000 <b>vendor #130</b> 001-300-20700-11000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100 <b>vendor #148</b> 001-300-20700-109000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	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
								CHECKS	
11/21/25		\$56,433.77	\$35,627.43	\$2,940.36	\$89,297.81			3710-3713	
01/02/26		\$383,322.21	\$250,603.42	\$247,151.95	\$557,553.02				
01/12/26		\$27,644.17	\$9,395.80	\$2,135.35	\$3,866.13			3746-3749	
02/20/26		\$7,465.27	\$8,103.72	\$14,338.20	\$11,486.48			3766-3769	
<b>Total transferred</b>		<b>\$474,865.42</b>	<b>\$303,730.37</b>	<b>\$266,565.86</b>	<b>\$712,203.44</b>				
<b>Total DUE</b>		<b>\$4,664.12</b>	<b>\$4,457.86</b>	<b>\$1,445.61</b>	<b>\$9,050.32</b>				



# Invoice

Date	Invoice #
1/17/2026	b-2926

mail payment to:

Precision Sidewalk Safety Corp.  
 1202 SW 17th St  
 Suite #201-122  
 Ocala, Florida 34471

Federal ID#: 20-5234927  
 Phone: 352-804-2464

Capital Region CDD  
 Justin Fallis  
 3196 Merchants Row Blvd, Ste 130  
 Tallahassee, FL 32311

P.O. No.	Terms
signed authorization	due on receipt

Description	Amount
<p>Using customer repair specification of 2/8 to 2 inches and a 1:12 repair slope, identify, measure, mark, remove, and clean up 80 trip hazards per included project summary.</p> <p>Precision Sidewalk Safety estimates &lt;&lt;&lt;&lt; YOU SAVED \$48,440 - or \$16.58 /square foot - or 82.89% &gt;&gt;&gt;&gt; vs. replacement determined by the 2,922 square feet of concrete that did NOT have to be replaced multiplied by your estimated cost of concrete replacement, minus this invoice amount.</p> <p style="text-align: right;"><i>Justin Fallis</i> 2/18/2026</p> <p style="text-align: center;"><i>FL. Code 60000</i></p>	10,000.00
<b>Total</b>	<b>\$10,000.00</b>

*Thank you for your business! Our repairs do not address or remedy the underlying cause for shifting concrete. Payment of this invoice confirms your acceptance of our work.*

## Alexandra Salisbury

---

**From:** Tiziana Cessna <TCessna@gmssf.com>  
**Sent:** Thursday, March 19, 2026 2:18 PM  
**To:** Alexandra Salisbury  
**Subject:** Capital Region  
**Attachments:** CHK-INV ck 003764 02-20-26 .pdf

Hi Alex,  
I updated the address. Please void check and reissue.  
Thanks

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





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

# Invoice

Date	Invoice #
3/17/2026	198810

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	4/16/2026

Description	Quantity	Rate	Amount
TR230 - Cattails			
Imazapyr 4 SL - 15 gal	1	7.25	7.25
Round Up Custom Aquatic - 15 gal	1	7.51	7.51
IPM Technician Labor Rate per hour	2	80.00	160.00
IPM Asst. Labor Rate per hour	2	68.50	137.00
Date of Service: 3/9/2026			
		46550	
		<i>Corbin deNagy</i>	
		3/17/2026	

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

<b>Total</b>	\$311.76
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$311.76

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

# INVOICE

Date	Invoice #
4/1/2026	198812

<b>Bill To</b>
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 April FY 2026		
	Landscape - New Units*	0.00	0.00
	Landscape - Contracted Units	46200 → 97,638.86	97,638.86
	Irrigation - New Units **	0.00	0.00
	Irrigation - Contracted Units	46400 → 4,851.39	4,851.39
	*Landscape - New Units:		
	**Irrigation - New Units:		

*Corbin deNagy*

3/19/2026

**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 #
3/18/2026	198813

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	4/17/2026

Description	Quantity	Rate	Amount
REV 5 - Four Oaks & Merchants Row Intersection - Design & Install one row of shrubs on both sides of the N & S bound medians at the intersection of Four Oaks Blvd. & Merchants Row. All work to include removing existing sod in medians, install approx. 8yds bedding mix, adjust irrigation heads, install plant material and pine straw			
Includes purchase and delivery of (260) 3gal Indica Formosa Azalea 'Lavender'	1	2,470.00	2,470.00
Approx. 8yds bedding mix	1	900.00	900.00
Tiller (small)	1	115.00	115.00
Cat Loader	1	500.00	500.00
Sod cutter	1	125.00	125.00
Pine Straw	40	7.50	300.00
Includes Materials & Labor to adjust irrigation, remove existing sod/soil, install new bedding mix, and plant material	1	5,420.00	5,420.00
Landscape Enhancement/Beautification			
<i>Corbin deNagy</i>			
3/19/2026			

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

<b>Total</b>	\$9,830.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$9,830.00



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

# Invoice

Date	Invoice #
3/23/2026	198816

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	4/22/2026

Description	Quantity	Rate	Amount
Controller 5; Unit 3 - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	108.18	108.18
Miscellaneous Materials & Consumables	1	12.63	12.63
Irrigation Technician Labor Rate per hour	3.5	85.00	297.50
Date of Service: 3/18/2026			
		46450 <i>Corbin deNagy</i> 3/24/2026	

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

<b>Total</b>	\$433.76
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$433.76



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

# Invoice

Date	Invoice #
3/23/2026	198817

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	4/22/2026

Description	Quantity	Rate	Amount
Controller 11; Unit 4 - Install Sleeve Hemingway Blvd			
3" SCH 40 PVC BE Pipe	30	2.10	63.00
2" SCH 40 PVC BE Pipe	40	1.05	42.00
2-1/2" PVC Tee SSS	1	7.95	7.95
2" SCH 40 Coupling	1	2.06	2.06
2" Slip-Fix	1	38.29	38.29
1/2" 90 Male Barb Fitting	2	1.05	2.10
FLEXSG Flex Pipe (100ft. per roll)	4	0.50	2.00
Miscellaneous Materials & Consumables	1	12.37	12.37
Mini-Excavator Use	1	450.00	450.00
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Date of Service: 3/19/2026			
		46450 <i>Corbin deNagy</i> 3/24/2026	

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

<b>Total</b>	\$874.77
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$874.77

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

Invoice #: 598

Invoice Date: 3/12/26

Due Date: 3/12/26

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies GL Code 46550		29.58	29.58
<i>Alison Moring</i> <i>3-17-26</i>			

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**Total** \$29.58

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**Payments/Credits** \$0.00

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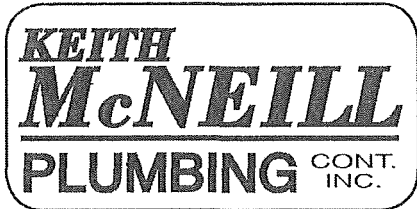
**Balance Due** \$29.58

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**MAINTENANCE BILLABLE PURCHASES**

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
CR CAPITAL REGION	2/14/26	1"x36" Galvanized Pipe	29.58	R.B.
		<b>TOTAL</b>	<b><u>29.58</u></b>	



www.mcneillplumbing.com

3505 N Monroe St  
 Tallahassee, FL 32303  
 Phone: (850) 562-5504

# Invoice

<b>Invoice Number</b>
44228
<b>Invoice Date</b>
3/20/2026

**Bill To:** Capital Region CDD  
 3196 Merchants Row Blvd  
 Suite 130  
 Tallahassee, FL 32311

**Re:** Service Work Orders  
 3050 Merchants Row Blvd  
 Tallahassee, FL 32311

Dispatch No	Customer No	Customer PO	Payment Terms	Due Date
42030	3501			3/20/2026
Quantity	Description	U/M	Rate/Unit	Price
1.00	Backflow test		100.00	100.00

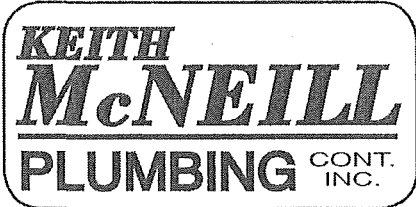
46900  
*Corbin deNagy*  
 3/20/2026

Subtotal \$ 100.00  
 Sales Tax (if applicable) \$ 0.00

**Work Completed** **Total Due \$ 100.00**

Tested and certified backflow device.

Thank you for your business!



www.mcneillplumbing.com

3505 N Monroe St  
 Tallahassee, FL 32303  
 Phone: (850) 562-5504

# Invoice

<b>Invoice Number</b>
44227
<b>Invoice Date</b>
3/20/2026

**Bill To:** Capital Region CDD  
 3196 Merchants Row Blvd  
 Suite 130  
 Tallahassee, FL 32311

**Re:** Service Work Orders  
 4141 Artemis Way  
 Tallahassee, FL 32311

Dispatch No	Customer No	Customer PO	Payment Terms	Due Date
42029	3501		Due Upon Receipt	3/20/2026
Quantity	Description	U/M	Rate/Unit	Price
1.00	Backflow test and repair		210.00	210.00

46900  
*Corbin deNagy*  
 3/20/2026

Subtotal \$ 210.00  
 Sales Tax (if applicable) \$ 0.00

**Work Completed** **Total Due \$ 210.00**

Tested and certified backflow device. Made repair.

Thank you for your business!

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 2026

**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. 3717128

Client Matter No. 17123-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3717128  
17123-1

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Re: Capital Region - General Counsel

For Professional Legal Services Rendered

02/11/26	S. Sandy	0.20	65.00	Confer regarding ethics training
02/24/26	S. Sandy	1.50	487.50	Review correspondence regarding insurance claim; conduct research regarding same

TOTAL HOURS 1.70

TOTAL FOR SERVICES RENDERED \$552.50

TOTAL CURRENT AMOUNT DUE \$552.50

*Corbin deNagy*

3/23/2026

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 2026

**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. 3717130

Client Matter No. 17123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Capital Region CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3717130

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

02/10/26	S. Sandy	0.20	65.00	Review draft minutes
02/12/26	S. Sandy	2.00	650.00	Prepare for and attend meeting; conduct follow up regarding same

TOTAL HOURS 2.20

TOTAL FOR SERVICES RENDERED \$715.00

TOTAL CURRENT AMOUNT DUE \$715.00

*Corbin deNagy*

3/23/2026

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**

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

DATE	8/26/2025	PERIOD COVERED	10/1/25-9/30/26
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**FY 2026 NON-AD VALOREM ASSESSMENTS INVOICE**

ST JOE COMPANY  
ATTN: ANALISA WOOD  
130 RICHARD JACKSON BLVD, SUITE 200  
PANAMA CITY BEACH, 32407

PROPERTY: CAPITAL REGION BULK PARCELS

PROPERTY	EVELOPABLE ACRES	SERIES 2018-1 DEBT RATE/ACRE	TOTAL 2018-1 ASMT	FY 26 O&M RATE/ACRE	TOTAL FY 26 O&M	TOTAL ASMT
3103204040000	66.14	\$1,793.67	\$118,633.62	\$699.82	\$46,286.04	\$164,919.66
3109204010000	19.00	\$1,793.67	\$34,079.81	\$699.82	\$13,296.57	\$47,376.38
3110200010001	52.00	\$1,793.67	\$93,271.07	\$699.82	\$36,390.60	\$129,661.67
3110200120000	101.00	\$1,793.67	\$181,161.11	\$699.82	\$70,681.74	\$251,842.85
3110200140000	5.97	\$1,793.67	\$10,708.24	\$699.82	\$4,177.92	\$14,886.16
3110200150000	24.69	\$1,793.67	\$44,285.82	\$699.82	\$17,278.54	\$61,564.36
3110200170000	0.00	\$1,793.67	\$0.00	\$699.82	\$0.00	\$0.00
3110200180000	0.00	\$1,793.67	\$0.00	\$699.82	\$0.00	\$0.00
3115200020000	0.00	\$1,793.67	\$0.00	\$699.82	\$0.00	\$0.00
3116200320000	17.21	\$1,793.67	\$30,869.14	\$699.82	\$12,043.89	\$42,913.02
3120200020010	63.24	\$1,793.67	\$113,431.96	\$699.82	\$44,256.57	\$157,688.53
3121200030000	6.00	\$1,793.67	\$10,762.05	\$699.82	\$4,198.92	\$14,960.96
3121200040000	35.00	\$1,793.67	\$62,778.60	\$699.82	\$24,493.67	\$87,272.27
3122200200000	7.00	\$1,793.67	\$12,555.72	\$699.82	\$4,898.73	\$17,454.45
3122200230000	0.00	\$1,793.67	\$0.00	\$699.82	\$0.00	\$0.00
<b>TOTAL</b>	<b>397.25000</b>		<b>\$712,537.14</b>	<b>\$10,497.30</b>	<b>\$278,003.19</b>	<b>\$990,540.31</b>

UPDATED PAYMENT SCHEDULE:

INVOICE#	DUE DATE	% DEBT DUE	Southwood		% DUE O&M	O&M	TOTAL	REDEIVED	O&M	Debt service	
			DEBT SERVICE	INSTALLMENT DUE							
SJC100125	10/1/2025				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		9/26/2025
SJC110125	11/1/2025				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		11/3/2025
SJC125125	12/1/2025				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		11/202/25
SJC010126	1/1/2026				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		12/18/2025
SJC026126	2/1/2026	20%	\$142,507.43		8.33%	\$23,166.93	\$165,674.36	\$165,674.36	\$23,166.93	\$142,507.43	1/28/2026
SJC030126	3/1/2026	20%	\$142,507.43		8.33%	\$23,166.93	\$165,674.36	\$165,674.36	\$23,166.93	\$142,507.43	2/20/2026
SJC040126	4/1/2026	30%	\$213,761.14		8.33%	\$23,166.93	\$236,928.07	\$236,928.07	\$23,166.93	\$213,761.14	3/25/2026
SJC050126	5/1/2026				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		
SJC060126	6/1/2026				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		
SJC070126	7/1/2026				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		
SJC080126	8/1/2026				8.33%	\$23,166.93	\$23,166.93	\$23,166.93	\$23,166.93		
SJC090126	9/1/2026	15%	\$106,880.57		8.33%	\$23,166.93	\$130,047.50	\$130,047.50	\$23,166.93		
SJC100125	10/1/2026	15%	\$106,880.57				\$106,880.57				
<b>TOTAL</b>		<b>100.00%</b>	<b>\$712,537.14</b>		<b>100.00%</b>	<b>\$278,003.19</b>	<b>\$990,540.33</b>	<b>\$660,944.51</b>	<b>\$162,168.51</b>	<b>\$498,776.00</b>	
							outstanding	\$115,834.68		\$213,761.14	

DUE TO DS \$213,761.14  
Vendor#106

transferred ck#  
  
  
  
  
  
  
  
  
  
\$0.00

# Capital Region

## City of Tallahassee Utilities

				Feb-26
Meter ID		NEW acct#	Services Address	
PRM0025272	Electric	100012701	3705 Four Oaks Blvd - Commercial Area Lighting	\$95.26
WRA05223	Electric/Water Reuse	100012735	1901 Merchants Row Blvd	\$15.35
E301604	Electric	100012813	3136 Dickinson Dr.	\$15.27
	Electric	100013816	2380 E Orange Ave Irr	
E305651	Electric	100013845	2588 Merchants Row Blvd - Pump	\$14.56
WR200000	Water Reuse	100013878	3564 S Blair Stone Rd Water Reuse Reclaim	
E188850	Electric	100013966	3559 Four Oaks Blvd	\$14.56
E305561	Electric	100013997	3700 Spider Lily Way	\$14.67
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	\$34.96
PRM0006021	Electric	100014696	3145 Mulberry Park Blvd. Commercial Area Light	\$107.16
WBU900411	Water irrigation	100014729	4141 Artemis Way -Water usage	\$93.74
E31450671	Electric	100014758	4140 Artemis Way	\$13.99
E305750	Electric	100014789	4580 Grove Park Dr - IRR	\$14.22
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.	\$14.33
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
31236307/WRA0522	Electric/Water Reuse	100016426	3603 Capital Cir SE Irr.	\$202.18
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
PRM0147983	Electric	100092258	3029 Dickinson Dr.Commerical Area Lights	\$45.39
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	\$59.52
PRM0028302	Electric	100213814	3070 Bent Grass Ln	\$83.31
PRM0057932	Electric	100202870	2450 Rain Lily Way	\$83.31
PRM0083585	Electric	100204566	4072 Invy Green Trl	\$83.31
PRM0049496	Electric	100206207	3749 Biltmore Ave	\$214.29
PRM0076405	Electric	100205224	4216 Summertree Dr	\$166.68
PRM0082899	Electric	100208571	4297 Avon Park	\$119.03
PRM0122174	Electric	100209402	3900 Overlook Dr	\$202.34
PRM0122901	Electric	100208804	3616 Longfellow Rd	\$83.31
PRM0129751	Electric	100212804	4038 Shady View Ln	\$59.52
WRA20051	Water Reuse	100034498	3001 School House Rd Reclaimed pay online	\$51.10
<b>Total</b>				<b>\$2,446.06</b>
<b>001-320-57200-43000</b>				



**Customer Name:** Capital Region CDD  
**Account Number:** 100012701  
**Billing Date:** March 2, 2026

*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 March 2, 2026**

Previous Balance	95.26
Payment Received - 02/23/2026	-95.26
<b>Current Charges</b>	<b>95.26</b>
<b>Total Amount Due</b>	<b>\$ 95.26</b>

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

Commercial Area Lighting	\$ 95.26
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/23/2026 Draft Amount
100012701	\$0.00	\$95.26	<b>\$ 95.26</b>

**This account is on AutoPay. Payment will be drafted on or after 03/23/2026, 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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**Area Lighting**

**Service from 01/27/2026 - 02/26/2026**

**Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	75.67
Fuel & Purch Pwr: 457 kwh at \$0.03765	17.21
Gross Receipts Tax: 2.56406% of \$92.88	2.38
<b>Subtotal</b>	<b>\$ 95.26</b>

**Service Address Total:** 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600

**Premise Id #:** PRM0025272

**\$ 95.26**



**Customer Name:** Capital Region CDD  
**Account Number:** 100012735  
**Billing Date:** February 27, 2026

*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 February 27, 2026**

Previous Balance	29.38
Payment Received - 02/19/2026	-29.38
<b>Current Charges</b>	<b>15.35</b>
<b>Total Amount Due</b>	<b>\$ 15.35</b>

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

Elec General Svc-Non Demand	\$ 15.35
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100012735	\$0.00	\$15.35	<b>\$ 15.35</b>

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

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

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>13</b>	Sep-25	15	May-25	15
<b>Jan-26</b>	<b>16</b>	Aug-25	14	Apr-25	14
Dec-25	15	Jul-25	17	Mar-25	14
Nov-25	14	Jun-25	13	<b>Feb-25</b>	<b>13</b>
Oct-25	11				

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
<b>Subtotal</b>	<b>\$ 15.35</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	02/23/2026	2101		01/26/2026	2088		13	1.00	13 KWH	

**Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0029045**

**\$ 15.35**



**Customer Name:** Capital Region CDD  
**Account Number:** 100012813  
**Billing Date:** February 27, 2026

*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 February 27, 2026**

Previous Balance	15.27
Payment Received - 02/19/2026	-15.27
<b>Current Charges</b>	<b>15.27</b>
<b>Total Amount Due</b>	<b>\$ 15.27</b>

**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.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100012813	\$0.00	\$15.27	\$ 15.27

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SUNRISE, FL 33351-4761

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>0</b>	Sep-25	0	May-25	0
<b>Jan-26</b>	<b>0</b>	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	1	n/a	n/a
Oct-25	0				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	02/23/2026	12		01/26/2026	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:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.90
Payment Received - 02/19/2026	-14.90
<b>Current Charges</b>	<b>14.56</b>
<b>Total Amount Due</b>	<b>\$ 14.56</b>

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

Elec General Svc-Non Demand	\$ 14.56
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100013845	\$0.00	\$14.56	<b>\$ 14.56</b>

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

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>6</b>	Sep-25	7	May-25	8
<b>Jan-26</b>	<b>9</b>	Aug-25	7	Apr-25	7
Dec-25	7	Jul-25	8	Mar-25	7
Nov-25	7	Jun-25	6	<b>Feb-25</b>	<b>6</b>
Oct-25	8				

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
<b>Subtotal</b>	<b>\$ 14.56</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	02/23/2026	1322		01/26/2026	1316		6	1.00	6 KWH	

**Service Address Total: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311**

**Premise Id #: PRM0121634**

**\$ 14.56**



**Customer Name:** Capital Region CDD  
**Account Number:** 100013966  
**Billing Date:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.78
Payment Received - 02/19/2026	-14.78
<b>Current Charges</b>	<b>14.56</b>
<b>Total Amount Due</b>	<b>\$ 14.56</b>

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

Elec General Svc-Non Demand	\$ 14.56
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100013966	\$0.00	\$14.56	<b>\$ 14.56</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>6</b>	Sep-25	7	May-25	7
<b>Jan-26</b>	<b>8</b>	Aug-25	6	Apr-25	6
Dec-25	7	Jul-25	7	Mar-25	7
Nov-25	7	Jun-25	6	<b>Feb-25</b>	<b>6</b>
Oct-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
<b>Subtotal</b>	<b>\$ 14.56</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	02/23/2026	552		01/26/2026	546		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:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.90
Payment Received - 02/19/2026	-14.90
<b>Current Charges</b>	<b>14.67</b>
<b>Total Amount Due</b>	<b>\$ 14.67</b>

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

Elec General Svc-Non Demand	\$ 14.67
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100013997	\$0.00	\$14.67	<b>\$ 14.67</b>

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

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

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>7</b>	Sep-25	7	May-25	9
<b>Jan-26</b>	<b>9</b>	Aug-25	8	Apr-25	7
Dec-25	8	Jul-25	8	Mar-25	7
Nov-25	7	Jun-25	7	n/a	n/a
Oct-25	8				

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
<b>Subtotal</b>	<b>\$ 14.67</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	02/23/2026	927		01/26/2026	920		7	1.00	7 KWH	

**Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311**

**Premise Id #: PRM0063638**

**\$ 14.67**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014028  
**Billing Date:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.78
Payment Received - 02/19/2026	-14.78
<b>Current Charges</b>	<b>14.67</b>
<b>Total Amount Due</b>	<b>\$ 14.67</b>

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

Elec General Svc-Non Demand	\$ 14.67
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100014028	\$0.00	\$14.67	<b>\$ 14.67</b>

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

City of Tallahassee  
435 N. Macomb St. Relay Box  
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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>7</b>	Sep-25	7	May-25	8
<b>Jan-26</b>	<b>8</b>	Aug-25	8	Apr-25	4
Dec-25	7	Jul-25	7	Mar-25	7
Nov-25	7	Jun-25	7	<b>Feb-25</b>	<b>7</b>
Oct-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
<b>Subtotal</b>	<b>\$ 14.67</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	02/23/2026	963		01/26/2026	956		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:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	13.99
Payment Received - 02/19/2026	-13.99
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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

Elec General Svc-Non Demand	\$ 13.99
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100014060	\$0.00	\$13.99	<b>\$ 13.99</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>1</b>	Sep-25	1	May-25	2
<b>Jan-26</b>	<b>1</b>	Aug-25	1	Apr-25	1
Dec-25	1	Jul-25	1	Mar-25	0
Nov-25	1	Jun-25	2	<b>Feb-25</b>	<b>1</b>
Oct-25	1				

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
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	02/23/2026	293		01/26/2026	292		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:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	39.72
Payment Received - 02/19/2026	-39.72
<b>Current Charges</b>	<b>34.96</b>
<b>Total Amount Due</b>	<b>\$ 34.96</b>

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

Elec General Svc-Non Demand	\$ 34.96
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100014664	\$0.00	\$34.96	<b>\$ 34.96</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>186</b>	Sep-25	197	May-25	210
<b>Jan-26</b>	<b>228</b>	Aug-25	206	Apr-25	195
Dec-25	211	Jul-25	219	Mar-25	187
Nov-25	180	Jun-25	179	<b>Feb-25</b>	<b>181</b>
Oct-25	197				

Customer Charge	13.53
Energy Charge: 186 kwh at \$0.07289	13.56
Fuel & Purch Pwr: 186 kwh at \$0.03765	7.00
Gross Receipts Tax: 2.56406% of \$34.09	0.87
<b>Subtotal</b>	<b>\$ 34.96</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	02/23/2026	68997		01/26/2026	68811		186	1.00	186 KWH	

**Service Address Total: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311**

**Premise Id #: PRM0051911**

**\$ 34.96**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014696  
**Billing Date:** March 2, 2026

*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 March 2, 2026**

Previous Balance	107.16
Payment Received - 02/23/2026	-107.16
<b>Current Charges</b>	<b>107.16</b>
<b>Total Amount Due</b>	<b>\$ 107.16</b>

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

Commercial Area Lighting	\$ 107.16
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/23/2026 Draft Amount
100014696	\$0.00	\$107.16	<b>\$ 107.16</b>

**This account is on AutoPay. Payment will be drafted on or after 03/23/2026, 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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- 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.
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**Area Lighting****Service from 01/27/2026 - 02/26/2026****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	85.13
Fuel & Purch Pwr: 514 kwh at \$0.03765	19.35
Gross Receipts Tax: 2.56406% of \$104.48	2.68
<b>Subtotal</b>	<b>\$ 107.16</b>

**Service Address Total:** 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 107.16**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014729  
**Billing Date:** February 27, 2026

*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 February 27, 2026**

Previous Balance	93.74
Payment Received - 02/19/2026	-93.74
<b>Current Charges</b>	<b>93.74</b>
<b>Total Amount Due</b>	<b>\$ 93.74</b>

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

Water Service - Irrigation	\$ 93.74
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100014729	\$0.00	\$93.74	<b>\$ 93.74</b>

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SUNRISE, FL 33351-4761

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**Water Service**

**Service from 01/26/2026 - 02/22/2026**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Feb-26	213	Sep-25	733	May-25	1,553
Jan-26	160	Aug-25	644	Apr-25	822
Dec-25	266	Jul-25	1,324	Mar-25	0
Nov-25	493	Jun-25	1,452	<b>Feb-25</b>	<b>0</b>
Oct-25	742				

Customer Charge	10.81
Water Usage - Tier 1: 292 cgal at \$0.25484	74.41
Public Service Tax	8.52
<b>Subtotal</b>	<b>\$ 93.74</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	02/23/2026	64642		01/26/2026	64429		213	1.00	213 CGAL	

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

**Premise Id #: PRM0034073**

**\$ 93.74**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014758  
**Billing Date:** February 27, 2026

*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 February 27, 2026**

Previous Balance	13.88
Payment Received - 02/19/2026	-13.88
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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

Elec General Svc-Non Demand	\$ 13.99
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100014758	\$0.00	\$13.99	<b>\$ 13.99</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>1</b>	Sep-25	0	May-25	0
<b>Jan-26</b>	<b>0</b>	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	<b>Feb-25</b>	<b>0</b>
Oct-25	0				

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
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	02/23/2026	10		01/26/2026	9		1	1.00	1 KWH	

**Service Address Total: 4140 Artemis Way, Tallahassee, FL 32311**

**Premise Id #: PRM0028532**

**\$ 13.99**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014789  
**Billing Date:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.44
Payment Received - 02/19/2026	-14.44
<b>Current Charges</b>	<b>14.22</b>
<b>Total Amount Due</b>	<b>\$ 14.22</b>

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

Elec General Svc-Non Demand	\$ 14.22
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100014789	\$0.00	\$14.22	<b>\$ 14.22</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>3</b>	Sep-25	4	May-25	4
<b>Jan-26</b>	<b>5</b>	Aug-25	4	Apr-25	4
Dec-25	4	Jul-25	4	Mar-25	4
Nov-25	3	Jun-25	3	<b>Feb-25</b>	<b>3</b>
Oct-25	4				

Customer Charge	13.53
Energy Charge: 3 kwh at \$0.07289	0.22
Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Gross Receipts Tax: 2.56406% of \$13.86	0.36
<b>Subtotal</b>	<b>\$ 14.22</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	02/23/2026	1081		01/26/2026	1078		3	1.00	3 KWH	

**Service Address Total: 4580 Grove Park Dr, Tallahassee, FL 32311**

**Premise Id #: PRM0087001**

**\$ 14.22**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014821  
**Billing Date:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	20.23
Payment Received - 02/19/2026	-20.23
<b>Current Charges</b>	<b>18.97</b>
<b>Total Amount Due</b>	<b>\$ 18.97</b>

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

Elec General Svc-Non Demand	\$ 18.97
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100014821	\$0.00	\$18.97	<b>\$ 18.97</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>45</b>	Sep-25	42	May-25	49
<b>Jan-26</b>	<b>56</b>	Aug-25	40	Apr-25	48
Dec-25	54	Jul-25	41	Mar-25	50
Nov-25	44	Jun-25	38	<b>Feb-25</b>	<b>51</b>
Oct-25	45				

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
<b>Subtotal</b>	<b>\$ 18.97</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	02/23/2026	12166		01/26/2026	12121		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:** February 27, 2026

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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 February 27, 2026**

Previous Balance	13.99
Payment Received - 02/19/2026	-13.99
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

**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.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100015608	\$0.00	\$13.99	<b>\$ 13.99</b>

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

City of Tallahassee  
435 N. Macomb St. Relay Box  
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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>1</b>	Sep-25	0	May-25	1
<b>Jan-26</b>	<b>1</b>	Aug-25	1	Apr-25	1
Dec-25	0	Jul-25	1	Mar-25	0
Nov-25	1	Jun-25	0	<b>Feb-25</b>	<b>0</b>
Oct-25	1				

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
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	02/23/2026	561		01/26/2026	560		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:** February 27, 2026

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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 February 27, 2026**

Previous Balance	14.44
Payment Received - 02/19/2026	-14.44
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100015639	\$0.00	\$14.33	<b>\$ 14.33</b>

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

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

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>4</b>	Sep-25	2	May-25	3
<b>Jan-26</b>	<b>5</b>	Aug-25	2	Apr-25	2
Dec-25	4	Jul-25	3	Mar-25	2
Nov-25	4	Jun-25	2	n/a	n/a
Oct-25	2				

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
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	02/23/2026	239		01/26/2026	235		4	1.00	4 KWH	

**Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303**

**Premise Id #: PRM0016862**

**\$ 14.33**



**Customer Name:** Capital Region CDD  
**Account Number:** 100015670  
**Billing Date:** February 27, 2026

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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 February 27, 2026**

Previous Balance	13.88
Payment Received - 02/19/2026	-13.88
<b>Current Charges</b>	<b>13.88</b>
<b>Total Amount Due</b>	<b>\$ 13.88</b>

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

Elec General Svc-Non Demand	\$ 13.88
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100015670	\$0.00	\$13.88	<b>\$ 13.88</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Feb-26	0	Sep-25	0	May-25	0
Jan-26	0	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	n/a	n/a
Oct-25	0				

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
<b>Subtotal</b>	<b>\$ 13.88</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	02/23/2026	1		01/26/2026	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:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	50.95
Payment Received - 02/19/2026	-50.95
<b>Current Charges</b>	<b>50.95</b>
<b>Total Amount Due</b>	<b>\$ 50.95</b>

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

Elec General Svc-Non Demand	\$ 50.95
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100015703	\$0.00	\$50.95	<b>\$ 50.95</b>

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**City of Tallahassee**  
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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>0</b>	Sep-25	0	May-25	0
<b>Jan-26</b>	<b>0</b>	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	<b>Feb-25</b>	<b>0</b>
Oct-25	0				

Customer Charge	49.68
Gross Receipts Tax: 2.56406% of \$49.68	1.27
<b>Subtotal</b>	<b>\$ 50.95</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	02/23/2026	33158		01/26/2026	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:** February 27, 2026

*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 February 27, 2026**

Previous Balance	272.54
Payment Received - 02/19/2026	-272.54
<b>Current Charges</b>	<b>272.54</b>
<b>Total Amount Due</b>	<b>\$ 272.54</b>

**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.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100015738	\$0.00	\$272.54	<b>\$ 272.54</b>

**This account is on AutoPay. Payment will be drafted on or after 03/19/2026, 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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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>0</b>	Sep-25	0	May-25	0
<b>Jan-26</b>	<b>0</b>	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	<b>Feb-25</b>	<b>0</b>
Oct-25	0				

Customer Charge	93.24
Demand Charge: 10.00 kw at \$17.2489	172.49
Gross Receipts Tax: 2.56406% of \$265.73	6.81
<b>Subtotal</b>	<b>\$ 272.54</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	02/23/2026	61087		01/26/2026	61087		0	1.00	0 KWH	
E305419	02/23/2026	0		01/26/2026	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:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	14.78
Payment Received - 02/19/2026	-14.78
<b>Current Charges</b>	<b>14.67</b>
<b>Total Amount Due</b>	<b>\$ 14.67</b>

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

Elec General Svc-Non Demand	\$ 14.67
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100016392	\$0.00	\$14.67	<b>\$ 14.67</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>7</b>	Sep-25	7	May-25	7
<b>Jan-26</b>	<b>8</b>	Aug-25	7	Apr-25	7
Dec-25	7	Jul-25	7	Mar-25	7
Nov-25	7	Jun-25	7	<b>Feb-25</b>	<b>6</b>
Oct-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
<b>Subtotal</b>	<b>\$ 14.67</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	02/23/2026	1407		01/26/2026	1400		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:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	69.92
Payment Received - 02/19/2026	-69.92
<b>Current Charges</b>	<b>202.18</b>
<b>Total Amount Due</b>	<b>\$ 202.18</b>

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

Elec General Svc-Non Demand	\$ 15.12
Water - Reuse Service	\$ 187.06

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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100016426	\$0.00	\$202.18	<b>\$ 202.18</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>11</b>	Sep-25	5	May-25	13
<b>Jan-26</b>	<b>13</b>	Aug-25	13	Apr-25	17
Dec-25	13	Jul-25	6	Mar-25	16
Nov-25	11	Jun-25	11	<b>Feb-25</b>	<b>15</b>
Oct-25	12				

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
<b>Subtotal</b>	<b>\$ 15.12</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34124038	02/23/2026	65		01/26/2026	54		11	1.00	11 KWH	



**Water Service**

**Service from 01/26/2026 - 02/22/2026**

**Water - Reuse Service**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Feb-26</b>	<b>1,025</b>	Sep-25	5,298	May-25	14,971
<b>Jan-26</b>	<b>299</b>	Aug-25	2,396	Apr-25	10,827
Dec-25	2,739	Jul-25	8,118	Mar-25	1,592
Nov-25	4,727	Jun-25	8,394	<b>Feb-25</b>	<b>4,673</b>
Oct-25	8,153				

Reuse Gallonage Rate: 1,025 cgal at \$0.1825	187.06
<b>Subtotal</b>	<b>\$ 187.06</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	02/23/2026	768897		01/26/2026	767872		1025	1.00	1025 CGAL	

**Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**

**Premise Id #: PRM0060475**

**\$ 202.18**



**Customer Name:** Capital Region CDD  
**Account Number:** 100017333  
**Billing Date:** February 27, 2026

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**Account Summary as of February 27, 2026**

Previous Balance	14.56
Payment Received - 02/19/2026	-14.56
<b>Current Charges</b>	<b>14.56</b>
<b>Total Amount Due</b>	<b>\$ 14.56</b>

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

Elec General Svc-Non Demand	\$ 14.56
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Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100017333	\$0.00	\$14.56	<b>\$ 14.56</b>

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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>6</b>	Sep-25	6	May-25	6
<b>Jan-26</b>	<b>6</b>	Aug-25	6	Apr-25	6
Dec-25	6	Jul-25	6	Mar-25	5
Nov-25	5	Jun-25	5	<b>Feb-25</b>	<b>6</b>
Oct-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
<b>Subtotal</b>	<b>\$ 14.56</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	02/23/2026	1241		01/26/2026	1235		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:** February 27, 2026

*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 February 27, 2026**

Previous Balance	13.88
Payment Received - 02/19/2026	-13.88
<b>Current Charges</b>	<b>13.88</b>
<b>Total Amount Due</b>	<b>\$ 13.88</b>

**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.**



Account Number	Past Due Due Now	Current Charges	03/19/2026 Draft Amount
100017365	\$0.00	\$13.88	<b>\$ 13.88</b>

**This account is on AutoPay. Payment will be drafted on or after 03/19/2026, 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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- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
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**City of Tallahassee**  
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**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Feb-26	0	Sep-25	0	May-25	0
Jan-26	0	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	n/a	n/a
Oct-25	0				

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
<b>Subtotal</b>	<b>\$ 13.88</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E36997814	02/23/2026	0		01/26/2026	0		0	1.00	0 KWH	
E36997814	02/23/2026	0		01/26/2026	0		0	1.00	0 KWH	ON
E36997814	02/23/2026	0		01/26/2026	0		0	1.00	0 KWH	OFF

**Service Address Total: 3252 Updike Ave, Tallahassee, FL 32301**

**Premise Id #: PRM0043552**

**\$ 13.88**



**Customer Name:** Capital Region CDD  
**Account Number:** 100339616  
**Billing Date:** February 26, 2026

*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 February 26, 2026**

Previous Balance	17.18
Payment Received - 02/18/2026	-17.18
<b>Current Charges</b>	<b>17.18</b>
<b>Total Amount Due</b>	<b>\$ 17.18</b>

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

Water Service - Irrigation	\$ 17.18
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**A detailed breakdown of your account charges is available on the following pages.**



Account Number	Past Due Due Now	Current Charges	03/18/2026 Draft Amount
100339616	\$0.00	\$17.18	\$ 17.18

This account is on AutoPay. Payment will be drafted on or after 03/18/2026, 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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**Water Service**

**Service from 01/23/2026 - 02/19/2026**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Feb-26	1	Sep-25	2	n/a	n/a
Jan-26	2	Aug-25	1	n/a	n/a
Dec-25	1	n/a	n/a	n/a	n/a
Nov-25	1	n/a	n/a	n/a	n/a
Oct-25	1				

Customer Charge	10.81
Water Usage - Tier 1: 25 cgal at \$0.25484	6.37
<b>Subtotal</b>	<b>\$ 17.18</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	02/20/2026	2175		01/23/2026	2174		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:** March 2, 2026

*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 March 2, 2026**

Previous Balance	45.39
Payment Received - 02/23/2026	-45.39
<b>Current Charges</b>	<b>45.39</b>
<b>Total Amount Due</b>	<b>\$ 45.39</b>

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

Commercial Area Lighting	\$ 45.39
--------------------------	----------

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



Account Number	Past Due Due Now	Current Charges	03/23/2026 Draft Amount
100092258	\$0.00	\$45.39	<b>\$ 45.39</b>

**This account is on AutoPay. Payment will be drafted on or after 03/23/2026, 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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**Area Lighting****Service from 01/27/2026 - 02/26/2026****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	31.38
Fuel & Purch Pwr: 342 kwh at \$0.03765	12.88
Gross Receipts Tax: 2.56406% of \$44.26	1.13
<b>Subtotal</b>	<b>\$ 45.39</b>

**Service Address Total:** 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 45.39**



Consolidated Bill

Page 1 of 4



Visit: talgov.com



Call: 850-891-4968

**Account Name:**

**Capital Region CDD**

Billing Date:

February 27, 2026

Total number of sub-accounts:

2

Amount Due:

\$29.23

Please Pay By:

March 19, 2026

Master Account Number:

100197401

**Account Summary as of February 27, 2026**

Previous Balance 29.69

Payment(s) Received -29.69

**Current Charges 29.23**

**Total Amount Due \$ 29.23**

**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.*

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$15.81	-\$15.81	\$15.35	\$0.00	\$15.35
100207738	3591 Strolling Way	\$13.88	-\$13.88	\$13.88	\$0.00	\$13.88
100197401	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$29.69</b>	<b>-\$29.69</b>	<b>\$29.23</b>	<b>\$0.00</b>	<b>\$29.23</b>

Detach this portion and return with your payment.



City of Tallahassee  
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Account Number	Past Due Pay Now	Current Charges Due 03/19/2026	Total Amount Due
100197401	\$0.00	\$29.23	<b>\$ 29.23</b>

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

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

111 100197401 0 03192026 000000000 0000002923 0000002923 100197401

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**City of Tallahassee**  
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**Customer Name:** Capital Region CDD  
**Account Number:** 100198629  
**Billing Date:** February 27, 2026

**Account Summary as of February 27, 2026**  
 Previous Balance 15.81  
 Payment Received - 02/19/2026 -15.81  
**Current Charges 15.35**  
**Total Amount Due \$ 15.35**

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



**Electric Service**

**Service from 01/26/2026 - 02/22/2026**  
**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>13</b>	Sep-25	14	May-25	5
<b>Jan-26</b>	<b>17</b>	Aug-25	5	Apr-25	8
Dec-25	13	Jul-25	3	Mar-25	8
Nov-25	9	Jun-25	3	n/a	n/a
Oct-25	13				

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			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	02/23/2026	1858		01/26/2026	1845		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:** February 27, 2026

**Account Summary as of February 27, 2026**

Previous Balance	13.88
Payment Received - 02/19/2026	-13.88
<b>Current Charges</b>	<b>13.88</b>
<b>Total Amount Due</b>	<b>\$ 13.88</b>

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>0</b>	Sep-25	0	May-25	0
<b>Jan-26</b>	<b>0</b>	Aug-25	0	Apr-25	0
Dec-25	0	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	0	<b>Feb-25</b>	<b>0</b>
Oct-25	0				

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
<b>Subtotal</b>	<b>\$ 13.88</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	02/23/2026	0		01/26/2026	0		0	1.00	0 KWH	

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

**Premise Id #:** PRM0128070

**\$ 13.88**



Consolidated Bill

Page 1 of 6



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Call: 850-891-4968

**Message Center**

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<b>Account Name:</b>	<b>Capital Region CDD</b>
Billing Date:	February 27, 2026
Total number of sub-accounts:	4
Amount Due:	\$56.19
Please Pay By:	March 19, 2026
Master Account Number:	100198026
<b>Account Summary as of February 27, 2026</b>	
Previous Balance	56.31
Payment(s) Received	-56.31
<b>Current Charges</b>	<b>56.19</b>
<b>Total Amount Due</b>	<b>\$ 56.19</b>

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$14.11	-\$14.11	\$13.99	\$0.00	\$13.99
100205698	4295 Avon Park Cir	\$13.99	-\$13.99	\$13.88	\$0.00	\$13.88
100210950	3611 Biltmore Ave	\$13.88	-\$13.88	\$13.99	\$0.00	\$13.99
100212948	3735 Esplanade Way	\$14.33	-\$14.33	\$14.33	\$0.00	\$14.33
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$56.31</b>	<b>-\$56.31</b>	<b>\$56.19</b>	<b>\$0.00</b>	<b>\$56.19</b>

Detach this portion and return with your payment.



City of Tallahassee  
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Account Number	Past Due Pay Now	Current Charges Due 03/19/2026	Total Amount Due
100198026	\$0.00	\$56.19	<b>\$ 56.19</b>

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

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

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- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
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### 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.
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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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- Mailing Address Change:  
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**City of Tallahassee**  
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**Customer Name:** Capital Region CDD  
**Account Number:** 100201943  
**Billing Date:** February 27, 2026

**Account Summary as of February 27, 2026**

Previous Balance	14.11
Payment Received - 02/19/2026	-14.11
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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



**Electric Service**

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>1</b>	Sep-25	1	May-25	2
<b>Jan-26</b>	<b>2</b>	Aug-25	1	Apr-25	1
Dec-25	1	Jul-25	1	Mar-25	1
Nov-25	2	Jun-25	1	<b>Feb-25</b>	<b>0</b>
Oct-25	1				

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
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	02/23/2026	366		01/26/2026	365		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:** February 27, 2026

**Account Summary as of February 27, 2026**

Previous Balance	13.99
Payment Received - 02/19/2026	-13.99
<b>Current Charges</b>	<b>13.88</b>
<b>Total Amount Due</b>	<b>\$ 13.88</b>

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>0</b>	Sep-25	1	May-25	0
<b>Jan-26</b>	<b>1</b>	Aug-25	0	Apr-25	1
Dec-25	0	Jul-25	1	Mar-25	0
Nov-25	1	Jun-25	0	<b>Feb-25</b>	<b>1</b>
Oct-25	0				

**Service from 01/26/2026 - 02/22/2026**

**Elec General Svc-Non Demand**

Customer Charge	13.53
Gross Receipts Tax: 2.56406% of \$13.53	0.35
<b>Subtotal</b>	<b>\$ 13.88</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	02/23/2026	15		01/26/2026	15		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:** February 27, 2026

**Account Summary as of February 27, 2026**

Previous Balance 13.88  
 Payment Received - 02/19/2026 -13.88  
**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
<b>Feb-26</b>	<b>1</b>	Sep-25	0	May-25	1
<b>Jan-26</b>	<b>0</b>	Aug-25	1	Apr-25	0
Dec-25	1	Jul-25	0	Mar-25	0
Nov-25	0	Jun-25	1	<b>Feb-25</b>	<b>1</b>
Oct-25	1				

**Service from 01/26/2026 - 02/22/2026**  
**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			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	02/23/2026	103		01/26/2026	102		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:** February 27, 2026

**Account Summary as of February 27, 2026**

Previous Balance	14.33
Payment Received - 02/19/2026	-14.33
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Feb-26</b>	<b>4</b>	Sep-25	4	May-25	4
<b>Jan-26</b>	<b>4</b>	Aug-25	4	Apr-25	4
Dec-25	5	Jul-25	4	Mar-25	4
Nov-25	3	Jun-25	4	<b>Feb-25</b>	<b>4</b>
Oct-25	4				

**Service from 01/26/2026 - 02/22/2026  
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
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	02/23/2026	725		01/26/2026	721		4	1.00	4 KWH	

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

**Premise Id #:** PRM0134617

**\$ 14.33**



Consolidated Bill

Page 1 of 12



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Call: 850-891-4968

**Account Name:** Capital Region CDD  
**Billing Date:** March 2, 2026  
**Total number of sub-accounts:** 10  
**Amount Due:** \$1,154.62  
**Please Pay By:** March 23, 2026  
**Master Account Number:** 100198297  
**Account Summary as of March 2, 2026**  
 Previous Balance 1,154.62  
 Payment(s) Received -1,154.62  
**Current Charges 1,154.62**  
**Total Amount Due \$ 1,154.62**

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**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$59.52	-\$59.52	\$59.52	\$0.00	\$59.52
100213814	3070 Bent Grass Ln Unit 30	\$83.31	-\$83.31	\$83.31	\$0.00	\$83.31
100202870	2450 Rain Lily Way Unit 29	\$83.31	-\$83.31	\$83.31	\$0.00	\$83.31
100204566	4072 Ivy Green Trl Unit 7	\$83.31	-\$83.31	\$83.31	\$0.00	\$83.31
100206207	3749 Biltmore Ave Unit 2	\$214.29	-\$214.29	\$214.29	\$0.00	\$214.29
100205224	4216 Summertree Dr Unit 23	\$166.68	-\$166.68	\$166.68	\$0.00	\$166.68
100208571	4297 Avon Park Cir Unit 14	\$119.03	-\$119.03	\$119.03	\$0.00	\$119.03
100209402	3900 Overlook Dr Unit 10	\$202.34	-\$202.34	\$202.34	\$0.00	\$202.34
100208804	3616 Longfellow Rd Unit 25	\$83.31	-\$83.31	\$83.31	\$0.00	\$83.31
100212804	4038 Shady View Ln Unit 17	\$59.52	-\$59.52	\$59.52	\$0.00	\$59.52
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$1,154.62</b>	<b>-\$1,154.62</b>	<b>\$1,154.62</b>	<b>\$0.00</b>	<b>\$1,154.62</b>

Detach this portion and return with your payment.



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Account Number	Past Due Pay Now	Current Charges Due 03/23/2026	Total Amount Due
100198297	\$0.00	\$1,154.62	<b>\$ 1,154.62</b>

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

City of Tallahassee  
435 N. Macomb St. Relay Box  
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**City of Tallahassee**  
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**Customer Name:** Capital Region CDD  
**Account Number:** 100210193  
**Billing Date:** March 2, 2026

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**Account Summary as of March 2, 2026**

Previous Balance	59.52
Payment Received - 02/23/2026	-59.52
<b>Current Charges</b>	<b>59.52</b>
<b>Total Amount Due</b>	<b>\$ 59.52</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$58.03	1.49
<b>Subtotal</b>	<b>\$ 59.52</b>

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

**Premise Id #:** PRM0031038

**\$ 59.52**

**Customer Name:** Capital Region CDD  
**Account Number:** 100213814  
**Billing Date:** March 2, 2026

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**Account Summary as of March 2, 2026**

Previous Balance	83.31
Payment Received - 02/23/2026	-83.31
<b>Current Charges</b>	<b>83.31</b>
<b>Total Amount Due</b>	<b>\$ 83.31</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$81.23	2.08

<b>Subtotal</b>	<b>\$ 83.31</b>
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**Service Address Total:** 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

**Premise Id #:** PRM0028302

**\$ 83.31**

**Customer Name:** Capital Region CDD  
**Account Number:** 100202870  
**Billing Date:** March 2, 2026

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**Account Summary as of March 2, 2026**

Previous Balance	83.31
Payment Received - 02/23/2026	-83.31
<b>Current Charges</b>	<b>83.31</b>
<b>Total Amount Due</b>	<b>\$ 83.31</b>

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


**Area Lighting**
**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$81.23	2.08

<b>Subtotal</b>	<b>\$ 83.31</b>
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**Service Address Total:** 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

**Premise Id #:** PRM0057932

**\$ 83.31**

**Customer Name:** Capital Region CDD  
**Account Number:** 100204566  
**Billing Date:** March 2, 2026

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**Account Summary as of March 2, 2026**

Previous Balance	83.31
Payment Received - 02/23/2026	-83.31
<b>Current Charges</b>	<b>83.31</b>
<b>Total Amount Due</b>	<b>\$ 83.31</b>

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


**Area Lighting**
**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$81.23	2.08

<b>Subtotal</b>	<b>\$ 83.31</b>
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**Service Address Total:** 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

**Premise Id #:** PRM0083585

**\$ 83.31**

**Customer Name:** Capital Region CDD  
**Account Number:** 100206207  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	214.29
Payment Received - 02/23/2026	-214.29
<b>Current Charges</b>	<b>214.29</b>
<b>Total Amount Due</b>	<b>\$ 214.29</b>

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


**Area Lighting**


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**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

18: 100 Watt HPS Dec Light Fixture(s)	170.26
Fuel & Purch Pwr: 1,027 kwh at \$0.03765	38.67
Gross Receipts Tax: 2.56406% of \$208.93	5.36

<b>Subtotal</b>	<b>\$ 214.29</b>
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**Service Address Total:** 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317

**Premise Id #:** PRM0049496

**\$ 214.29**

**Customer Name:** Capital Region CDD  
**Account Number:** 100205224  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	166.68
Payment Received - 02/23/2026	-166.68
<b>Current Charges</b>	<b>166.68</b>
<b>Total Amount Due</b>	<b>\$ 166.68</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

14: 100 Watt HPS Dec Light Fixture(s)	132.43
Fuel & Purch Pwr: 799 kwh at \$0.03765	30.08
Gross Receipts Tax: 2.56406% of \$162.51	4.17

<b>Subtotal</b>	<b>\$ 166.68</b>
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**Service Address Total:** 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

**Premise Id #:** PRM0076405

**\$ 166.68**

**Customer Name:** Capital Region CDD  
**Account Number:** 100208571  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	119.03
Payment Received - 02/23/2026	-119.03
<b>Current Charges</b>	<b>119.03</b>
<b>Total Amount Due</b>	<b>\$ 119.03</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

10: 100 Watt HPS Dec Light Fixture(s)	94.59
Fuel & Purch Pwr: 570 kwh at \$0.03765	21.46
Gross Receipts Tax: 2.56406% of \$116.05	2.98

<b>Subtotal</b>	<b>\$ 119.03</b>
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**Service Address Total:** 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317

**Premise Id #:** PRM0082899

**\$ 119.03**

**Customer Name:** Capital Region CDD  
**Account Number:** 100209402  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	202.34
Payment Received - 02/23/2026	-202.34
<b>Current Charges</b>	<b>202.34</b>
<b>Total Amount Due</b>	<b>\$ 202.34</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

17: 100 Watt HPS Dec Light Fixture(s)	160.80
Fuel & Purch Pwr: 969 kwh at \$0.03765	36.48
Gross Receipts Tax: 2.56406% of \$197.28	5.06

<b>Subtotal</b>	<b>\$ 202.34</b>
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**Service Address Total:** 3900 Overlook Dr Unit 10 Tallahassee, FL 32317

**Premise Id #:** PRM0122174

**\$ 202.34**

**Customer Name:** Capital Region CDD  
**Account Number:** 100208804  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	83.31
Payment Received - 02/23/2026	-83.31
<b>Current Charges</b>	<b>83.31</b>
<b>Total Amount Due</b>	<b>\$ 83.31</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$81.23	2.08

<b>Subtotal</b>	<b>\$ 83.31</b>
-----------------	-----------------

---

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

**Premise Id #:** PRM0122901

**\$ 83.31**

**Customer Name:** Capital Region CDD  
**Account Number:** 100212804  
**Billing Date:** March 2, 2026

---

**Account Summary as of March 2, 2026**

Previous Balance	59.52
Payment Received - 02/23/2026	-59.52
<b>Current Charges</b>	<b>59.52</b>
<b>Total Amount Due</b>	<b>\$ 59.52</b>

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


**Area Lighting**


---

**Service from 01/27/2026 - 02/26/2026**
**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$58.03	1.49

<b>Subtotal</b>	<b>\$ 59.52</b>
-----------------	-----------------

---

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

**Premise Id #:** PRM0129751

**\$ 59.52**



**Customer Name:** Capital Region Comm Develop Dist  
**Account Number:** 100034498  
**Billing Date:** February 27, 2026

*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 February 27, 2026**

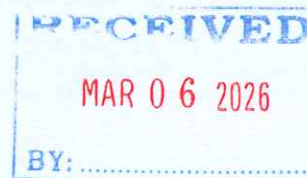
Previous Balance	22.27
Payment Received - 02/12/2026	-22.27
<b>Current Charges</b>	<b>51.10</b>
<b>Total Amount Due</b>	<b>\$ 51.10</b>

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



Water - Reuse Service

\$ 51.10



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

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 03/19/2026	Total Amount Due
100034498	\$0.00	\$51.10	\$ 51.10

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

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



**CUSTOMER SERVICE**

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

**CUSTOMER ASSISTANCE**

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

**UTILITY BILLING DUE DATES**

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

**PAYING YOUR BILL**

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

Visit [Talgov.com/YOU](http://Talgov.com/YOU) or call 850.891.4968 for more information.

**TO CHANGE OR CLOSE OUT YOUR ACCOUNT**

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

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



**Water Service**

Service from 01/26/2026 - 02/22/2026

**Water - Reuse Service**

002639

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Feb-26	280	Aug-25	4,447	Apr-25	4,192
Jan-26	122	Jul-25	3,773	Mar-25	21
Nov-25	1,771	Jun-25	1,843	Feb-25	446
Oct-25	2,502	May-25	2,147	Jan-25	51
Sep-25	6,313				

Reuse Gallonage Rate: 280 cgal at \$0.1825	51.10
<b>Subtotal</b>	<b>\$ 51.10</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	02/23/2026	219096		01/26/2026	218816		280	1.00	280 CGAL	

**Service Address Total:** 3001 School House Rd, Tallahassee, FL 32311

**Premise Id #:** PRM0046121

**\$ 51.10**



**Visit Us At Our Web Site At:  
[talgov.com](http://talgov.com)**

*FOURTH ORDER OF BUSINESS*

*B.*

**Mailing Address**

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

www.leontaxcollector.net



**Main Office**

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

(Overnight/Express Mail Accepted)

March 31, 2026

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

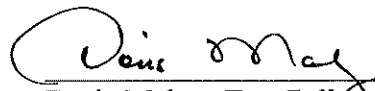
RE: 2026 - Capital Region CDD Uniform Method for Collection

Dear Ms. Fulks:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and distributed. This Agreement shall be in place for the Capital Region CDD Assessment Roll for the year 2026.

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

Sincerely,

  
Doris Maloy, Tax Collector

AGREED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

*C.*

## **Capital Region Community Development District Memorial Tree & Bench Program**

### **Background**

Memorials augment the Capital Region Community Development District (“**District**” or “**CDD**”) properties and facilities. Guidelines are needed for sustainable management of site-appropriate amenities. The guidelines were developed based on research on the best practices of similar agencies nationwide, the needs and resource capabilities of the District and the desire of residents to recognize loved ones through monetary contributions providing for specific memorials.

### **Purpose**

The District can play an important role in commemorating past residents and members of the SouthWood community. The purpose of this Memorial Tree & Bench Program (“**Memorial Program**” or “**Program**”) is to establish guidelines for the consistent decision-making process related to the planting of trees and naming of park benches in the District.

### **Types of Memorials**

At present, the District only intends to offer trees (newly planted) and benches (new or existing) for memorial designation as further provided herein, with each tree and/or bench to only be available for one memorial designation. The District may add additional and different types of memorials at any time in its sole discretion. The District will inventory, date, and maintain a listing of all existing memorials that have been installed under this Program.

**TREES:** New trees can be planted for memorial designation. Only trees found in the SouthWood Pattern Book will be considered for planting. Those who desire a memorial tree can meet with District’s Field Operations Manager and the District’s Landscape Contractor (“**Contractor**”) to discuss tree type and planting location. Memorial tree planting will only occur during the months of November through February to increase tree viability unless otherwise advised by the District’s Contractor. Memorial tree planting will only be done by the District’s Contractor on property owned and/or maintained by the District.

**BENCHES:** New benches can be installed, or existing benches can be used for memorial designation. Those who desire to memorialize a bench can meet with the District’s Field Operations Manager to discuss their options. New benches will only be ordered by the District and installed by the District’s Contractor on property owned and/or maintained by the District.

### **Costs of Memorials**

The required minimum donation to participate in the memorial program described by this Program shall be a one-time payment as follows<sup>1</sup> (each a “**Donation**”):

**\$200** per existing bench (plaque only), for the duration of the remaining useful life of the bench

**\$400** per tree (including a plaque), for the life of the tree

**\$1,200** per new bench (including a plaque), for the duration of the remaining useful life of the bench

The period of time for which the Memorial may be provided is referred to herein as the “**Term**”.

---

<sup>1</sup> Note, the Donation rates provided herein may be increased by up to five percent (5%) per year by the District’s Field Operations Manager, in his or her sole discretion, without the need for further Board approval or a ratemaking hearing.

### **How Donations Are Recognized**

For each memorial, the District will install a plaque that allows a brief inscription up to 60 characters and a maximum of three lines, unless otherwise approved by the District's Field Operations Manager in his or her sole discretion. Inscriptions are recommended to say "In Memory of (name)," "In Honor of (name)," or "Dedicated to (name)" followed by a date or event. Inscriptions are subject to approval by the District. The plaque is intended to be placed in the ground near the tree or on the bench. Final decision on the placement of memorials will be made by the District staff.

### **Approval Criteria**

Plaque language cannot be offensive or conflict with the District's desire for neutrality on political, social and religious issues. Memorials cannot have a commercial appearance or corporate label. No advertising is allowed. Only one memorial per person. Memorials will be considered in the order in which they are received, and benches are available for memorials on a first- come, first-served basis. Applicants recognize that there are a limited number of existing benches within the SouthWood community.

### **Memorial Application and Installation Process**

1. Applications in the form of a proposed Memorial Donation Agreement ("**Agreement**") may be completed, which is available on [mysouthwoodcdd.com](http://mysouthwoodcdd.com) or by contacting the District Manager via phone or email (the District Manager's contact information is available on the District's website). The completed Agreement should be sent electronically by email to the District Manager.
2. The District Manager shall include applications on the agenda for the next feasible meeting of the District Board of Supervisors ("Board").
3. The Board shall consider the proposed Agreement and make a final decision regarding whether the application should be approved or denied. The Board will be the final source of appeal for any disputes regarding this program, including any approval or denial of an application.
4. If approved, the Applicant shall pay the Donation via a check made out to the "Capital Region CDD" within thirty (30) days of approval by the Board. Such check shall be mailed to the District Manager.
5. Upon receipt of the Donation, the District Manager (or her designee) will order the Memorial plaque as per the approved Agreement.
6. Upon receipt of the Memorial plaque, the District shall install the Memorial plaque within a reasonable amount of time; provided however, the District cannot guarantee installation by a set date due to potential workload issues and unforeseen circumstances.
7. Notification of completion of the installation of the Memorial plaque will be sent to the Applicant.
8. Damaged or stolen Memorial plaques will be replaced only once during the term of any Memorial. Additional replacements will be subject to review and approval by the Board.
9. The District is not responsible for replacing trees or benches that have been damaged, stolen, or removed. The District may remove or relocate trees or benches at their discretion.

### **Renewals**

1. If the Donor wishes to renew the Memorial upon the expiration of a Memorial's Term, the Donor shall contact the District Manager. The Donor shall have the option of making an additional Donation at the amounts set forth above to extend the Agreement for another Term. Any such Donation shall be received before the expiration date of the original Term. If no extension is requested and funded by the expiration date, then the Memorial plaque is removed and sent to the contact person.
  - a. It is the responsibility of the Donor to notify the District Manager of current contact information (i.e., change of address, phone, or email) during the Agreement period.
  - b. If the Donor contacts the District Manager after the Term has expired and the plaque has been removed, the District will have no obligation to honor the site or structure as a memorial and the plaque will become the property of the District.

### **Miscellaneous**

1. The District reserves the right to terminate any Agreement and/or deny any application.
2. The District reserves the right at any time and without making a Donation to provide for a memorial to recognize an individual or organization that has made an unusual contribution, service, or gift to the SouthWood Community.

**FORM OF  
MEMORIAL DONATION AGREEMENT**

Donor Name: Andrew and Natalie Meiner

Address: 3050 Cummings Ave. Tallahassee FL 32311

Home Phone: 904-671-5789 Work Phone: \_\_\_\_\_

E-Mail: natalie\_meiner@yahoo.com

Proposed Tree or Bench: \_\_\_\_\_

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


In Loving Memory Of

Chuck Duke

Sammy's Forever Big Brother

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

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

  
\_\_\_\_\_  
Signature of Donor

April 17, 2026  
\_\_\_\_\_  
Date

Mail or E-Mail completed form to:

natalie\_meiner@yahoo.com

**FOR OFFICE USE ONLY**

Accepted By \_\_\_\_\_ Date \_\_\_\_\_

Chair / Vice Chair \_\_\_\_\_ Date \_\_\_\_\_

Cost \$ \_\_\_\_\_ Paid \$ \_\_\_\_\_ Date \_\_\_\_\_

Exact Location Verified \_\_\_\_\_

Inscription Proof Reviewed by Donor \_\_\_\_\_

## Capital Region Community Development District Memorial Tree & Bench Program

### Background

Memorials augment the Capital Region Community Development District (“**District**” or “**CDD**”) properties and facilities. Guidelines are needed for sustainable management of site-appropriate amenities. The guidelines were developed based on research on the best practices of similar agencies nationwide, the needs and resource capabilities of the District and the desire of residents to recognize loved ones through monetary contributions providing for specific memorials.

### Purpose

The District can play an important role in commemorating past residents and members of the SouthWood community. The purpose of this Memorial Tree & Bench Program (“**Memorial Program**” or “**Program**”) is to establish guidelines for the consistent decision-making process related to the planting of trees and naming of park benches in the District.

### Types of Memorials

At present, the District only intends to offer trees (newly planted) and benches (new or existing) for memorial designation as further provided herein, with each tree and/or bench to only be available for one memorial designation. The District may add additional and different types of memorials at any time in its sole discretion. The District will inventory, date, and maintain a listing of all existing memorials that have been installed under this Program.

**TREES:** New trees can be planted for memorial designation. Only trees found in the SouthWood Pattern Book will be considered for planting. Those who desire a memorial tree can meet with District’s Field Operations Manager and the District’s Landscape Contractor (“**Contractor**”) to discuss tree type and planting location. Memorial tree planting will only occur during the months of November through February to increase tree viability unless otherwise advised by the District’s Contractor. Memorial tree planting will only be done by the District’s Contractor on property owned and/or maintained by the District.

**BENCHES:** New benches can be installed, or existing benches can be used for memorial designation. Those who desire to memorialize a bench can meet with the District’s Field Operations Manager to discuss their options. New benches will only be ordered by the District and installed by the District’s Contractor on property owned and/or maintained by the District.

### Costs of Memorials

The required minimum donation to participate in the memorial program described by this Program shall be a one-time payment as follows<sup>1</sup> (each a “**Donation**”):

\$200 per existing bench (plaque only), for the duration of the remaining useful life of the bench

\$400 per tree (including a plaque), for the life of the tree

\$1,200 per new bench (including a plaque), for the duration of the remaining useful life of the bench

The period of time for which the Memorial may be provided is referred to herein as the “**Term**”.

---

<sup>1</sup> Note, the Donation rates provided herein may be increased by up to five percent (5%) per year by the District’s Field Operations Manager, in his or her sole discretion, without the need for further Board approval or a ratemaking hearing.

### **How Donations Are Recognized**

For each memorial, the District will install a plaque that allows a brief inscription up to 60 characters and a maximum of three lines, unless otherwise approved by the District's Field Operations Manager in his or her sole discretion. Inscriptions are recommended to say "In Memory of (name)," "In Honor of (name)," or "Dedicated to (name)" followed by a date or event. Inscriptions are subject to approval by the District. The plaque is intended to be placed in the ground near the tree or on the bench. Final decision on the placement of memorials will be made by the District staff.

### **Approval Criteria**

Plaque language cannot be offensive or conflict with the District's desire for neutrality on political, social and religious issues. Memorials cannot have a commercial appearance or corporate label. No advertising is allowed. Only one memorial per person. Memorials will be considered in the order in which they are received, and benches are available for memorials on a first-come, first-served basis. Applicants recognize that there are a limited number of existing benches within the SouthWood community.

### **Memorial Application and Installation Process**

1. Applications in the form of a proposed Memorial Donation Agreement ("**Agreement**") may be completed, which is available on [mysouthwoodcdd.com](http://mysouthwoodcdd.com) or by contacting the District Manager via phone or email (the District Manager's contact information is available on the District's website). The completed Agreement should be sent electronically by email to the District Manager.
2. The District Manager shall include applications on the agenda for the next feasible meeting of the District Board of Supervisors ("Board").
3. The Board shall consider the proposed Agreement and make a final decision regarding whether the application should be approved or denied. The Board will be the final source of appeal for any disputes regarding this program, including any approval or denial of an application.
4. If approved, the Applicant shall pay the Donation via a check made out to the "Capital Region CDD" within thirty (30) days of approval by the Board. Such check shall be mailed to the District Manager.
5. Upon receipt of the Donation, the District Manager (or her designee) will order the Memorial plaque as per the approved Agreement.
6. Upon receipt of the Memorial plaque, the District shall install the Memorial plaque within a reasonable amount of time; provided however, the District cannot guarantee installation by a set date due to potential workload issues and unforeseen circumstances.
7. Notification of completion of the installation of the Memorial plaque will be sent to the Applicant.
8. Damaged or stolen Memorial plaques will be replaced only once during the term of any Memorial. Additional replacements will be subject to review and approval by the Board.
9. The District is not responsible for replacing trees or benches that have been damaged, stolen, or removed. The District may remove or relocate trees or benches at their discretion.

### **Renewals**

1. If the Donor wishes to renew the Memorial upon the expiration of a Memorial's Term, the Donor shall contact the District Manager. The Donor shall have the option of making an additional Donation at the amounts set forth above to extend the Agreement for another Term. Any such Donation shall be received before the expiration date of the original Term. If no extension is requested and funded by the expiration date, then the Memorial plaque is removed and sent to the contact person.
  - a. It is the responsibility of the Donor to notify the District Manager of current contact information (i.e., change of address, phone, or email) during the Agreement period.
  - b. If the Donor contacts the District Manager after the Term has expired and the plaque has been removed, the District will have no obligation to honor the site or structure as a memorial and the plaque will become the property of the District.

### **Miscellaneous**

1. The District reserves the right to terminate any Agreement and/or deny any application.
2. The District reserves the right at any time and without making a Donation to provide for a memorial to recognize an individual or organization that has made an unusual contribution, service, or gift to the SouthWood Community.

FORM OF  
MEMORIAL DONATION AGREEMENT

Donor Name: Jennifer, Lee Ann, Alyssa Kelly

Address: \_\_\_\_\_

Home Phone: 978.823.0936 (cell) Work Phone: \_\_\_\_\_

E-Mail: alyssa.c.kelly@gmail.com

Proposed Tree or Bench: BENCH PLAQUE - on existing bench across from  
4224 Grove Park Dr.

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

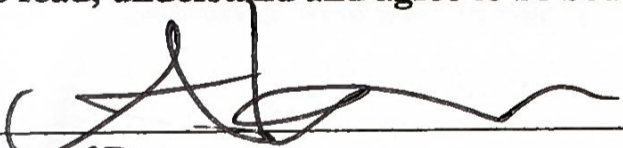
CAPT. BERT KELLY

1937 - 202?

To live in the hearts ~~of~~ we leave behind is not to die.

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

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

  
Signature of Donor

5/4/2026  
Date

Mail or E-Mail completed form to:

\_\_\_\_\_  
\_\_\_\_\_

**FOR OFFICE USE ONLY**

Accepted By \_\_\_\_\_ Date \_\_\_\_\_

Chair / Vice Chair \_\_\_\_\_ Date \_\_\_\_\_

Cost \$ \_\_\_\_\_ Paid \$ \_\_\_\_\_ Date \_\_\_\_\_

Exact Location Verified \_\_\_\_\_

Inscription Proof Reviewed by Donor \_\_\_\_\_

*FIFTH ORDER OF BUSINESS*



# Proposal

Date	Proposal #
4/15/2026	063507
Tax ID#: 20-2068537	

Phone: (850) 656-0208

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



Name / Address
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Project
	Additional Contracted...

Description	Qty	Cost	Total
Monthly Fuel Surcharge Rates (Effective April 1, 2026 - September 30, 2026)			
Monthly Fuel Surcharge	6	1,957.16	11,742.96
<p>*Monthly Surcharge Rates will take effect April 1, 2026 to September 30, 2026. The 2% Fuel surcharge is based on 6 months and will only be applied to Contracted Landscape Maintenance - <math>\\$97,857.90 \times 2\% = 1,957.16</math> (not to exceed \$2,000/mo.). This proposal is in effect until September 30, 2026 but the fuel surcharge will end immediately once fuel prices reduce to \$3.00/ gal.</p>			

All work will be completed in a workman like manner according to standard practices. Pricing is subject to change based on availability of material and inflation rates. Fuel surcharges may apply.	<b>Total</b>	<b>\$11,742.96</b>
---	--------------	--------------------

Accepted: The above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

\_\_\_\_\_  
Authorizing Signature Date

**Please return signed proposals by Email**

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2026-05  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Capital Region Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

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

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

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

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

DATE: August 13, 2026  
TIME: 6:30 p.m.  
LOCATION: Southwood Community Center  
4675 Grove Park Drive  
Tallahassee, Florida 32311

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

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

**PASSED AND ADOPTED THIS 14th DAY OF MAY 2026.**

ATTEST:

**CAPITAL REGION COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

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

***Proposed Budget***  
***FY 2027***



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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 1,845,938	\$ 1,778,328	\$ 67,610	1,845,938	\$ 1,919,775
Special Assessments - Direct St Joe	278,000	162,169	115,831	278,000	289,120
Interest Income	30,509	20,679	9,321	30,000	15,565
Miscellaneous Revenue	2,000	2,235	-	2,235	2,200
Carry Forward Surplus	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 2,156,446</b>	<b>\$ 1,963,410</b>	<b>\$ 192,762</b>	<b>\$ 2,156,172</b>	<b>\$ 2,226,660</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 6,000	\$ 9,400	\$ 12,000
FICA Taxes	918	260	658	918	918
Engineering	15,000	1,300	13,700	15,000	15,000
Attorney	37,000	7,198	29,803	37,000	37,000
Annual Audit	4,025	4,800	-	4,800	4,900
Assessment Administration	13,826	13,826	-	13,826	14,600
Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Dissemination Agent	8,507	4,254	4,253	8,507	8,932
Trustee Fees	15,520	4,445	11,075	15,520	16,150
Management Fees	60,352	30,176	30,176	60,352	64,000
Information Technology	3,367	1,683	1,683	3,367	3,600
Website Maintenance	1,443	722	721	1,443	1,500
Postage & Delivery	1,000	695	305	1,000	1,000
Insurance General Liability	13,957	13,142	-	13,142	13,957
Printing & Binding	200	121	79	200	200
Legal Advertising	3,500	522	2,978	3,500	3,000
Other Current Charges	2,500	1,216	1,284	2,500	2,500
Office Supplies	50	0	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 195,138</b>	<b>\$ 89,134</b>	<b>\$ 103,365</b>	<b>\$ 192,499</b>	<b>\$ 201,282</b>

**Operations & Maintenance**

**Field Expenditures**

Property Insurance	\$ 15,174	\$ 12,978	\$ -	\$ 12,978	\$ 17,171
Management Fees	157,557	78,779	78,779	157,557	157,557
Utilities-Electric/Water	60,000	20,948	39,052	60,000	60,000
Landscape Maintenance - Contract	1,164,365	585,833	585,833	1,171,666	1,212,674
Landscape Maintenance - New Units/Street Trees	5,500	-	5,500	5,500	5,500
Pond Maintenance - Contract	13,512	11,615	1,897	13,512	13,512
Pond Repairs - Current Units	50,000	4,304	45,696	50,000	50,000
Irrigation Maintenance - Contract	58,200	29,108	29,108	58,217	59,963
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	29,247	15,753	45,000	45,000
Preserve Maintenance	40,000	4,895	35,105	40,000	40,000
Tot Lot Inspection/Maintenance	4,800	7,202	4,798	12,000	12,000
Tree Removal/Trimming/Cleanup	38,000	24,660	13,340	38,000	38,000

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>Operations &amp; Maintenance (continued)</b>					
Alleyway Maintenance	\$ 10,000	\$ 3,033	\$ 6,967	\$ 10,000	\$ 10,000
Miscellaneous Maintenance	20,000	15,296	4,704	20,000	20,000
Special Events	12,000	10,020	-	10,020	12,000
Other - Contingency	50,000	14,024	19,703	33,727	42,800
Capital Expenditures	25,000	5,027	19,973	25,000	25,000
Common Area Maintenance	23,000	31,296	-	31,296	35,000
Enhancement/Beautification	20,000	18,269	1,731	20,000	20,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$ 1,812,608</b>	<b>\$ 906,533</b>	<b>\$ 908,440</b>	<b>\$ 1,814,974</b>	<b>\$ 1,876,677</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,007,747</b>	<b>\$ 995,667</b>	<b>\$ 1,011,805</b>	<b>\$ 2,007,472</b>	<b>\$ 2,077,960</b>
<b>Other Sources/(Uses)</b>					
Reserve for Capital - R&R	\$ (148,700)	\$ (148,700)	\$ -	\$ (148,700)	\$ (148,700)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(148,700)</b>	<b>\$(148,700)</b>	<b>\$-</b>	<b>\$(148,700)</b>	<b>\$(148,700)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 819,043</b>	<b>\$ (819,043)</b>	<b>\$ -</b>	<b>\$ -</b>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	\$ 500,344.48	\$ 275.70	\$ 286.73	\$ 11.03
Townhomes	188	51,872.82	265.31	275.92	10.61
Single Family 30s	53	16,016.70	290.58	302.20	11.62
Single Family 40s	332	106,873.39	309.53	321.91	12.38
Single Family 55s	289	112,963.96	375.84	390.88	15.03
Single Family 65s	313	151,133.86	464.28	482.86	18.57
Single Family 75s	166	91,603.24	530.60	551.83	21.22
Single Family 85s	111	66,663.41	577.47	600.57	23.10
Single Family 90s	26	17,649.82	652.73	678.84	26.11
Single Family 100s	116	80,017.28	663.27	689.80	26.53
1/2 Ac	116	96,021.28	795.93	827.77	31.84
1Ac	29	31,340.15	1,039.13	1,080.69	41.57
ACLF	101	14,625.33	139.24	144.81	5.57
Blended Commercial	32.45	104,484.03	3,096.01	3,219.85	123.84
Golf Club	1	17,681.50	17,001.44	17,681.50	680.06
Catholic School	1	16,961.21	16,308.85	16,961.21	652.35
Southwood House	0.39	1,255.74	3,096.01	3,219.85	123.84
Bulk	397.25	310,881.50	752.48	782.58	30.10
<b>TOTAL ON ROLL GROSS</b>	<b>4575.156</b>	<b>\$ 2,371,936</b>			<b>4.00%</b>
<b>TOTAL NET</b>		<b>\$ 2,205,901</b>			

**Capital Region**  
**Community Development District**  
**Budget Narrative**  
**FY 2027**

**REVENUES**

**Special Assessments-Tax Roll**

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

**Special Assessments-Direct St Joe**

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

**Interest**

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

**Miscellaneous**

Estimated donation revenue from the District's Memorial Tree & Bench Program. These donations help offset the cost of installing memorial trees or benches.

**Expenditures - Administrative**

**Supervisors Fees**

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

**FICA Taxes**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Roll Administration**

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

**Arbitrage Rebate**

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

**Dissemination Agent**

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

**Trustee Fees**

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

**Capital Region**  
**Community Development District**  
**Budget Narrative**  
**FY 2027**

**Expenditures - Administrative (continued)**

**Management Fees**

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

**Information Technology**

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

**Website Maintenance**

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

**Postage and Delivery**

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

**Insurance General Liability**

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

**Printing and Binding**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

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

**Due, Licenses & Subscriptions**

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

**Expenditures - Field**

**Property Insurance**

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

**Management Fees**

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

**Utilities - Electric/Water**

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

**Capital Region**  
**Community Development District**  
**Budget Narrative**  
**FY 2027**

**Expenditures – Field (continued)**

**Landscape/Pond/Irrigation Maintenance**

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

**Contracts**

Landscape Maintenance - Contract			\$101,056	\$1,212,674
Landscape Maintenance - New Units/Street Trees			\$458	\$5,500
Pond Maintenance - Contract	The Lake Doctor	Catfish Pond	\$342	\$4,104
Pond Maintenance - Contract	The Lake Doctor	Water Quality	\$250	\$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	\$732	\$2,928
Pond Maintenance - Contract		Contingency	\$290	\$3,480
Pond Repairs - Current Units			\$4,167	\$50,000
Irrigation Maintenance - Contract			\$4,997	\$59,963
Irrigation Maintenance - New Units			\$42	\$500
Irrigation Maintenance - Current Units			\$3,750	\$45,000
<b>Total</b>			<b>\$116,084</b>	<b>\$1,387,149</b>

**SWMF Operating Permit Fees**

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

**Preserve Maintenance**

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

**Tot-Lot Inspection Maintenance**

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

**Tree Removal/Trimming/Cleanup**

Represents cleanup, trimming and removal trees throughout the district.

**Alleyway Maintenance**

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

**Miscellaneous Maintenance**

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

**Special Events**

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

**Other Contingencies**

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

**Capital Expenditures**

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

**Common Area Maintenance**

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

**Enhancement/Beautification**

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

**Reserve for Capital Repairs and Replacements**

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b><u>REVENUES:</u></b>					
Interest	\$ 20,300	\$ 12,907	\$ 7,093	\$ 20,000	\$ 15,450
Designated Reserves	572,475	560,295	-	560,295	522,888
<b>TOTAL REVENUES</b>	<b>\$ 592,775</b>	<b>\$ 573,202</b>	<b>\$ 7,093</b>	<b>\$ 580,295</b>	<b>\$ 538,338</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Capital Outlay</u></b>					
Capital Outlay	\$ 170,507	-	\$ 170,507	\$ 170,507	\$ 170,507
Sidewalk Safety	-	10,000	25,000	35,000	-
Other Charges	600	382	218	600	600
<b>TOTAL EXPENDITURES</b>	<b>\$ 171,107</b>	<b>\$ 10,382</b>	<b>\$ 195,725</b>	<b>\$ 206,107</b>	<b>\$ 171,107</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$ 148,700	\$ 148,700	-	\$ 148,700	\$ 148,700
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 148,700</b>	<b>\$ 148,700</b>	<b>\$ -</b>	<b>\$ 148,700</b>	<b>\$ 148,700</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 570,368</b>	<b>\$ 711,521</b>	<b>\$ (188,633)</b>	<b>\$ 522,888</b>	<b>\$ 515,931</b>



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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/30/13	\$ 9,855,000	2.250%	\$ -	\$ -	\$ -
05/01/14	9,855,000	2.250%	-	165,637	-
11/01/14	9,855,000	2.250%	-	246,403	412,040
05/01/15	9,855,000	2.250%	370,000	246,403	-
11/01/15	9,485,000	2.250%	5,000	242,240	863,643
05/01/16	9,480,000	2.750%	380,000	242,109	-
11/01/16	9,100,000	2.750%	-	236,884	858,993
05/01/17	9,100,000	3.100%	390,000	236,884	-
11/01/17	8,710,000	3.100%	5,000	230,839	862,723
05/01/18	8,705,000	3.600%	405,000	230,689	-
11/01/18	8,300,000	3.600%	-	223,399	859,088
05/01/19	8,300,000	3.900%	420,000	223,399	-
11/01/19	7,880,000	3.900%	-	215,209	858,608
05/01/20	7,880,000	4.200%	445,000	215,209	-
11/01/20	7,435,000	4.200%	5,000	205,856	871,065
05/01/21	7,430,000	4.500%	455,000	205,706	-
11/01/21	6,975,000	4.500%	5,000	195,469	861,175
05/01/22	6,970,000	4.700%	485,000	195,325	-
11/01/22	6,485,000	4.700%	-	183,901	864,226
05/01/23	6,485,000	4.850%	500,000	183,901	-
11/01/23	5,985,000	4.850%	-	171,776	855,678
05/01/24	5,985,000	5.050%	530,000	171,776	-
09/01/24	5,455,000	5.050%	650,000	12,793	-
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	525,000	139,400	-
11/01/25	4,280,000	5.250%	-	125,619	790,019
05/01/26	4,280,000	5.750%	510,000	125,619	-
11/01/26	3,770,000	5.750%	-	110,956	746,575
05/01/27	3,770,000	5.750%	540,000	110,956	-
11/01/27	3,230,000	5.750%	-	95,431	746,388
05/01/28	3,230,000	5.750%	570,000	95,431	-
11/01/28	2,660,000	5.750%	-	79,044	744,475
05/01/29	2,660,000	5.750%	605,000	79,044	-
11/01/29	2,055,000	6.000%	-	61,650	745,694
05/01/30	2,055,000	6.000%	645,000	61,650	-
11/01/30	1,410,000	6.000%	-	42,300	748,950
05/01/31	1,410,000	6.000%	685,000	42,300	-
11/01/31	725,000	6.000%	-	21,750	749,050
05/01/32	725,000	6.000%	725,000	21,750	746,750
<b>TOTAL</b>			<b>\$ 9,855,000</b>	<b>\$ 5,834,224</b>	<b>\$ 15,689,224</b>

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 500,662	\$ 479,529	\$ 21,133	\$ 500,662	\$ 500,662
Special Assessments-Direct St Joe	712,537	498,776	213,761	712,537	712,537
Special Assessments-Prepayments	-	-	-	-	-
Interest Earnings	20,000	16,460	8,540	25,000	15,000
Carry Forward Surplus <sup>(1)</sup>	458,541	469,632	-	469,632	374,213
<b>TOTAL REVENUES</b>	<b>\$ 1,691,740</b>	<b>\$ 1,464,397</b>	<b>\$ 243,434</b>	<b>\$ 1,707,831</b>	<b>\$ 1,602,412</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 300,816	\$ 300,816	\$ -	\$ 300,816	\$ 283,544
Special Call - 11/1	-	120,000	-	120,000	-
Interest - 5/1	300,816	-	297,803	297,803	283,544
Principal - 5/1	605,000	-	600,000	600,000	625,000
Special Call - 5/1	-	-	15,000	15,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,206,631</b>	<b>\$ 420,816</b>	<b>\$ 912,803</b>	<b>\$ 1,333,619</b>	<b>\$ 1,192,088</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,206,631</b>	<b>\$ 420,816</b>	<b>\$ 912,803</b>	<b>\$ 1,333,619</b>	<b>\$ 1,192,088</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 485,109</b>	<b>\$ 1,043,581</b>	<b>\$ (669,369)</b>	<b>\$ 374,213</b>	<b>\$ 410,324</b>

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

Interest Due 11/1/27      \$ 269,091

Gross Assessments	\$ 538,346.43
Less: Discounts & Collections 7%	37,684.25
<b>Net Assessments</b>	<b>\$ 500,662.18</b>

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	586	\$ 326.50	\$ 191,329.00	\$ 177,935.97
ACLF	101	156.69	15,825.69	14,717.89
Townhomes	0	297.62	-	-
Single Family 40s	151	346.64	52,342.64	48,678.66
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
<b>TOTAL ON ROLL</b>	<b>1337.75</b>		<b>\$ 538,346</b>	<b>\$ 500,662</b>
<b>DEVELOPABLE ACRES</b>	<b>397.25</b>	<b>\$ 1,794</b>	<b>\$ 766,169</b>	<b>\$ 712,537</b>

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018A1 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 16,935,000	4.125%	\$ -	\$ 73,313	\$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	705,000	317,394	
11/01/25	11,925,000		120,000	300,816	1,443,209
05/01/26	11,805,000	4.625%	615,000	297,803	
11/01/26	11,190,000		-	283,544	1,196,347
05/01/27	11,190,000	4.625%	625,000	283,544	
11/01/27	10,565,000		-	269,091	1,177,634
05/01/28	10,565,000	4.625%	655,000	269,091	
11/01/28	9,910,000		-	253,944	1,178,034
05/01/29	9,910,000	5.125%	690,000	253,944	
11/01/29	9,220,000		-	236,263	1,180,206
05/01/30	9,220,000	5.125%	725,000	236,263	
11/01/30	8,495,000		-	217,684	1,178,947
05/01/31	8,495,000	5.125%	765,000	217,684	
11/01/31	7,730,000		-	198,081	1,180,766
05/01/32	7,730,000	5.125%	800,000	198,081	
10/31/32	6,930,000		-	177,581	1,175,663
05/01/33	6,930,000	5.125%	845,000	177,581	
11/01/33	6,085,000		-	155,928	1,178,509
05/01/34	6,085,000	5.125%	890,000	155,928	
11/01/34	5,195,000		-	133,122	1,179,050
05/01/35	5,195,000	5.125%	935,000	133,122	
11/01/35	4,260,000		-	109,163	1,177,284
04/30/36	4,260,000	5.125%	985,000	109,163	
10/31/36	3,275,000		-	83,922	1,178,084
05/01/37	3,275,000	5.125%	1,035,000	83,922	
10/31/37	2,240,000		-	57,400	1,176,322
05/01/38	2,240,000	5.125%	1,090,000	57,400	
11/01/38	1,150,000		-	29,469	1,176,869
05/01/39	1,150,000	5.125%	1,150,000	29,469	1,179,469
<b>TOTAL</b>			<b>\$ 16,935,000</b>	<b>\$ 10,334,291</b>	<b>\$ 27,269,291</b>

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 274,147	\$ 268,011	\$ 6,136	\$ 274,147	\$ 274,147
Interest Earnings	5,000	4,140	3,860	8,000	4,000
Carry Forward Surplus <sup>(1)</sup>	51,319	57,133	-	57,133	67,295
<b>TOTAL REVENUES</b>	<b>\$ 330,466</b>	<b>\$ 329,284</b>	<b>\$ 9,996</b>	<b>\$ 339,280</b>	<b>\$ 345,443</b>

<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 31,050	\$ 31,050	\$ -	\$ 31,050	\$ 26,220
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	31,050	-	30,935	30,935	26,220
Principal - 5/1	200,000	-	200,000	200,000	210,000
Special Call - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 262,100</b>	<b>\$ 36,050</b>	<b>\$ 235,935</b>	<b>\$ 271,985</b>	<b>\$ 262,440</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 262,100</b>	<b>\$ 36,050</b>	<b>\$ 235,935</b>	<b>\$ 271,985</b>	<b>\$ 262,440</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 68,366</b>	<b>\$ 293,234</b>	<b>\$ (225,939)</b>	<b>\$ 67,295</b>	<b>\$ 83,003</b>

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

Interest Due 11/1/27      \$      21,390

Gross Assessments	\$ 294,782.06
Less: Discounts & Collections 7%	20,634.74
<b>Net Assessments</b>	<b>\$ 274,147.31</b>

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Golf Club	1	\$ 21,400.59	\$ 21,400.59	\$ 19,902.55
Catholic School	1	20,520.07	20,520.07	19,083.67
Commercial	43.37	3,690.94	160,083.45	148,877.61
Commercial-2	3.84	2,207.33	8,476.15	7,882.82
Appartments	241	349.80	84,301.80	78,400.67
<b>TOTAL ON ROLL</b>	<b>290.212</b>		<b>\$ 294,782</b>	<b>\$ 274,147</b>

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2018A2 Capital Improvement Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 2,675,000	3.875%	\$ -	\$ 10,384	\$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	230,000	36,340	
11/01/25	1,350,000		5,000	30,935	302,275
05/01/26	1,345,000	4.600%	205,000	30,935	
11/01/26	1,140,000		-	26,220	262,155
05/01/27	1,140,000	4.600%	210,000	26,220	
11/01/27	930,000		-	21,390	257,610
05/01/28	930,000	4.600%	215,000	21,390	
11/01/28	715,000		-	16,445	252,835
05/01/29	715,000	4.600%	225,000	16,445	
11/01/29	490,000		-	11,270	252,715
05/01/30	490,000	4.600%	240,000	11,270	
11/01/30	250,000		-	5,750	257,020
05/01/31	250,000	4.600%	250,000	5,750	255,750
<b>TOTAL</b>			<b>\$ 2,675,000</b>	<b>\$ 905,869</b>	<b>\$ 3,580,869</b>

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 318,937	\$ 308,188	\$ 10,749	\$ 318,937	\$ 318,937
Interest Earnings	3,250	2,762	2,738	5,500	3,000
Carry Forward Surplus <sup>(1)</sup>	69,079	69,481	-	69,481	74,793
<b>TOTAL REVENUES</b>	<b>\$ 391,267</b>	<b>\$ 380,431</b>	<b>\$ 13,487</b>	<b>\$ 393,918</b>	<b>\$ 396,730</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 22,063	\$ 22,063	\$ -	\$ 22,063	\$ 18,625
Interest - 5/1	22,063	-	22,063	22,063	18,625
Principal - 5/1	275,000	-	275,000	275,000	285,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 319,125</b>	<b>\$ 22,063</b>	<b>\$ 297,063</b>	<b>\$ 319,125</b>	<b>\$ 322,250</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 319,125</b>	<b>\$ 22,063</b>	<b>\$ 297,063</b>	<b>\$ 319,125</b>	<b>\$ 322,250</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 72,142</b>	<b>\$ 358,369</b>	<b>\$ (283,575)</b>	<b>\$ 74,793</b>	<b>\$ 74,480</b>

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

Interest Due 11/1/27      \$      15,063

Gross Assessments	\$ 342,943.04
Less: Discounts & Collections 7%	24,006.01
<b>Net Assessments</b>	<b>\$ 318,937.03</b>

Product	Assessable Units	FY27 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Townhomes	60	\$ 215.13	\$ 12,907.80	\$ 12,004.25
Townhomes-1	110	258.87	28,475.70	26,482.40
Single Family 30s	53	282.54	14,974.62	13,926.40
Single Family 40s	28	302.61	8,473.08	7,879.96
Single Family 55s	28	304.76	8,533.28	7,935.95
Single Family 55s-1	82	367.13	30,104.66	27,997.33
Single Family 65s	42	376.47	15,811.74	14,704.92
Single Family 65s-1	69	453.20	31,270.80	29,081.84
Single Family 75s	34	430.26	14,628.84	13,604.82
Single Family 75s-1	43	518.46	22,293.78	20,733.22
Single Family 100s	32	537.82	17,210.24	16,005.52
Single Family 100s-1	89	647.54	57,631.06	53,596.89
1/2 acre	22	645.39	14,198.58	13,204.68
1/2 acre-1	44	777.33	34,202.52	31,808.34
1 acre	25	842.59	21,064.75	19,590.22
1acre-1	11	1,014.69	11,161.59	10,380.28
<b>TOTAL ON ROLL</b>	<b>772</b>		<b>\$ 342,943</b>	<b>\$ 318,937</b>

**Capital Region**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2021 Capital Improvement Refunding Bonds**

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

**Capital Region**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments										Total Assessed Per Unit				
						FY 2027	FY2026	Increase/ (decrease)	FY 2027				FY2026				Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)			
									O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013				Series 2018A1	Series 2018A2	Series 2021	Total
Apartments	1745	654	586	241	0	\$ 286.73	\$ 275.70	\$ 11.03	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ -	\$ 1,269.37	\$ 1,258.34	\$ 11.03	4.000%		
Townhomes	188	82	0	0	60	\$ 275.92	\$ 265.31	\$ 10.61	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ -	\$ 1,067.93	\$ 1,057.32	\$ 10.61	4.000%		
Townhomes-1	110	0	0	0	110	\$ 275.92	\$ 265.31	\$ 10.61	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ 534.79	\$ 524.18	\$ 10.61	4.000%		
Single Family 30s	53	0	0	0	53	\$302.20	\$ 290.58	\$ 11.62	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 584.74	\$ 573.12	\$ 11.62	4.000%		
Single Family 40s	332	153	151	0	28	\$ 321.91	\$ 309.53	\$ 12.38	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ -	\$ 1,297.61	\$ 1,285.23	\$ 12.38	4.000%		
Single Family 55s	289	107	154	0	28	\$ 390.88	\$ 375.84	\$ 15.03	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ -	\$ 1,512.76	\$ 1,497.72	\$ 15.03	4.000%		
Single Family 55s-1	82	0	0	0	82	\$ 390.88	\$ 375.84	\$ 15.03	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ 758.01	\$ 742.97	\$ 15.03	4.000%		
Single Family 65s	313	127	144	0	42	\$ 482.86	\$ 464.28	\$ 18.57	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ -	\$ 1,868.19	\$ 1,849.61	\$ 18.57	4.000%		
Single Family 65's-1	69	0	0	0	69	\$ 482.86	\$ 464.28	\$ 18.57	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ 936.06	\$ 917.48	\$ 18.57	4.000%		
Single Family 75s	166	56	76	0	34	\$ 551.83	\$ 530.60	\$ 21.22	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ -	\$ 2,135.75	\$ 2,114.52	\$ 21.22	4.000%		
Single Family 75s-1	43	0	0	0	43	\$ 551.83	\$ 530.60	\$ 21.22	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ 1,070.29	\$ 1,049.06	\$ 21.22	4.000%		
Single Family 85s	111	77	34	0	0	\$ 600.57	\$ 577.47	\$ 23.10	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ -	\$ 1,850.54	\$ 1,827.44	\$ 23.10	4.000%		
Single Family 90s	26	0	26	0	0	\$ 678.84	\$ 652.73	\$ 26.11	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 1,372.55	\$ 1,346.44	\$ 26.11	4.000%		
Single Family 100s	116	40	44	0	32	\$ 689.80	\$ 663.27	\$ 26.53	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ -	\$ 2,669.34	\$ 2,642.81	\$ 26.53	4.000%		
Single Family 100s-1	89	0	0	0	89	\$ 689.80	\$ 663.27	\$ 26.53	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ 1,337.34	\$ 1,310.81	\$ 26.53	4.000%		
1/2 Ac	116	73	21	0	22	\$ 827.77	\$ 795.93	\$ 31.84	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ -	\$ 3,203.72	\$ 3,171.88	\$ 31.84	4.000%		
1/2 Ac-1	44	0	0	0	44	\$ 827.77	\$ 795.93	\$ 31.84	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ 1,605.10	\$ 1,573.26	\$ 31.84	4.000%		
1Ac	29	3	0	0	25	\$ 1,080.69	\$ 1,039.13	\$ 41.57	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ -	\$ 3,017.92	\$ 2,976.36	\$ 41.57	4.000%		
1Ac-1	11	0	0	0	11	\$ 1,080.69	\$ 1,039.13	\$ 41.57	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ 2,095.38	\$ 2,053.82	\$ 41.57	4.000%		
ACLF	101	0	101	0	0	\$ 144.81	\$ 139.24	\$ 5.57	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 301.50	\$ 295.93	\$ 5.57	4.000%		
Blended Commercial	32.45	28.97	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 1,779.79	\$ -	\$ -	\$ -	\$ 1,779.79	\$ -	\$ -	\$ -	\$ -	\$ 4,999.64	\$ 4,875.80	\$ 123.84	4.000%		
Blended Commercial	57.069	57.069	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%		
Blended Commercial	0	0	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%		
Blended Commercial	1.415	1.415	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%		
Blended Commercial	3.62	3.62	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%		
Blended Commercial	1	1	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 4,532.92	\$ -	\$ -	\$ -	\$ 4,532.92	\$ -	\$ -	\$ -	\$ -	\$ 7,752.77	\$ 7,628.93	\$ 123.84	4.000%		
Golf Club	1	0	0	1	0	\$ 17,681.50	\$ 17,001.44	\$ 680.06	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ 39,082.09	\$ 38,402.03	\$ 680.06	4.000%		
Catholic School	1	0	0	1	0	\$ 16,961.21	\$ 16,308.85	\$ 652.35	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ 37,481.28	\$ 36,828.92	\$ 652.35	4.000%		
Southwood House	0.39	0	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,219.85	\$ 3,096.01	\$ 123.84	4.000%		
Cottages	0.75	0	0.75	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 6,676.58	\$ 6,552.74	\$ 123.84	4.000%		
Commercial	43.372	0	0	43.372	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ 6,910.79	\$ 6,786.95	\$ 123.84	4.000%		
Commercial-2	3.84	0	0	3.84	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ 5,427.18	\$ 5,303.34	\$ 123.84	4.000%		
<b>Total</b>	<b>4178.9</b>	<b>1464.07</b>	<b>1337.8</b>	<b>290.212</b>	<b>772</b>																		

*SEVENTH ORDER OF BUSINESS*

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Capital Region Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** A Public Hearing will be held to adopt Rules of Procedure on August 13, 2026, at 6:30 p.m., at the SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 14th day of May 2026.

ATTEST:

**CAPITAL REGION COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**RULES OF PROCEDURE  
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT  
RULE NO. \_\_\_\_\_**

**EFFECTIVE AS OF \_\_\_\_\_, 2026**

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**Rule 1.0      General.**

- (1) The Capital Region Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Rule 1.1 Board of Supervisors; Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
  - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
  - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
  - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
  - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
  - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
  - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

**Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.**

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
  - (b) Official minutes of meetings, including adopted resolutions of the Board;
  - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
  - (d) Adopted engineer's reports;
  - (e) Adopted assessment methodologies/reports;
  - (f) Adopted disclosure of public financing;
  - (g) Limited Offering Memorandum for each financing undertaken by the District;
  - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
  - (i) District policies and rules;
  - (j) Fiscal year end audits; and
  - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

**Rule 1.3 Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
  - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
  - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
  - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
  - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
  - (a) District Counsel
  - (b) District Engineer
  - (c) District Manager
    - 1. Financial Report
    - 2. Approval of Expenditures
- Supervisor’s requests and comments

## Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
  - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
  - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

**Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse**

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
  - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
  - (b) Florida Statutes; and
  - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
  - (d) Support economical and efficient operations; and
  - (e) Ensure reliability of financial records and reports; and
  - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 218.33(3), Fla. Stat.

## **Rule 2.0      Rulemaking Proceedings.**

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
  
- (2) Requirements of a Rule. All District rules as drafted shall:
  - (a) Contain only one subject;
  - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
  - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
  - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
  
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
  
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
  - (i) the subject area to be addressed by rule development;
  - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
  - (iii) The grant of rulemaking authority for the proposed rule;
  - (iv) The law being implemented;
  - (v) The proposed rule number; and
  - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
  - (i) A short, plain explanation of the purpose and effect of the proposed rule;
  - (ii) The proposed rule number;
  - (iii) A summary of the proposed rule or amendment;
  - (v) The grant of rulemaking authority for the proposed rule;
  - (vi) The law being implemented or interpreted;
  - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
  - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
  - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
  - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
  - (x) The date, time, and location of the public hearing on the proposed rule;
  - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
  - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
  - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
    - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
    - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
  - (b) Substantive Changes.
    - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
  - (i) The place, date, and time of the workshop;
  - (ii) The subject area that will be addressed; and
  - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
  - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
  - (i) The full text of the rule(s); and
  - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
  - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
  - (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
  - (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
  - (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
    - (i) The full text of the emergency rule and a summary thereof;
    - (ii) The rule number; and
    - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
  - (b) Any material incorporated by reference in the rule;
  - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
  - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
  - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
  - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
    - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
    - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
  - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
  - (i) Administer oaths and affirmations;
  - (ii) Rule upon offers of proof and receive relevant evidence;
  - (iii) Regulate the course of the hearing, including any pre-hearing matters;
  - (iv) Enter orders; and
  - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
- (ii) The type of action requested;
- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
  - (i) Is a valid exercise of delegated legislative authority;
  - (ii) Has current statutory authority;
  - (iii) Reiterates or paraphrases statutory material;
  - (iv) Is in proper form;

- (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
  - (vi) Requires a technical or substantive update to reflect current use; and
  - (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
- (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
    1. A copy of the reviewed rule;
    2. A written statement of its intended action; and
    3. Its assessment of factors specified in Section 16(c) of this Rule.
  - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
    1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
    2. A written statement of its intended action;
    3. Its assessment of the factors specified in Section 16(c) of this Rule; and
    4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
  - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;
  2. The recommended change or changes coded by underlining new text and striking through deleted text;
  3. A written statement of its intended action; and
  4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
1. A written statement of its intended action; and
  2. Its assessment of factors specified in subsection 16(c) of this Rule.
- (e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

- (17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

**Law Implemented:** §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

**Rule 3.0 Competitive Purchase.**

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
  - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
  - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
  - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
  - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
- (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
  - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
  - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
  - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
  - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
  - (ii) The past performance of the entity/individual for the District and in other professional employment;
  - (iii) The willingness of the entity/individual to meet time and budget requirements;
  - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
  - (v) The recent, current, and projected workloads of the entity/individual;
  - (vi) The volume of work previously awarded to the entity/individual;
  - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
  - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.20, 287.055, Fla. Stat.

**Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.**

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
  
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
  - (a) Hold all required applicable state professional licenses in good standing;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
  - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
  - (i) The ability and adequacy of the professional personnel employed by each consultant;
  - (ii) Whether a consultant is a certified minority business enterprise;
  - (iii) Each consultant's past performance;
  - (iv) The willingness of each consultant to meet time and budget requirements;
  - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
  - (vi) The recent, current, and projected workloads of each consultant; and
  - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

### **Rule 3.2 Procedure Regarding Auditor Selection.**

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
  
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
  - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
  - (i) Ability of personnel;
  - (ii) Experience;
  - (iii) Ability to furnish the required services; and
  - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
  - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
  - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
  - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
  - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 119.0701, 218.33, 218.391, Fla. Stat.

**Rule 3.3 Purchase of Insurance.**

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
  - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 112.08, Fla. Stat.

### **Rule 3.4      Pre-qualification**

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
  - (a) The Board shall cause to be prepared a Request for Qualifications.
  - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
  - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
  - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
  - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
  - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
  - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
  - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
  - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
  - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
  - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
  - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 190.033, 255.0525, 255.20, Fla. Stat.

**Rule 3.5 Construction Contracts, Not Design-Build.**

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
  - (i) Hold all required applicable state professional licenses in good standing;
  - (ii) Hold all required applicable federal licenses in good standing, if any;
  - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
  - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
  - (a) The project is undertaken as repair or maintenance of an existing public facility;
  - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
  - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.6 Construction Contracts, Design-Build.**

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
  - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
  - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
  - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
    - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
    - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
  - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
  - b. Hold all required applicable federal licenses in good standing, if any;
  - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
  - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
  9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
  10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
  - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
  - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
  - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.7      Payment and Performance Bonds.**

- (1)    Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
  
- (2)    Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
  
- (3)    Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 255.05, Fla. Stat.

**Rule 3.8 Goods, Supplies, and Materials.**

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

**Rule 3.9 Maintenance Services.**

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
  - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
  - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

**Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.**

**Rule 3.10 Contractual Services.**

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
  
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

**Rule 3.11     Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.**

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1)     Filing.

- (a)     With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
  
- (b)     Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
  
- (c)     If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
  - (a) Administer oaths and affirmations;
  - (b) Rule upon offers of proof and receive relevant evidence;
  - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 120.69(2)(a), 190.033, Fla. Stat.

**Rule 4.0      Effective Date.**

These Rules shall be effective \_\_\_\_\_, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

*EIGHTH ORDER OF BUSINESS*

*B.*

*1.*

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Capital Region Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Leon County Supervisor of Elections located at 2990-1 Apalachee Pkwy, Tallahassee, Florida 32303, Ph.: (850) 606-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Leon County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Capital Region Community Development District has 3 seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Leon County Supervisor of Elections.

**PUBLISH ON OR BEFORE MAY 25, 2026.**

2.



**MARK S. EARLEY**  
SUPERVISOR OF ELECTIONS  
LEON COUNTY, FLORIDA

April 16, 2026

Capital Region Community Development District  
ATTN: Sarah Sweeting  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Dear Ms. Sweeting:

Our office received your request for the number of registered voters who reside within the Capital Region Community Development District as of April 15, 2026.

The number of registered voters residing within the Capital Region Community Development District as of April 15, 2026 is 5,211.

I hope you have found this information to be helpful. If you have any questions or concerns, please contact us at [Vote@LeonVotes.gov](mailto:Vote@LeonVotes.gov) or (850) 606-8683.

Sincerely,

Mark S. Earley  
Leon County Supervisor of Elections

*C.*

*1.*



## CRCDD Weekly Review

Monday 3/30/26	Tuesday 3/31/26	Wednesday 4/1/26	Thursday 4/2/26	Friday 4/3/26
<b>Weather of the Week</b>				
83° Hi 56° Lo 0.00" Rain	84° Hi 62° Lo 0.00" Rain	86° Hi 58° Lo 0.00" Rain	85° Hi 63° Lo 0.00" Rain	84° Hi 68° Lo 0.00" Rain
<b>Full Maintenance</b>				
Four Oaks Blvd (Units 1,17,29) Hemingway Blvd & Trail (Units 2,4) LSF-7:Biltmore ROW LSF-7:ROW, Common Area, Pond NON-UNIT:Goldenrod & FL162 UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Poe Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 27:New Village UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 35:Merchants Row West	Blair Stone Rd (Units 5,17) Hemingway Blvd & Trail (Units 2,4) LSF-3:Maple Ridge Common Areas & ROW Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 16:FL230 UNIT 31:Parks, Green Space, Rows, Lift S Unit 32:Alley Way Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 7:Grove Park Dr	Biltmore Ave (Units 16,2,25) NON-UNIT:Artemis Way Orange Ave Schoolhouse Rd (Units 3,4) UNIT 16:Salinger & Sidewalk, Poe, Faulkn UNIT 16:Salinger Way UNIT 19:Twain Park UNIT 2:Newberry Parks UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr.	Four Oaks Blvd (Units 1,17,29) UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 23:Riverton Park (Four Oaks to Sum UNIT 7:Riverton (Grove Park to Four Oaks	Central Park:FL131 Swale Central Park:Tot Lot ROWS, Parks, Ponds & Common Areas UNIT 1:TC1 Pond (FL130) UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
<b>Standard Maintenance</b>				
Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240 UNIT 26:Mossy Creek Nature Trail Ext.	LSF-3:Maple Ridge Buffer UNIT 31:FL070	Central Park Central Park:West Side NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 16:Salinger Drainage Easement (LF)	Central Park UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	Central Park Central Park:Butterfly Garden
<b>Debris Cleanup</b>				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	
<b>Pruning</b>				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Fertilizer</b>				
Orange Ave	UNIT 1:Verdura Point Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks	Blair Stone Rd (Units 5,17) UNIT 1:Verdura Point Park UNIT 2:Butterfly Parks UNIT 2:Tremont		
<b>Post-Emergent: Celsius XTRA</b>				
Orange Ave	UNIT 1:Verdura Point Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks	Blair Stone Rd (Units 5,17) UNIT 1:Verdura Point Park		
<b>Pre-Emergent: Product used - Sim-Trol</b>				
Orange Ave	UNIT 1:Verdura Point Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks	Blair Stone Rd (Units 5,17) UNIT 1:Verdura Point Park UNIT 2:Butterfly Parks UNIT 2:Tremont		
<b>Non-Selective: Product used - Diquat &amp; Ranger Pro</b>				
Biltmore Ave (Units 16,2,25) WD090N (Pond)	NON-UNIT:Dog Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 25:Longfellow Park & Pocket Parks	Four Oaks Blvd (Units 1,17,29) UNIT 20:Esplanade North (Unit 20)	Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way NON-UNIT:Goldenrod & FL162 Shumard Oak Blvd (Units 3,5) TR209A UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 5	Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row West
<b>Irrigation Inspection</b>				
			Controller 6, Central Park	
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Description</b>	
13	10	3/30	Valve Stuck	
31	31	3/31	Valve Stuck	
04	1	3/31	Valve Stuck	
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
04	1	4/2	Valve Replace	#198892
9	Mossy Creek	4/2	Irrigation Repair	#198893
24	2	4/2	Pipe Repair	#198894
11	4	3/30	Irrigation Repair	#198886
06	CP	3/31	Mainline Repair	#198888
13	10	3/30	Irrigation Repair	#198887
18	35	3/4	Irrigation Repair	#198800
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#198885	Poe Park - Fill Hole			4/1/2026
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
1	3/30/26	Mower Damage		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.



## CRCDD Weekly Review

Monday 4/6/26	Tuesday 4/7/26	Wednesday 4/8/26	Thursday 4/9/26	Friday 4/10/26
<b>RAIN   CLOSED EARLY</b>				
<b>Weather of the Week</b>				
71° Hi 55° Lo 0.02" Rain	79° Hi 57° Lo 0.00" Rain	76° Hi 59° Lo 0.00" Rain	78° Hi 58° Lo 0.00" Rain	81° Hi 58° Lo 0.00" Rain
<b>Full Maintenance</b>				
	LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 NON-UNIT:SB131 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 16:Faulkner Row UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Merchants Row UNIT 8:WD140	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) UNIT 1:Barringer Hill Nature Trail UNIT 2:Carollton Park UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Parks, Green Space, Rows, Lift Sta	Central Park:FL131 Swale Central Park:Tot Lot Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Jberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row West UNIT 4:Grove Park Dr UNIT 5:Drayton Drive	FL080 Community Garden NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 27:New Village
<b>Standard Maintenance</b>				
	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) UNIT 1:WD240 UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext. UNIT 3:SB111A UNIT 31:FL265 UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:TR216		Central Park:Butterfly Garden	NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail NON-UNIT:SB161 UNIT 27:TR221A UNIT 27:TR221B
<b>Debris Cleanup</b>				
Central Park	Central Park	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
<b>Hand Weeding</b>				
	Blair Stone Rd (Units 5,17)		WD090N (Pond)	
<b>Mulch Installation - Maint.</b>				
UNIT 5:Drayton Drive UNIT 5:Merchants Row		Utility Boxes	Utility Boxes	Utility Boxes
<b>Pruning</b>				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Non-Selective: Product used - Diquat &amp; Ranger Pro</b>				
	Schoolhouse Rd (Units 3,4) UNIT 2:Butterfly Parks UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 4:Terrebone Dr.			UNIT 1:Barringer Hill Nature Trail UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130)
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Description</b>	
20	5	4/10	Stuck Valve	
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
19	5	4/13	Mainline Repair	#198907
24	2	4/10	Irrigation Repair	#198916
09	Mossy Creek	4/8	Irrigation Repair	#198905
13	10	4/8	Zonline Repair	#198906
28	31	4/13	Mainline Repair	#198910
02	5	4/10	Irrigation Repair	#198913
30	30	4/10	Irrigation Repair	#198914
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#198903	Central Park - Invasives			4/10/2026
#198898	Unit 23: Parks & Ponds - Tree Removal			4/8/2026
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
30	4/10/26	Stake Tree		
---	4/9/26	Water Trees		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

## CRCDD Weekly Review

Monday 4/13/26	Tuesday 4/14/26	Wednesday 4/15/26	Thursday 4/16/26	Friday 4/17/26
<b>Weather of the Week</b>				
82° Hi 58° Lo 0.02" Rain	85° Hi 53° Lo 0.00" Rain	85° Hi 54° Lo 0.00" Rain	87° Hi 56° Lo 0.00" Rain	86° Hi 54° Lo 0.00" Rain
<b>Full Maintenance</b>				
Four Oaks Blvd (Units 1,17,29) UNIT 1:Mulberry Park Blvd UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 27:New Village UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park:Park Crossing Trail Park Schoolhouse Rd (Units 3,4) Shumard Oak Blvd (Units 3,5) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Avon Park UNIT 14:Buffers UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 4:Terrebone Dr.	Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 14:Green Space UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 35:Merchants Row West UNIT 5:Drayton Drive	Central Park:FL131 Swale Central Park:Tot Lot
<b>Standard Maintenance</b>				
Central Park NON-UNIT:Merchants Row / Four Oaks Field UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 5:TR216	Central Park NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) TR209 UNIT 16:Salinger Drainage Easement (LF)	Central Park:West Side UNIT 20:Esplanade North (Unit 20) UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer		Central Park:Butterfly Garden
<b>Debris Cleanup</b>				
Central Park UNIT 27:New Village UNIT 35:Merchants Row West	Central Park	Central Park	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
NON-UNIT:FL040 - Mossy Creek		Central Park:Butterfly Garden		
<b>Mulch Installation - Maint.</b>				
				Four Oaks Blvd (Units 1,17,29)
<b>Pruning</b>				
Trees - Remove sucker growth Utility Boxes	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth
<b>Fertilizer</b>				
UNIT 31:Magnolia Park (Rows, Parks & Ponds)	NON-UNIT:Artemis Way	Orange Ave Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row West	Orange Ave UNIT 35:Merchants Row West UNIT 5:Merchants Row	
<b>Non-Selective: Product used - Diquat &amp; Ranger Pro</b>				
NON-UNIT:Goldenrod & FL162 UNIT 1:Barringer Hill Nature Trail UNIT 29:Coneflower Park UNIT 31:FL170 & Buffer Unit 32:Lantana Lane	UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 31:Parks, Green Space, Rows, Lift Station	Central Park Central Park:FL131 Central Park:Tot Lot	UNIT 23:Parks, Ponds & Green Spaces	LSF-3:Maple Ridge Common Areas & ROWS LSF-3:WD282
<b>Irrigation Inspection</b>				
	Controller 27, Unit 2 Controller 29, Unit 31			
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
9	Mossy Creek	4/13	Irrigation Repair	#198935
29	31	4/14	Irrigation Repair	#198937
07	23	4/15	Mainline Repair	#198938
5	3	4/15	Zoneline Repair	#198939
09	Grove Park	4/15	Zoneline Repair	#198940
29	31	4/15	Install Battery Clock	#198941
16	14	4/17	Valve Replace	#198942
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#198920	Tree Removal: Unit: 10 - Overlook Dr			4/16/2026
#198928	Tree Removal: East Side - Central Park			4/17/2026
#198929	Unit 14: Avon Park - Pine Tree Install			4/17/2026
#198932	Unit 35: Merchants Row West - Fungicide			4/16/2026
#198933	Orange Ave - Fungicide			4/16/2026
#198934	Unit 5: Merchants Row - Fungicide			4/16/2026
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
16	4/14/26	Mower Damage		
2	4/14/26	Mower Damage		
14	4/16/26	Water Trees		
14	4/17/26	Water Pine Tree		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

## CRCCD Weekly Review

Monday 4/20/26	Tuesday 4/21/26	Wednesday 4/22/26	Thursday 4/23/26	Friday 4/24/26
<b>Weather of the Week</b>				
78° Hi 50° Lo 0.02" Rain	84° Hi 41° Lo 0.00" Rain	81° Hi 59° Lo 0.00" Rain	79° Hi 54° Lo 0.00" Rain	85° Hi 51° Lo 0.00" Rain
<b>Full Maintenance</b>				
Central Park: Park Crossing Trail Park NON-UNIT: Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1: Mulberry Park Blvd UNIT 14: Avon Park UNIT 14: Buffers UNIT 2: Butterfly Parks UNIT 2: Tremont UNIT 25: Longfellow Park & Pocket Parks UNIT 26: Strolling Way Parks UNIT 27: New Village UNIT 35: Merchants Row West	Blair Stone Rd (Units 5,17) LSF-3: Maple Ridge Common Areas & ROW LSF-7: Biltmore ROW LSF-7: ROW, Common Area, Pond NON-UNIT: Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 16: Faulkner RoW UNIT 16: FL230 UNIT 16: Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16: Salinger Way UNIT 2: Endicott Park UNIT 29: Coneflower Park UNIT 30: Woodland Fields Park UNIT 35: Merchants Row Entry Feature UNIT 4: Terrebone Dr. UNIT 5: Merchants Row UNIT 8: WD140	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) UNIT 1: Barringer Hill Nature Trail UNIT 16: Poe Park UNIT 2: Carolton Park	UNIT 1: Iberville Park UNIT 1: TC1 Pond (FL130) UNIT 19: Twain Park UNIT 2: Butterfly Parks UNIT 2: Tremont UNIT 21 & Arch Site: Arch Site Exterior UNIT 25: Longfellow Park & Pocket Parks UNIT 26: Strolling Way Parks UNIT 31: Magnolia Park (Rows, Parks & Pond) UNIT 5: Drayton Drive	UNIT 16: Faulkner RoW
<b>Standard Maintenance</b>				
LSF-3: WD282 UNIT 21 & Arch Site: Arch Site Conservation UNIT 27: TR221A UNIT 27: TR221B	LSF-3: Maple Ridge Buffer LSF-7: FL263 LSF-7: Swale & GS (Upon Request) NON-UNIT: SB111B UNIT 1: WD240 UNIT 16: Salinger Drainage Easement (LF) UNIT 26: Mossy Creek Nature Trail Ext. UNIT 5: Four Oaks (Shumard to Tram)		Central Park TR209 UNIT 31: FL265	
<b>Debris Cleanup</b>				
UNIT 27: New Village UNIT 35: Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
UNIT 27: New Village				
<b>Mulch Installation - Maint.</b>				
		Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)
<b>Pruning</b>				
Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Fertilizer</b>				
			Blair Stone Rd (Units 5,17) Hemingway Blvd & Trail (Units 2,4) UNIT 16: Faulkner RoW UNIT 16: Salinger Way UNIT 23: Riverton Park (Four Oaks to Summertree) UNIT 31: Green Space	
<b>Pre-Emergent: Product used - Sim-Trol</b>				
			Hemingway Blvd & Trail (Units 2,4) UNIT 16: Faulkner RoW UNIT 16: Salinger Way	
<b>Non-Selective: Product used - Diquat &amp; Ranger Pro</b>				
LSF-3: WD282 UNIT 27: New Village UNIT 27: TR221B	Orange Ave UNIT 14: Avon Park UNIT 17: WD253 UNIT 27: TR221A UNIT 36: Bluff Oak Way	FL080 UNIT 14: Avon Park UNIT 17: WD284 UNIT 18: WD281	Blair Stone Rd (Units 5,17) UNIT 1: WD240 UNIT 17: Shady View Pond (WD260) UNIT 25: Longfellow Park & Pocket Parks UNIT 26: Strolling Way Parks	Esplanade Way (Unit 5) UNIT 35: Merchants Row Entry Feature UNIT 5: Drayton Drive
<b>Insecticide: Advion / Extinguish Plus</b>				
	UNIT 1: TC1 Pond (FL130)	UNIT 1: TC1 Pond (FL130)		UNIT 1: TC1 Pond (FL130)
<b>Irrigation Inspection</b>				
Controller 12, Unit 21	Controller 21, Unit 19			
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
198958	SB111A - Install Safety Fence			4/24/2026
198953	Blairstone - Fungicide			4/23/2026
198949	TR209: Tree Removal			4/17/2026
198952	Unit 31: Green Space - Fungicide			4/23/2026
198950	Unit 8: WD140			4/24/2026
198951	Riverton Trail: Fungicide			4/23/2026
198947	Sod Patch Install Following Irrigation Repair			4/23/2026
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
ALL TREES	4/21/26	Water Trees		
ALL TREES	4/23/26	Water Trees		
FL120	4/23/26	Mowed Pond Bottom		
Four Oaks	24-Apr	Replace 4 azaleas		
Avon Park - U: 14	20-Apr	Water Pine Tree		
TR216	23-Apr	Mowed Pond Bottom		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.



## CRCCD Weekly Review

Monday 4/27/26	Tuesday 4/28/26	Wednesday 4/29/26	Thursday 4/30/26	Friday 5/1/26
<b>Weather of the Week</b>				
83° Hi 62° Lo 0.00" Rain	87° Hi 60° Lo 0.00" Rain	92° Hi 67° Lo 0.00" Rain	85° Hi 72° Lo 0.00" Rain	79° Hi 63° Lo 0.00" Rain
<b>Full Maintenance</b>				
Four Oaks Blvd (Units 1,17,29) UNIT 1:Mulberry Park Blvd UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 27:New Village UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29) Schoolhouse Rd (Units 3,4) UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Merchants Row UNIT 8:WD140	Bermuda Plot (CP) Esplanade Way (Unit 5) Orange Ave UNIT 1:Barringer Hill Nature Trail UNIT 2:Endicott Park	Bermuda Plot (CP) Mossy Creek Lane (Units 4,6,9) UNIT 1:TC1 Pond (FL130) UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower)	Central Park:FL131 Swale Central Park:Tot Lot NON-UNIT:Dog Park UNIT 27:New Village
<b>Standard Maintenance</b>				
Central Park NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	Central Park NON-UNIT:Esp/Blair/Overlook Field UNIT 1:WD240 UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 5:Four Oaks (Shumard to Tram)	Central Park:West Side	Central Park UNIT 27:SW Field on CC UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 27:TR221A UNIT 27:TR221B
<b>Debris Cleanup</b>				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
	UNIT 10:WD160	Four Oaks Blvd (Units 1,17,29) UNIT 10:New Dawn Park		Blair Stone Rd (Units 5,17) UNIT 30:Woodland Fields Park
<b>Mulch Installation - Maint.</b>				
		UNIT 16:Salinger Way		
<b>Pruning</b>				
Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
<b>Fertilizer</b>				
	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29) UNIT 16:Poe Park UNIT 25:Longfellow Park & Pocket Parks		
<b>Pre-Emergent:</b>				
		Four Oaks Blvd (Units 1,17,29) UNIT 16:Poe Park UNIT 25:Longfellow Park & Pocket Parks		
<b>Non-Selective: Product used - Diquat &amp; Ranger Pro</b>				
FL080 NON-UNIT:SB131 UNIT 23:WD230 UNIT 23:WD235 UNIT 31:FL070	UNIT 10:Green Spaces (2) UNIT 10:WD141 UNIT 10:WD160 UNIT 8:WD140	UNIT 10:New Dawn Park UNIT 10:Overlook Park WD090S (Pond)	WD090N (Pond) WD090S (Pond) WD290 (Pond)	Biltmore Ave (Units 16,2,25)
<b>Insecticide: Advion / Extinguish Plus</b>				
			UNIT 1:TC1 Pond (FL130)	UNIT 1:TC1 Pond (FL130)
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
03	1	4/30	Mainline Repair	#199035
5	3	5/1	Irrigation Repair	#199036
19	5	5/1	Irrigation Repair	#199037
03	1	4/29	Mainline Repair	#199034
22	16	4/27	Irrigation Repair	#199032
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#198966	SB131: Cat Tails			4/27/2026
#198964	FL-070: Cat Tails			4/27/2026
#198963	SB131: Cut Trees			4/27/2026
#198962	TR209: Cut Trees			4/27/2026
#198959	SB131: Mow Pond Bottom			4/28/2026
#198960	LDR-5: Trail - Mow Cogon Grass			4/28/2026
#198958	SB111A - Install Safety Fence			4/27/2026
#198968	Central Park: Invasive: Tallow Tree			4/27/2026
#198965	FL-080: Cat Tails			4/27/2026
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		
All Trees	4/30/26	Water Trees		
Four Oaks	4/27/26	Water Azaleas		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

2.



## Capital Region Community Development District

To: Board of Supervisors

From: Corbin deNagy and Robert Berlin, GMS

Subject: Operations Report – April 2026

The following is a summary of items related to field operations of the Capital Region Community Development District:

### **Week 1 (April 1 – April 10)**

- Reviewed the Architectural Review Committee (ARC) April agenda for items concerning CDD property. No concerns to CDD property.
- Additional communication with All-Pro regarding the turf damage in Unit 23 caused by the pool contractor. They will try to get the grass to grow.
- Authorized All-Pro to treat invasives around Central Park. Requested they pick up the trash in the pond bottoms.
- Authorized All-Pro to put down additional mulch under the swings.
- Additional communication with SE Concrete about scheduling repairs in stormwater ponds WD-290 and WD-162. Plan is to come out next week.
- All-Pro informed us they will be working on Saturday doing the last of the leaf removal on Merchants Row and a portion of Esplanade.
- Vacation on Friday, April 3.
- Rain throughout the day on Monday. Pro Playgrounds Operations Manager let me know the replacement railings came in and a crew was available to install. Expecting the playground to be empty because of the rain, suggested they install the railings today.
- Received communication from resident regarding someone driving their truck over the chain at Lake Verdura. Went on-site and found a truck parked next to the chain and tire ruts at the edge of the water.





Two men were fishing on the lake. Called them over and told them they can't drive down to the water and that was the reason for the chain, and asked they move their truck. They were respectful and agreed to move the truck. Responded to the resident.

- Received email from resident showing a protruding screw on the climber system at the playground. Tightened the screw so it's flush. Responded to the resident. Inspected the rest of the climber system for other protruding screws. No other issues to note. While at the playground, picked up trash, swept mulch off the playground structure, repositioned the wear mats, checked the swings, fixed one swing belt that had been twisted to bring it higher off the ground, and confirmed correct operation of the water fountain. Also confirmed the new railings were installed.
- Contacted Lake Doctors for a proposal to treat the cattails in stormwater pond FL-080.
- Additional communication with High Tide Consulting regarding FDEP permit for TR-221A. FDEP required a wet signature and additional signature verification.
- Lake Doctors treated stormwater pond FL-130 and noted the pond is covered in algae. They will investigate other treatment options. Warmer weather and draught conditions are the culprits.
- Additional communication with SE Concrete regarding scheduling stormwater drain repairs.
- Additional communication with vendor requesting use of CDD space.
- Approved Lake Doctors proposal to treat the cattails in stormwater pond FL-080.
- During general inspections, noticed two trees growing in/around stormwater pond SB-131. Also, noted tire tracks in the pond bottom and slopes in SB-111A. Requested All-Pro remove the two trees (black willows) in SB-131 and asked for suggestions regarding SB-111A.
- Additional communication with 68Ventures Operations Manager regarding possible bench, dogi-pot, trash can installation within their new subdivision projects (Lake Mary Forest and Legacy). They don't have the budget for their existing projects. Requested the opportunity to work with them on future projects.
- Met with All-Pro and Lake Doctors on-site at stormwater pond FL-130. We agreed to use the pump to bring the water level up in this pond. Lake Doctors will put in additional treatment to compensate for increase nutrients from the pump.
- Prepared for (put out and picked up meeting signs) and attended Board meeting.
- Following Board approved, responded to the HOA/Church of Southwood regarding their special use permit request. Requested COI.
- Responded to questions from another non-profit looking to hold a 5K in SouthWood in early 2027.
- Following tabled discussion at the meeting, emailed Zomad Bakeries LLC and requested they attend a future meeting.

## **Week 2 (April 13 – April 17)**

- Virtually attended City of Tallahassee Development Review Committee (DRC) meeting to hear about LSF-11 (TSD260005), MDR-20 (TSD260007), LDR-5 and MUEI-7 (TSD260011 and TSD260010).
  - LSF-11 conditionally approved.
  - MDR-20 was continued to April 27<sup>th</sup>.
  - LDR-5 and MUEI-7 limited partition was continued to April 27<sup>th</sup>.
  - LDR-5 and MUEI-7 preliminary plat was continued to May 11<sup>th</sup>.
- Lake Doctors checked on stormwater pond WD-90N. Per their report, the pond is clear of Cuban bulrush, and they will continue to check on this pond throughout the year.
- Lake Doctors continued treatment in stormwater pond FL-040 to target Cuban bulrush. Stormwater pond is looking much better after initial treatment last month.

- During general inspections:
  - Found trash and debris inside a drain in the Carrollton common area. Requested All-Pro remove the grate, clean out the trash and debris, and fix the broken concrete rim.
  - Found stop sign down along the alleyway between Belle Meade and Endicott. A second bolt was missing. Went to Ace to purchase a replacement bolt, nut, and washer. Rehung the stop sign. No charge to the District.



- Additional communication with FSU regarding Dunbar site access in the summer. Connected conversation with All-Pro to assist with inquiry about mowing schedule.
- Additional communication with the HOA regarding insurance coverage for the special use event on May 2<sup>nd</sup>.
- Discussion with City of Tallahassee Growth Management staff regarding Orange Ave. extension. They requested a meeting with them, the owner of the Orange Ave. extension, and the CDD. Will wait to hear back about possible meeting times.
- Responded to resident inquiry regarding tree removal throughout the CDD.
- Met with All-Pro on-site to review possible sediment removal in stormwater pond WD-140 now that pond bottom is so dry during this draught.



- Responded to resident regarding trash pickup in the dry stormwater ponds. All-Pro is sending the crew out again.
- Conference call with City of Tallahassee Growth Management and developer regarding CDD assessments.
- Responded to inquiry regarding bench memorial program.
- During general inspections:
  - Moved Grove Park resident yard debris from Central Park side back to their property.
  - Visual inspection of stormwater pond SB-111A. No new tire tracks on the pond slopes.
  - Visual inspection of stormwater pond FL-120. Following up from resident email, no visible trash.
  - Drove through Unit 23 to check for possible pool construction damage to the common area. It appears they are only using the resident's property. During general inspections, found a portion of sidewalk that needs to be repaired. Submitted issue to the City of Tallahassee via DigiTally (reference # 18085933).

### **Week 3 (April 20 – April 24)**

- Received notice from HOA regarding “major irrigation leak” near the tennis courts. Alerted All-Pro.
- Grove Park resident yard debris was moved back over to the Central Park side. Moved the yard debris back over to the Grove Park side.
- Received notice from resident (via HOA) regarding irrigation issue on Mulberry. Alerted All-Pro.
- SE Concrete checked the grout in the manhole near stormwater pond WD-162 and repaired the minor leak in the drainage manholes in stormwater pond WD-290:



- Received email from City of Tallahassee Police Department regarding Halloween staffing. Called and left a voicemail.
- Attended virtual training: Playground Inspection & Maintenance: Ensuring Safety, Compliance, and Sustainability.
- Discussed maintenance schedule with All-Pro. Based on the forecast today, rain is possible on Sunday. Requested All-Pro put a hold on irrigation repairs and focus on stormwater pond WD-140 sediment removal while the pond bottom is dry.
- All-Pro worked to remove sediment in stormwater pond WD-140



- General inspection of stormwater ponds FL-263, FL-070, FL-170, and FL-040.
  - Picked up trash on the pond bottom of FL-263. Leftover from being mowed. New home is being built right next the pond on Scarlet Sage. Silt fence around the home build is either gone or buried. Found the builder's information in the online permit portal. Submitted note via the builder's website. Contacted the City of Tallahassee Code Enforcement as well.
  - Cattails growing in FL-170. Requested All-Pro spray these as well as the ones in FL-080.
  - FL-040 is looking much better following Lake Doctors treatment (two treatments so far):



*Before treatment*



*After second treatment*

- High frequency playground inspection. Picked up trash around the playground area. Tightened all swing fasteners. Repositioned wear mats under the swings. Added mulch to cover the climber net anchors. Used leaf blower to clear mulch off the playground platform and climber stairs and off the wear mats. One playground warning sticker has been partially removed. Will contact Pro Playgrounds and request additional stickers.

- Went to Ace Hardware to purchase asphalt patch and screws.
  - Put down asphalt patch in two alleyway areas: one in Unit 1, and one in Unit 7 (no labor cost to the District, just material).



- Walked up and down the Unit 26 boardwalk and tightened all loose screws for the brackets and railings. A couple of the brackets were missing screws connecting to the railings, so new ones were put in.
- Received report from a resident (via HOA) that the dog park has a large hole under the fence allowing dogs to escape the dog park. Requested All-Pro fill the hole on Monday (they are gone for the day).

#### **Week 4 (April 27 – April 30)**

- Received response from City of Tallahassee Code Enforcement regarding new home build in LSF-7. The building inspector would be the enforcing party, so they were included in the communication.
- Received question from a resident (via a Board member) regarding property boundaries and CDD maintenance. Provided screenshots of the Property Appraiser's site and the landscape maintenance map to show the maintenance area.
- Virtually attended City of Tallahassee Development Review Committee (DRC) meeting to hear discussion on MDR-20 (TSD260007) and LDR 5-17 and MUEI-7 Partition (TSD260011).
  - MDR-20 was approved.
  - LDR 5-17 was continued to May 11<sup>th</sup>.
- Emailed Kimley-Horn and requested they remove the CDD as the maintenance entity for the proposed mail kiosks in MDR-20.
- Emailed DR Horton representative and inquired about park benches, trash cans, etc. in common areas within MDR-20.
- Following Board approval, accepted Precision Sidewalk for concrete trail grinding.
- All-Pro filled the hole created from the manhole leak near stormwater pond WD-162.



- Communication with another resident regarding a memorial bench plaque.
- All-Pro mowed the bottom of stormwater pond SB-131 and removed two willow trees.
- Phone call with resident regarding utility issue in Unit 1 (Piney Grove).
- Phone call with resident regarding alleyway traffic in Unit 14 (Avon Park).
- Scheduled walk-through with 68 Ventures for Lake Mary Forest turnover.
- Installed a set of new chains on one Tot Lot paddle swing and replaced two sets of button head screws for same.
- Ordered parts for the Unit 26 boardwalk repair.
- Contacted GameTime to request additional hardware for the Tot Lot swings.
- Met with the HOA's new security team at the Community Center and discusses operations.

If you have any questions or comments regarding the above information, please contact me at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com).

Thank you,

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Governmental Management Services