

CAPITAL REGION
Community Development District

June 11, 2026

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

June 4, 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, June 11, 2026 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Organizational Matters
 - A. Acceptance of Resignation Letter from Supervisor Urban
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2026-07
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 14, 2026 Meeting
 - B. Balance Sheet as of April 30, 2026 and Statement of Revenues & Expenditures for the Period Ending April 30, 2026
 - C. Allocation of Assessment Receipts
 - D. Check Register
- V. Consideration of Renewal Agreement with The Lake Doctors for Pond Maintenance

- VI. Discussion of Fiscal Year 2027 Approved Budget
- VII. Consideration of Items Related to Weldon Farms (Southwood Plantation Drive)
 - A. Draft Plat
 - B. Resolution 2026-08, Regarding Assessment Status of 6.36 Acre Weldon Farms Subdivision Parcel within District Boundaries (*resolution will be sent under separate cover*)
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Facility Use Application (Southwood July 4th Celebration)
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting: July 9, 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.

To: Matt Vogel, Supervisor Chairman

Corbin deNagy, GMS District Manager

May 18, 2026

This notice is to inform you that I will officially be offering my resignation to the District Board of Supervisors for Seat # 1 effective today, May 18, 2026.

It has been an honor and privilege to serve with each of the Supervisors and Staff.

Sincerely

Chuck Urban

Supervisor

D.

RESOLUTION 2026-02

A RESOLUTION DESIGNATING OFFICERS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Capital Region Community Development District at a regular business held on June 11, 2026 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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, May 14, 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
Robert Berlin	Director of Operations
Kim Bishop	All-Pro
Chrissy Barber	All-Pro
Kevin Eason	HOA

The following is a summary of the actions taken at the May 14, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Sabitsch asked are you going to talk about item 4, the fuel surcharge?

Mr. Rojas stated yes, we talked about it briefly at the last meeting and Kurt worked on it and he will give us an update when we get to that line item.

A resident stated in the Town Center on Merchants Row I think they are looking at changing something with the pavers. Is that something we can talk about at some point?

Mr. Berlin stated there are pavers and the PUD calls for two things to happen on that property and the other side of the townhouses as well as the existing buildings. It allows for a building overhang that hangs over into the right of way. It also allows for the sidewalk because

of this overhang and trees and diagonal parking it allows for the sidewalk so they can get a full 5-foot sidewalk to encroach on private property. Right now as it stands 5-foot of those pavers lies on Josh’s property. That is the actual sidewalk. That gives the clearance necessary to miss the tree rings. We have kicked around the idea of pulling the pavers out, repouring a sidewalk to meet the city standards, which would be a 5-foot walk to get rid of the possible liability. Josh has asked us to hold off while he is doing construction. We need to talk about that down the road but not right now during construction.

THIRD ORDER OF BUSINESS

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 Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Agreements

- A. Vendor License Agreement with Zomad Bakeries, LLC**

This item tabled.

- B. Leon County Tax Collector for Uniform Method of Collection**

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the agreement with the Leon County Tax Collector was approved.

- C. Memorial Donation Agreements**

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request from Natalie Meiner for a plaque on an existing bench in accordance with the memorial donation agreement was approved.

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the request from Alyssn Kelly for a plaque on an existing bench in accordance with the memorial donation agreement was approved.

FIFTH ORDER OF BUSINESS

Consideration of Work Authorization with All Pro Regarding Fuel Surcharge

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the work authorization with All-Pro regarding fuel surcharge was approved, subject to adding the standard work authorization language.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 13, 2026)

Mr. deNagy reviewed the proposed budget and stated we are looking at a 4% assessment increase in fiscal year 2027. The main driver is the increase for the landscape and irrigation maintenance contract.

Mr. Rojas stated that Corbin and Robert and the rest of the GMS team have been doing a great job.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor Resolution 2026-05 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure

Ms. Sandy provided an overview of the proposed changes to the rules of procedure.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor Resolution 2026-06 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated I spoke with Corbin about the request from Four Star to have the district confirm that that property within the district boundaries in Weldon Farms off Southwood Plantation would not be assessed based on their representations to us. The best way to move forward is to have them submit a letter to the district saying this is our intended use of the property that will be common property and owned by the HOA and the board adopt a resolution acknowledging the letter and based on those assumptions that it would not be subject to the O&M assessment in the foreseeable future. This will provide the District a record with respect to the property. The Board directed staff to move forward based on the recommendation.

B. District Manger

1. 2026 General Elections

Mr. deNagy stated there are three seats open for election this year, Seats 1, 3, and 5. The qualifying period is from noon June 8th to noon June 12th.

2. Report on the Number of Registered Voters (5,211)

A copy of the letter from the supervisor of elections reporting that there are 5,211 registered voters residing in the district was included in the agenda package.

3. Annual Form 1 Filing & Annual Ethics Training

Mr. deNagy stated just a reminder that your form 1 is due by July 1st and your ethics training is due to be completed by December 31st.

C. Property Management Report

1. All Pro Reports

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

2. Operations Memorandum

Mr. Berlin reviewed the operations memorandum, copy of which was included in the agenda package.

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Sabitsch stated kudos for the landscaping on Four Oaks to replace the No Parking sign. I'm requesting that the common area by my house be rehabbed. I need to know the correct way to request that be done.

Mr. Berlin stated I will take a look at that area.

Mr. Wickham stated there is a development in the planning stages behind my house and who is going to maintain that and who owns it the HOA or not. The city said any trees under 4" can be clear cut. I want to leave a barrier between my house and the retention pond.

Mr. Rojas stated unfortunately I don't think we have much of a say when they are purchasing property and following city rules.

A resident stated I suggest a Google search on the dwarf inkberry boxwood or dwarf Chinese holly for the right of way of Unit 17. Any shrubs in that median would bring it up and be a deterrent for the dogs to go on the grass. You can put it on the median side to deter cars from parking on both sides.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 11, 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next meeting is scheduled for June 11, 2026 at 6:30 p.m. and adjourned the meeting at 7:23 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Capital Region
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 52,039	\$ -	\$ -	\$ 52,039
Capital Reserve Account	-	-	841	841
<u>Investments:</u>				
State Board of Administration (SBA)	1,465,674	-	712,886	2,178,560
<u>Series 2013</u>				
Revenue	-	776,391	-	776,391
<u>Series 2018A1</u>				
Reserve	-	597,036	-	597,036
Revenue	-	1,063,787	-	1,063,787
Prepayment	-	5,231	-	5,231
<u>Series 2018A2</u>				
Reserve	-	129,090	-	129,090
Revenue	-	297,791	-	297,791
<u>Series 2021</u>				
Revenue	-	366,691	-	366,691
Prepaid Expenses	104,666	-	-	104,666
Total Assets	\$ 1,622,380	\$ 3,236,018	\$ 713,727	\$ 5,572,124
Liabilities:				
Accounts Payable	\$ 44,748	\$ -	\$ -	\$ 44,748
Total Liabilities	\$ 44,748	\$ -	\$ -	\$ 44,748
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 104,666	\$ -	\$ -	\$ 104,666
Restricted for:				
Debt Service	-	3,236,018	-	3,236,018
Assigned for:				
Capital Reserve Fund	-	-	713,727	713,727
Unassigned	1,472,965	-	-	1,472,965
Total Fund Balances	\$ 1,577,632	\$ 3,236,018	\$ 713,727	\$ 5,527,376
Total Liabilities & Fund Balance	\$ 1,622,380	\$ 3,236,018	\$ 713,727	\$ 5,572,124

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,845,935	\$ 1,845,935	\$ 1,828,472	\$ (17,462)
Special Assessments - Direct St Joe	278,003	185,335	185,335	-
Interest	30,509	17,797	25,462	7,665
Miscellaneous Revenue	2,000	2,000	2,235	235
Total Revenues	\$ 2,156,446	\$ 2,051,067	\$ 2,041,505	\$ (9,563)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,200	\$ 2,800
PR-FICA	918	536	321	214
Engineering	15,000	8,750	1,600	7,150
Attorney	37,000	21,583	9,583	12,000
Annual Audit	4,025	4,025	4,800	(775)
Assessment Administration	13,826	13,826	13,826	(0)
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	8,507	4,962	4,962	(0)
Trustee Fees	15,520	16,287	16,287	-
Management Fees	60,352	35,205	35,205	0
Information Technology	3,367	1,964	1,964	(0)
Website Maintenance	1,443	842	842	(0)
Postage & Delivery	1,000	583	704	(121)
Insurance General Liability	13,957	13,957	13,142	815
Printing & Binding	200	117	121	(4)
Legal Advertising	3,500	2,042	608	1,433
Other Current Charges	2,500	1,458	1,572	(113)
Office Supplies	50	29	0	29
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,138	\$ 135,140	\$ 111,713	\$ 23,427

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 15,174	\$ 15,174	\$ 12,978	\$ 2,196
Management Fees	157,557	91,908	91,908	-
Utilities-Electric/Water	60,000	35,000	27,960	7,040
Landscape Maintenance - Contract	1,164,365	679,213	683,472	(4,259)
Landscape Maintenance - Fuel Surcharge	-	-	1,957	(1,957)
Landscape Maint - New Units/Street Trees	5,500	3,208	-	3,208
Pond Maintenance - Contract	13,512	7,882	12,485	(4,603)
Pond Repairs - Current Units	50,000	29,167	11,015	18,152
Irrigation Maintenance - Contract	58,200	33,950	33,960	(10)
Irrigation Maintenance - New Units	500	292	-	292
Irrigation Repairs - Current Units	45,000	26,250	40,417	(14,167)
Preserve Maintenance	40,000	23,333	12,468	10,865
Tot Lot Inspection/Maintenance	4,800	4,800	7,202	(2,402)
Tree Removal/Trimming/Cleanup	38,000	22,167	27,479	(5,313)
Alleyway Maintenance	10,000	5,833	3,033	2,800
Miscellaneous Maintenance	20,000	11,667	20,113	(8,446)
Special Events	12,000	12,000	10,020	1,980
Other-Contingency	50,000	29,167	14,024	15,143
Capital Expenditures	25,000	14,583	5,027	9,556
Common Area Maintenance	23,000	23,000	31,541	(8,541)
Enhancement/Beautification	20,000	11,667	18,269	(6,602)
Subtotal Field Expenditures	\$ 1,812,608	\$ 1,080,261	\$ 1,065,328	\$ 14,932
Total Operations & Maintenance	\$ 1,812,608	\$ 1,080,261	\$ 1,065,328	\$ 14,932
Total Expenditures	\$ 2,007,747	\$ 1,215,401	\$ 1,177,041	\$ 38,360
Excess (Deficiency) of Revenues over Expenditure	\$ 148,700	\$ 835,666	\$ 864,463	\$ 28,797
<i>Other Financing Sources/(Uses):</i>				
Reserve for Capital - Transfer Out	(148,700)	\$ (148,700)	\$ (148,700)	\$ -
Total Other Financing Sources/(Uses)	\$ (148,700)	\$ (148,700)	\$ (148,700)	\$ -
Net Change in Fund Balance	\$ -	\$ 686,966	\$ 715,763	\$ 28,797
Fund Balance - Beginning	\$ -		\$ 861,868	
Fund Balance - Ending	\$ -		\$ 1,577,632	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ 20,300	\$ 11,842	\$ 15,175	\$ 3,333
Total Revenues	\$ 20,300	\$ 11,842	\$ 15,175	\$ 3,333
Expenditures:				
Capital Outlay	\$ 170,507	\$ 99,462	\$ -	\$ 99,462
Sidewalk Safety	-	-	10,000	(10,000)
Other Charges	600	350	443	(93)
Total Expenditures	\$ 171,107	\$ 99,812	\$ 10,443	\$ 89,369
Excess (Deficiency) of Revenues over Expenditure	\$ (150,807)	\$ (87,971)	\$ 4,732	\$ 92,702
Other Financing Sources/(Uses)				
Reserve for Capital - Transfer In	\$ 148,700	\$ 148,700	\$ 148,700	\$ -
Total Other Financing Sources (Uses)	\$ 148,700	\$ 148,700	\$ 148,700	\$ -
Net Change in Fund Balance	\$ (2,107)	\$ 60,729	\$ 153,432	\$ 92,702
Fund Balance - Beginning	\$ 572,475		\$ 560,295	
Fund Balance - Ending	\$ 570,368		\$ 713,727	

Capital Region

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 319,248	\$ (4,133)
Special Assessments - Commercial Tax Roll	432,569	432,569	423,834	(8,734)
Interest Income	8,000	4,667	7,635	2,969
Total Revenues	\$ 763,949	\$ 760,616	\$ 750,718	\$ (9,898)
Expenditures:				
Interest - 11/1	\$ 125,619	\$ 125,619	\$ 125,619	\$ -
Interest - 5/1	125,619	-	-	-
Principal - 5/1	510,000	-	-	-
Total Expenditures	\$ 761,238	\$ 125,619	\$ 125,619	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 2,712	\$ 634,997	\$ 625,099	\$ (9,898)
Net Change in Fund Balance	\$ 2,712	\$ 634,997	\$ 625,099	\$ (9,898)
Fund Balance - Beginning	\$ 153,291		\$ 151,292	
Fund Balance - Ending	\$ 156,003		\$ 776,391	

Capital Region

Community Development District

Debt Service Fund Series 2018A1

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Residential	\$ 298,247	\$ 298,247	\$ 294,435	\$ (3,812)
Special Assessments - Commercial Tax Roll	202,415	202,415	201,309	(1,106)
Special Assessments - Direct St Joe	712,537	498,776	498,776	-
Interest Income	20,000	11,667	20,450	8,784
Total Revenues	\$ 1,233,199	\$ 1,011,105	\$ 1,020,202	\$ 9,097
Expenditures:				
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	-	-	-
Total Expenditures	\$ 1,206,631	\$ 300,816	\$ 420,816	\$ (120,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 26,568	\$ 710,289	\$ 599,387	\$ (110,903)
Net Change in Fund Balance	\$ 26,568	\$ 710,289	\$ 599,387	\$ (110,903)
Fund Balance - Beginning	\$ 458,541		\$ 1,066,668	
Fund Balance - Ending	\$ 485,109		\$ 1,666,054	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 271,395	\$ (2,752)
Interest Income	5,000	2,917	5,314	2,397
Total Revenues	\$ 279,147	\$ 277,064	\$ 276,708	\$ (356)
Expenditures:				
Interest - 11/1	\$ 31,050	\$ 31,050	\$ 31,050	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	31,050	-	-	-
Principal - 5/1	200,000	-	-	-
Total Expenditures	\$ 262,100	\$ 31,050	\$ 36,050	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 17,047	\$ 246,014	\$ 240,658	\$ (5,356)
Net Change in Fund Balance	\$ 17,047	\$ 246,014	\$ 240,658	\$ (5,356)
Fund Balance - Beginning	\$ 51,319		\$ 186,223	
Fund Balance - Ending	\$ 68,366		\$ 426,881	

Capital Region

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 315,441	\$ (3,496)
Interest Income	3,250	1,896	3,831	1,935
Total Revenues	\$ 322,187	\$ 320,833	\$ 319,272	\$ (1,560)
Expenditures:				
Interest - 11/1	\$ 22,063	\$ 22,063	\$ 22,063	\$ -
Interest - 5/1	22,063	-	-	-
Principal - 5/1	275,000	-	-	-
Total Expenditures	\$ 319,125	\$ 22,063	\$ 22,063	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 3,062	\$ 298,770	\$ 297,210	\$ (1,560)
Net Change in Fund Balance	\$ 3,062	\$ 298,770	\$ 297,210	\$ (1,560)
Fund Balance - Beginning	\$ 69,079		\$ 69,481	
Fund Balance - Ending	\$ 72,141		\$ 366,691	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Actual vs Budget %
Revenues:															
Special Assessments - Tax Roll	\$ 1,845,935	\$ -	\$ 187,927	\$ 1,438,572	\$ 95,654	\$ 36,607	\$ 19,568	\$ 50,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,828,472	99.05%
Special Assessments - Direct St Joe	278,003	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	-	-	-	-	185,335	66.67%
Interest	30,509	2,200	1,913	1,662	4,554	5,041	5,310	4,783	-	-	-	-	-	25,462	83.46%
Miscellaneous Revenue	2,000	400	918	-	918	-	-	-	-	-	-	-	-	2,235	111.75%
Total Revenues	\$ 2,156,446	\$ 25,767	\$ 213,924	\$ 1,463,401	\$ 124,292	\$ 64,814	\$ 48,045	\$ 78,095	\$ 23,167	\$ -	\$ -	\$ -	\$ -	\$ 2,041,505	94.67%
Expenditures:															
<u>General & Administrative:</u>															
Supervisor Fees	\$ 12,000	\$ 400	\$ 400	\$ 800	\$ 1,000	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200	35.00%
PR-FICA	918	31	31	61	77	61	-	61	-	-	-	-	-	321	35.00%
Engineering	15,000	-	-	578	722	-	-	300	-	-	-	-	-	1,600	10.67%
Attorney	37,000	992	1,415	1,996	1,528	1,268	2,386	-	-	-	-	-	-	9,583	25.90%
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	-	600	-	-	-	-	-	1,800	100.00%
Dissemination Agent	8,507	709	709	709	709	709	709	709	-	-	-	-	-	4,962	58.34%
Trustee Fees	15,520	-	-	4,445	-	-	-	11,842	-	-	-	-	-	16,287	104.94%
Management Fees	60,352	5,029	5,029	5,029	5,029	5,029	5,029	5,029	-	-	-	-	-	35,205	58.33%
Information Technology	3,367	281	281	281	281	281	281	281	-	-	-	-	-	1,964	58.34%
Website Maintenance	1,443	120	120	120	120	120	120	120	-	-	-	-	-	842	58.35%
Postage & Delivery	1,000	145	-	175	124	157	94	9	-	-	-	-	-	704	70.40%
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	87	-	-	-	-	-	608	17.38%
Other Current Charges	2,500	698	56	86	192	53	131	356	-	-	-	-	-	1,572	62.87%
Office Supplies	50	-	-	0	-	0	0	-	-	-	-	-	-	0	0.96%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
Total General & Administrative	\$ 195,138	\$ 35,643	\$ 8,128	\$ 19,890	\$ 9,815	\$ 9,200	\$ 8,843	\$ 20,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,713	57.25%

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 %
<i>Operations & Maintenance</i>															
Field Expenditures															
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	13,130	-	-	-	-	-	91,908	58.33%
Utilities-Electric/Water	60,000	5,402	3,806	2,704	2,307	2,446	4,282	7,012	-	-	-	-	-	27,960	46.60%
Landscape Maintenance - Contract	1,164,365	97,639	97,639	97,639	97,639	97,639	97,639	97,639	-	-	-	-	-	683,472	58.70%
Landscape Maintenance - Fuel Surcharge	-	-	-	-	-	-	-	1,957	-	-	-	-	-	1,957	-
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Pond Maintenance - Contract	13,512	342	342	3,342	342	342	6,905	870	-	-	-	-	-	12,485	92.40%
Pond Repairs - Current Units	50,000	-	-	3,963	-	-	341	6,711	-	-	-	-	-	11,015	22.03%
Irrigation Maintenance - Contract	58,200	4,851	4,851	4,851	4,851	4,851	4,851	4,851	-	-	-	-	-	33,960	58.35%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Irrigation Repairs - Current Units	45,000	7,000	9,153	4,080	810	2,393	5,811	11,170	-	-	-	-	-	40,417	89.81%
Preserve Maintenance	40,000	211	-	-	-	-	4,684	7,574	-	-	-	-	-	12,468	31.17%
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	2,819	-	-	-	-	-	27,479	72.31%
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	4,817	-	-	-	-	-	20,113	100.56%
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	245	-	-	-	-	-	31,541	137.13%
Enhancement/Beautification	20,000	-	-	-	-	-	18,269	-	-	-	-	-	-	18,269	91.34%
Subtotal Field Expenditures	\$ 1,812,608	\$ 180,496	\$ 163,077	\$ 142,096	\$ 120,114	\$ 138,013	\$ 162,737	\$ 158,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,328	58.77%
Total Operations & Maintenance	\$ 1,812,608	\$ 180,496	\$ 163,077	\$ 142,096	\$ 120,114	\$ 138,013	\$ 162,737	\$ 158,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,328	58.77%
Total Expenditures	\$ 2,007,747	\$ 216,140	\$ 171,205	\$ 161,986	\$ 129,929	\$ 147,213	\$ 171,580	\$ 178,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,177,041	58.62%
Excess (Deficiency) of Revenues over Expenditures	\$ 148,700	\$ (190,373)	\$ 42,719	\$ 1,301,415	\$ (5,637)	\$ (82,399)	\$ (123,535)	\$ (100,893)	\$ 23,167	\$ -	\$ -	\$ -	\$ -	\$ 864,463	
Other Financing Sources/Uses:															
Transfer In/(Out)	\$ (148,700)	\$ -	\$ -	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,700)	100.00%
Total Other Financing Sources/Uses	\$ (148,700)	\$ -	\$ -	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,700)	100.00%
Net Change in Fund Balance	\$ -	\$ (190,373)	\$ 42,719	\$ 1,152,715	\$ (5,637)	\$ (82,399)	\$ (123,535)	\$ (100,893)	\$ 23,167	\$ -	\$ -	\$ -	\$ -	\$ 715,763	

Capital Region
Community Development District
Long Term Debt Report

Series 2013, Capital Improvement Refunding Bonds		
Interest Rate:	5.050%, 5.250%, 5.750%, 6.000%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 8/15/24		\$4,805,000
Less: Principal Payment - 5/1/25		(\$485,000)
Less: Special Call 5/1/25		(\$40,000)
Current Bonds Outstanding		\$4,280,000

Series 2018 A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.125%, 4.625%, 5.125%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$597,036	
Reserve Fund Balance	597,036	
Bonds Outstanding - 3/12/18		\$16,935,000
Less: Principal Payment - 5/1/19		(\$490,000)
Less: Special Call - 5/1/19		(\$25,000)
Less: Special Call - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$510,000)
Less: Special Call - 5/1/20		(\$15,000)
Less: Principal Payment - 5/1/21		(\$530,000)
Less: Special Call - 5/1/21		(\$10,000)
Less: Principal Payment - 5/1/22		(\$550,000)
Less: Special Call - 5/1/23		(\$20,000)
Less: Principal Payment - 5/1/23		(\$575,000)
Less: Principal Payment - 5/1/24		(\$600,000)
Less: Special Call 5/1/24		(\$925,000)
Less: Special Call 11/1/24		(\$50,000)
Less: Principal Payment - 5/1/25		(\$580,000)
Less: Special Call 5/1/25		(\$125,000)
Less: Special Call 11/1/25		(\$120,000)
Current Bonds Outstanding		\$11,805,000

Capital Region
Community Development District
Long Term Debt Report

Series 2018 A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$129,090	
Reserve Fund Balance	129,090	
Bonds Outstanding - 3/12/18		\$2,675,000
Less: Principal Payment - 5/1/19		(\$160,000)
Less: Special Call 5/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$165,000)
Less: Special Call 5/1/20		(\$5,000)
Less: Special Call 5/1/22		(\$10,000)
Less: Principal Payment - 5/1/21		(\$170,000)
Less: Principal Payment - 5/1/22		(\$175,000)
Less: Special Call 5/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$180,000)
Less: Special Call 5/1/23		(\$10,000)
Less: Special Call 11/1/23		(\$5,000)
Less: Principal Payment - 5/1/24		(\$190,000)
Less: Special Call 5/1/24		(\$5,000)
Less: Special Call 11/1/24		(\$5,000)
Less: Principal Payment - 5/1/25		(\$195,000)
Less: Special Call 5/1/25		(\$35,000)
Less: Special Call 11/1/25		(\$5,000)
Current Bonds Outstanding		\$1,345,000

Series 2021, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 2/18/21		\$2,800,000
Less: Principal Payment - 5/1/22		(\$250,000)
Less: Principal Payment - 5/1/23		(\$255,000)
Less: Principal Payment - 5/1/24		(\$260,000)
Less: Principal Payment - 5/1/25		(\$270,000)
Current Bonds Outstanding		\$1,765,000

Total Bonds Outstanding	\$19,195,000
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C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2026

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2026 O&M	TOTAL ASSESSED
ST JOE COMPANY	397.25	\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$278,003.19	\$990,540.32
LEON CO TAX ROLL	4178.91	\$298,246.88	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$1,845,934.81	\$3,689,225.46
TOTAL NET ASSESSED	4576.16	\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
% ASSESSMENTS		6.37%	19.55%	6.82%	5.86%	6.91%	9.11%	45.39%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2026 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,335.44	\$684,111.44
TOTAL DUE DIRECT INVOICE		\$0.00	\$213,761.13	\$0.00	\$0.00	\$0.00	\$0.00	\$92,667.75	\$306,428.88
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	04/14/26	\$12,055.97	\$4,159.09	\$7,252.95	\$3,383.40	\$13,071.95	\$8,756.50	\$49,764.86	\$98,444.72
LEON CO DIST 9	04/23/26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$379.73	\$379.73
TOTAL RECEIVED TAX ROLL		\$294,435.25	\$201,309.35	\$315,441.18	\$271,394.87	\$319,247.76	\$423,834.45	\$1,828,472.39	\$3,654,135.25
TOTAL DUE TAX ROLL		\$3,811.63	\$1,105.93	\$3,496.50	\$2,752.48	\$4,132.84	\$2,328.41	\$17,462.42	\$35,090.21
% RECEIVED DIRECT INVOICE		0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	66.67%	69.06%
% RECEIVED TAX ROLL		98.72%	99.45%	98.90%	99.00%	98.72%	99.45%	99.05%	99.05%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
4/1 - 4/30/26	3790-3803	\$204,205.50
TOTAL CHECKS		\$204,205.50

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
General Fund		
4/1 - 4/30/26	80012	\$4,282.12
TOTAL ACH		\$4,282.12

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Capital Reserve Fund		
n/a		
TOTAL CHECKS		\$0.00
GRAND TOTAL		\$208,487.62

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00024	3/30/26	198826	202603	320	57200	46650		HAULED DEBRIS-SW SHOP	*	2,400.00		
		3/31/26	198800	202603	320	57200	46450		CONTR#18 U#35 IRR REP	*	1,628.70		
		3/31/26	198827	202603	320	57200	46990		STRLNG WY PK LANDSCP RENO	*	4,842.64		
		3/31/26	198829	202603	320	57200	46990		RMV DISEASE/INST PLNT MTL	*	3,595.87		
		4/02/26	198885	202604	320	57200	46910		POE PARK-FILL HOLE	*	68.50		
		4/02/26	198886	202603	320	57200	46450		CONTR#11 U#4 IRR REP	*	403.03		
		4/02/26	198887	202604	320	57200	46450		CONTR#13 U#10 IRR REP	*	303.36		
		4/02/26	198888	202603	320	57200	46450		CNTR#6 CNTRL PK MNLNE RP	*	582.51		
		4/06/26	198892	202604	320	57200	46450		CONTR#4 U#1 VALVE REPLC	*	454.38		
		4/06/26	198893	202604	320	57200	46450		CONTR#9 MOSSY CRK IRR REP	*	157.98		
		4/06/26	198894	202604	320	57200	46450		CONTR#24 U#2 PIPE REP	*	296.33		
ALL-PRO LAND CARE OF TALLAHASSEE											14,733.30	003790	
4/08/26	00004	3/31/26	9-235-10	202603	310	51300	42000		DELIVERIES THRU 3/20/26	*	82.70		
FEDEX											82.70	003791	
4/08/26	00061	4/01/26	599	202604	320	57200	34000		APR 26 - FACILITY MGMT	*	13,129.75		
		4/01/26	600	202604	310	51300	34000		APR 26 - MGMT FEES	*	5,029.33		
		4/01/26	600	202604	310	51300	35110		APR 26 - WEBITE ADMIN	*	120.25		
		4/01/26	600	202604	310	51300	35100		APR 26 - IT	*	280.58		
		4/01/26	600	202604	310	51300	31300		APR 26 - DISSEMINATION	*	708.92		
		4/01/26	600	202604	310	51300	42000		APR 26 - POSTAGE	*	8.66		
		4/01/26	600	202604	310	51300	41000		APR 26 - TELEPHONE	*	.63		
		4/01/26	600	202604	320	57200	46900		APR 26 - GOOGLE	*	8.40		
GOVERNMENTAL MANAGEMENT SERVICES											19,286.52	003792	
CAPR CAPITAL REGION TCESSNA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00022	4/03/26	29221	202604	310	51300	32300		GRAU & ASSOCIATES	*	600.00	600.00	003793
4/08/26	00028	3/27/26	2144742	202603	320	57200	46500		THE LAKE DOCTORS, INC.	*	2,591.00	2,591.00	003794
4/08/26	00373	3/31/26	7643820	202603	310	51300	48000		USA TODAY MEDIA CORP.	*	88.32	88.32	003795
4/15/26	00024	3/05/26	198795	202603	320	57200	46910		ALL-PRO LAND CARE OF TALLAHASSEE	*	325.00	2,917.03	003796
		4/08/26	198898	202604	320	57200	46490		CAPITAL REGION CDD - SERIES 2018A1	*	674.22	16,215.06	003797
		4/13/26	198903	202604	320	57200	47000		CAPITAL REGION CDD - SERIES 2018A2	*	646.18	3,383.40	003798
		4/13/26	198905	202604	320	57200	46450		CAPITAL REGION CDD - SERIES 2013	*	131.69	21,828.45	003799
		4/13/26	198906	202604	320	57200	46450			*	131.69		
		4/13/26	198907	202604	320	57200	46450			*	136.56		
		4/13/26	198910	202604	320	57200	46450			*	442.44		
		4/13/26	198913	202604	320	57200	46450			*	223.30		
		4/13/26	198914	202604	320	57200	46450			*	102.44		
		4/13/26	198916	202604	320	57200	46450			*	103.51		
4/15/26	00106	4/15/26	04152026	202604	300	20700	10800		CAPR CAPITAL REGION TCESSNA	*	16,215.06		
4/15/26	00130	4/15/26	04152026	202604	300	20700	11000			*	3,383.40		
4/15/26	00148	4/15/26	04152026	202604	300	20700	10900			*	21,828.45		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/15/26	00300	4/15/26 04152026	202604 300-20700-10000	TXFER TAX COLLECTIONS	*	7,252.95	
CAPITAL REGION CDD - SERIES 2021							7,252.95 003800
4/15/26	00028	4/09/26 2144734	202603 320-57200-46500	DEBRIS REMOVAL 3/30	*	600.00	
		4/09/26 2144740	202603 320-57200-46500	DEBRIS REMOVAL 3/30	*	600.00	
		4/14/26 2212919	202604 320-57200-46500	APR 26-WATER MGMT S.WOOD	*	342.00	
		4/14/26 2213768	202604 320-57200-46500	1 TIME APPLICATION 4/13	*	528.00	
THE LAKE DOCTORS, INC.							2,070.00 003801
4/22/26	00024	4/16/26 198920	202604 320-57200-46490	TREE RMVL U#10 OVRLK DR	*	2,145.00	
		4/20/26 198928	202604 320-57200-47000	TREE RMVL: E.SIDE CTRL PK	*	6,045.00	
		5/01/26 198902	202605 320-57200-46225	MAY 26 LANDSC NEW UNITS	*	219.04	
		5/01/26 198902	202605 320-57200-46200	MAY 26 LANDSC CONTR UNITS	*	97,638.86	
		5/01/26 198902	202605 320-57200-46400	MAY 26 IRRIG CONTR UNITS	*	4,851.39	
		5/01/26 198902	202605 320-57200-46950	FUEL SURCHARGE	*	1,957.16	
ALL-PRO LAND CARE OF TALLAHASSEE							112,856.45 003802
4/22/26	00126	4/16/26 2063272	202603 310-51300-31100	SERVICE THRU 3/31/26	*	300.32	
ATKINS NORTH AMERICA, INC.							300.32 003803
TOTAL FOR BANK B						204,205.50	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/23/26	00029	4/01/26 MARCH MARCH	202603 320-57200-43000	CITY OF TALLAHASSEE - AUTO PAY	*	4,282.12	4,282.12 080012
TOTAL FOR BANK Z						4,282.12	
TOTAL FOR REGISTER						208,487.62	



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

Invoice

Date	Invoice #
4/6/2026	198892

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/6/2026

Description	Quantity	Rate	Amount
Controller 4; Unit 1 - Valve Replace			
2" Toro Valve	1	267.45	267.45
Miscellaneous Materials & Consumables	1	8.02	8.02
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Fuel Surcharge	1	8.91	8.91
Date of Service: 4/2/2026			
		46450 <i>Corbin deNagy</i> 4/7/2026	

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

Total	\$454.38
Payments/Credits	\$0.00
Balance Due	\$454.38



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

Invoice

Date	Invoice #
4/6/2026	198893

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/6/2026

Description	Quantity	Rate	Amount
Controller 9; Mossy Creek - Irrigation Repair			
4" Pop-Up Sprayhead	3	15.08	45.24
Nozzle	3	6.50	19.50
1/2" 90 Male Barb Fitting	2	1.05	2.10
Miscellaneous Materials & Consumables	1	3.04	3.04
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Fuel Surcharge	1	3.10	3.10
Date of Service: 4/2/2026 Damage Source: Construction Damage			
		46450 <i>Corbin deNagy</i> 4/7/2026	

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

Total	\$157.98
Payments/Credits	\$0.00
Balance Due	\$157.98



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

Invoice

Date	Invoice #
4/6/2026	198894

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/6/2026

Description	Quantity	Rate	Amount
Controller 24; Unit 2 - Pipe Repair			
1" Tee	1	1.55	1.55
1 1/2" SCH 40 Coupling	1	1.58	1.58
1 1/2" x 1" PVC RED Bushing SS	1	3.20	3.20
1" Slip-Fix Fitting	4	21.85	87.40
4" Sch 40 Coupling	1	15.45	15.45
1" 90 Elbow SS	3	0.96	2.88
Miscellaneous Materials & Consumables	1	8.46	8.46
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Fuel Surcharge	1	5.81	5.81
Date of Service: 4/2/2026 Damage Source: Lightning Damage			
		46450 <i>Corbin deNagy</i> 4/7/2026	

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

Total	\$296.33
Payments/Credits	\$0.00
Balance Due	\$296.33



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

Invoice

Date	Invoice #
3/31/2026	198800

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	4/30/2026

Description	Quantity	Rate	Amount
Controller 18; Unit 35 - Irrigation Repair			
1 1/2" x 1 1/2" x 1/2" Tee SST	1	8.75	8.75
1 1/2" Slip-Fix	2	26.42	52.84
1 1/2" x 1" PVC RED Bushing SS	1	2.75	2.75
1/2" 90 Male Barb Fitting	3	1.05	3.15
6" Pop-Up Sprayhead	3	16.85	50.55
Nozzle	5	6.50	32.50
1 1/2" SCH 40 Coupling	1	1.58	1.58
1" SCH 40 Coupling	2	1.26	2.52
1" Slip-Fix Fitting	2	21.85	43.70
3/4" SCH 40 PVC Tee SSS	2	0.83	1.66
3/4" Slip-Fix	1	9.68	9.68
1/2" 90 Male Barb Fitting	4	1.05	4.20
FLEXSG Flex Pipe (100ft. per roll)	4	0.50	2.00
Miscellaneous Materials & Consumables	1	26.88	26.88
Irrigation Technician Labor Rate per hour	8	85.00	680.00
1 Pallet of Zoysia	500	0.80	400.00
General Labor Rate (Sod Install)	4	68.50	274.00
Fuel Surcharge	1	31.94	31.94
Date of Service: 2/26/2026 & 3/4/2026			
Damage Source: Tree Damage			
		46450 <i>Corbin deNagy</i> 4/2/2026	

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	Total	\$1,628.70
\$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	\$1,628.70



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

Invoice

Date	Invoice #
3/30/2026	198826

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	4/29/2026

Description	Quantity	Rate	Amount
Hauled Debris- SW Shop			
Hauled 5 loads of debris using a 65 cubic-yard truck	1	2,400.00	2,400.00

46650
Corbin deNagy
3/30/2026

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

Total	\$2,400.00
Payments/Credits	\$0.00
Balance Due	\$2,400.00



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

Invoice

Date	Invoice #
3/31/2026	198827

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	4/30/2026

Description	Quantity	Rate	Amount
Strolling Way Parks - Renovation to Landscape			
Empire Zoysia Sod	3,000	0.60	1,800.00
Wax Myrtle - 3 gal.	15	16.89	253.35
Shishi Camelia - 3 gal	3	28.59	85.77
Agapanthus - Lily Of the Nile - 3 gal.	25	16.89	422.25
Non-Selective herbicide (Roundup, Glyphosate)	1	21.00	21.00
7-7-7 Plus Bio - 10 lbs	1	10.27	10.27
Cat loader Use	1	500.00	500.00
Sod Roller (per day)	1	250.00	250.00
General Labor Rate	25	60.00	1,500.00
	46990		
	<i>Corbin deVagy</i>		
	4/2/2026		

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

Total	\$4,842.64
Payments/Credits	\$0.00
Balance Due	\$4,842.64



Corbin deNagy <cdenagy@gmsnf.com>

Re: Invoice 198827 from All-Pro Land Care of Tallahassee, Inc.

1 message

Kim Bishop <kim@allproemail.com>
To: Corbin deNagy <cdenagy@gmsnf.com>

Wed, Apr 1, 2026 at 10:45 AM

Hey,

I should've called you to let you know that in Strolling Way, Park. We just didn't need all that plant material so all of the agapanthus were planted in unit 10 green spaces. We only needed five wax myrtles but we installed an additional 4000 ft.² of sod to make the area complete. It looked horrible with this one section left in centipede sod. We installed all three Camellia's.

Kim Bishop

On Apr 1, 2026, at 10:05AM, Corbin deNagy <cdenagy@gmsnf.com> wrote:

Good morning Kim,

For Strolling Way, were the wax myrtles, camellias, and agapanthus planted? I looked at the site yesterday and noticed the new sod but did not notice these new plants. Perhaps I just missed them in the new pine straw.

Thanks,

Corbin deNagy
District Manager
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
(904) 940-5850 x409

On Tue, Mar 31, 2026 at 10:00AM Francisco Ambriz Jr. <Francisco@allproemail.com> wrote:

Your invoice is ready!

INVOICE # 198827 | Due on Thu, 04/30/2026

BALANCE DUE

\$4,842.64

Dear Mr Denagy :

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,

All-Pro Land Care of Tallahassee, Inc.
850-656-0208

If you receive an email that seems fraudulent, please check with the business owner before paying, or you can forward the email to security@intuit.com so we can look into it. Read more at security.intuit.com.

<image001.png>

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

Invoice

Date	Invoice #
3/31/2026	198829

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	4/30/2026

Description	Quantity	Rate	Amount
Renovation to Landscape: 2 Green Space off Esplanade			
Remove disease and install plant material			
Empire Zoysia Sod	2,000	0.60	1,200.00
Agapathus - 3 gal	40	16.89	675.60
7-7-7 Plus Bio - 10 lbs	1	10.27	10.27
Cat loader Use	1	500.00	500.00
Sod Roller (per day)	1	250.00	250.00
General Labor Rate	16	60.00	960.00

46990
Corbin deNagy
4/2/2026

Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.	Total	\$3,595.87
\$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	\$3,595.87



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

Invoice

Date	Invoice #
4/2/2026	198885

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/2/2026

Description	Quantity	Rate	Amount
Poe Park - Fill Hole			
General Labor Rate	1	68.50	68.50
Date of Service: 4/1/2026			
46910 <i>Corbin deNagy</i> 4/2/2026			

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

Total	\$68.50
Payments/Credits	\$0.00
Balance Due	\$68.50



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

Invoice

Date	Invoice #
4/2/2026	198886

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/2/2026

Description	Quantity	Rate	Amount
Controller 11; Unit 4 - Irrigation Repair			
2" x 2" x 1/2" SCH 40 PVC Tee SST	1	3.32	3.32
2" SCH 40 Coupling	1	2.06	2.06
2" Slip-Fix	1	38.29	38.29
1/2" 90 Male Barb Fitting	6	1.05	6.30
6" Pop-Up Sprayhead	5	16.85	84.25
2" PVC Soc Cap	1	2.07	2.07
Miscellaneous Materials & Consumables	1	11.74	11.74
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Date of Service: 3/30/2026			
	46450		
	<i>Corbin deNagy</i>		
	4/2/2026		

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

Total	\$403.03
Payments/Credits	\$0.00
Balance Due	\$403.03



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

Invoice

Date	Invoice #
4/2/2026	198887

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/2/2026

Description	Quantity	Rate	Amount
Controller 13; Unit 10 - Irrigation Repair			
4" Pop-Up Sprayhead	6	15.08	90.48
Nozzle	6	6.50	39.00
Miscellaneous Materials & Consumables	1	3.88	3.88
Irrigation Technician Labor Rate per hour	2	85.00	170.00
Date of Service: 3/30/2026			
Damage Source: City of Tallahassee/ Construction Damage			
46450 <i>Corbin deNagy</i> 4/2/2026			

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

Total	\$303.36
Payments/Credits	\$0.00
Balance Due	\$303.36



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

Invoice

Date	Invoice #
4/2/2026	198888

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/2/2026

Description	Quantity	Rate	Amount
Controller 6; Central Park - Mainline Repair			
4" Sch 40 Coupling	2	15.45	30.90
4" SCH 80 90° ELL SS	1	48.38	48.38
Sakrete	2	12.88	25.76
Miscellaneous Materials & Consumables	1	16.97	16.97
Irrigation Technician Labor Rate per hour	3	85.00	255.00
Irrigation Asst. Labor Rate per hour	3	68.50	205.50
Date of Service: 3/31/2026			
		46450	
		<i>Corbin deNagy</i>	
		4/2/2026	

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

Total	\$582.51
Payments/Credits	\$0.00
Balance Due	\$582.51



Invoice Number	Invoice Date	Account Number
9-235-10161	Mar 31, 2026	XXXX-X882-4

Billing Address:

CAPITAL REGION CDD
114
SAINT AUGUSTINE FL 32092-3648

Shipping Address:

CAPITAL REGION CDD
SAINT AUGUSTINE FL 32092-3648

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$82.70
TOTAL THIS INVOICE	USD	\$82.70

Other discounts may apply.

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



Payments not received by Apr 15, 2026 are subject to a late fee.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
9-235-10161	Mar 31, 2026	XXXX-X882-4	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		62.76	19.94			82.70
Total FedEx Express	1		\$62.76	\$19.94			\$82.70

TOTAL THIS INVOICE **USD** **\$82.70**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 20, 2026		Cust. Ref.: Capital Region CDD		Ref. #2:		
Payor: Third Party		Ref. #3:				
Fuel Surcharge - FedEx has applied a fuel surcharge of 25.50% to this shipment. Distance Based Pricing, Zone 7						
Automation	INET	Sender		Recipient		
Tracking ID	889812528362	Regine Lucas		Lockbox Services-12-2657		
Service Type	FedEx Standard Overnight	FORT LAUDERDALE FL 33351 US		US Bank, N.A.- CDD		
Package Type	FedEx Envelope			SAINT PAUL MN 55108 US		
Zone	07					
Packages	1					
Rated Weight	N/A					
Delivered	Mar 23, 2026 09:25	Transportation Charge			62.76	
Svc Area	A1	Fuel Surcharge			16.00	
Signed by	A.Xiong	Third Party Billing			3.94	
FedEx Use	00000000/255/_	Total Charge		USD	\$82.70	
				Third Party Subtotal	USD	\$82.70
				Total FedEx Express	USD	\$82.70

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

Invoice

Invoice #: 599
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026 <i>320 572 340</i>		13,129.75	13,129.75
<i>Alison Moxing</i> <i>4-3-26</i>			

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 600

Invoice Date: 4/1/26

Due Date: 4/1/26

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 - April 2026	340	5,029.33	5,029.33
Website Administration - April 2026	351	120.25	120.25
Information Technology - April 2026	357	280.58	280.58
Dissemination Agent Services - April 2026	313	708.92	708.92
Postage	420	8.66	8.66
Telephone	470	0.63	0.63
AMEX Charge 2/1/26 - Google Workspace		8.40	8.40

320 572 469

Total \$6,156.77

Payments/Credits \$0.00

Balance Due \$6,156.77

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. 29221
Date 04/03/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2018 FYE 2/28/26	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<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	600.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

SOUTHWOOD MOSSY CREEK POND 3677 Mossy Creek Ln Tallahassee, FL 32311

Invoice Due Date 4/3/2026

Invoice 2144742

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/24/2026	ONE TIME APPLICATION		\$2591.00	\$0.00	\$2591.00
<p>I treated the salvinia. There might need to multiple treatments due to the amount of different plants. If I treat to much at once I could deplete the oxygen. Please contact Jim Hawkins with any questions. Thank you</p>					
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

46500
Corbin deNagy
3/27/2026

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

Total Account Balance including this invoice:

\$2591.00

This Invoice Total:

\$2591.00

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

Customer #: 733900
Portal Registration #: 2B2CA45C
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.



ACCOUNT NAME		ACCOUNT #	INV DATE
Capital Region Community		1127543	03/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007643820	Mar 1- Mar 31, 2026	\$88.32	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$88.32	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: APRIL 30, 2026
Capital Region Community Governmental Management Services, LLC 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<p>Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com **FEDERAL ID** 47-2390983

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Date	Description	Amount
3/1/26	Balance Forward	\$85.00
3/16/26	PAYMENT - THANK YOU	-\$85.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/4/26	12100854	TAL Tallahassee Democrat	March Meeting		\$88.32

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	\$88.32
Service Fee 3.99%	\$3.52
*Cash/Check/ACH Discount	-\$3.52
*Payment Amount by Cash/Check/ACH	\$88.32
Payment Amount by Credit Card	\$91.84

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

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, March 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.

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 03/04/2026
TAL tallahassee.com 03/04/2026

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 03/04/2026

Legal Clerk Ky...
Nancy Heyrman
Notary, State of WI, County of Brown
5-15-27

Corbin deNagy
District Manager
3/4/2026 12100854

My commission expires

Publication Cost: \$88.32
Tax Amount: \$0.00
Payment Cost: \$88.32
Order No: 12100854 # of Copies:
Customer No: 1127543 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin



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

Invoice

Date	Invoice #
3/5/2026	198795

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	4/4/2026

Description	Quantity	Rate	Amount
Unit 1 Barringer Hill Trail - Asphalt Repair			
Additional Asphalt Patch Repair – Barringer Hill Trail (Supplement to Invoice # 198789)	1	325.00	325.00

46910
Corbin deNagy
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

Total	\$325.00
Payments/Credits	\$0.00
Balance Due	\$325.00



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

Invoice

Date	Invoice #
4/8/2026	198898

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/8/2026

Description	Quantity	Rate	Amount
Unit 23: Parks & Ponds - Tree Removal			
Cut tree and haul away debris	6	68.50	411.00
Cat loader Use	1	250.00	250.00
Fuel Surcharge	1	13.22	13.22
Date of Service: 4/7/2026			
		46490 <i>Corbin deNagy</i> 4/8/2026	

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

Total	\$674.22
Payments/Credits	\$0.00
Balance Due	\$674.22



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

Invoice

Date	Invoice #
4/13/2026	198905

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 9; Mossy Creek			
2" SCH 40 Coupling	1	2.06	2.06
2" Slip-Fix	1	38.29	38.29
Miscellaneous Materials & Consumables	1	3.76	3.76
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Fuel Surcharge	1	2.58	2.58
Date of Service: 4/8/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$131.69
Payments/Credits	\$0.00
Balance Due	\$131.69



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

Invoice

Date	Invoice #
4/13/2026	198906

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 13; Unit 10 - Zoneline Repair			
2" SCH 40 Coupling	1	2.06	2.06
2" Slip-Fix	1	38.29	38.29
Miscellaneous Materials & Consumables	1	3.76	3.76
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Fuel Surcharge	1	2.58	2.58
Date of Service: 4/8/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$131.69
Payments/Credits	\$0.00
Balance Due	\$131.69



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

Invoice

Date	Invoice #
4/13/2026	198907

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 19; Unit 5 - Mainline Repair			
1" SCH 40 Coupling	1	1.26	1.26
1" 90 Elbow SS	1	1.18	1.18
Miscellaneous Materials & Consumables	1	3.95	3.95
Irrigation Technician Labor Rate per hour	1.5	85.00	127.50
Fuel Surcharge	1	2.67	2.67
Date of Service: 4/8/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$136.56
Payments/Credits	\$0.00
Balance Due	\$136.56



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

Invoice

Date	Invoice #
4/13/2026	198910

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - 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
Fuel Surcharge	1	8.68	8.68
Date of Service: 4/13/2026			
		46450	
		<i>Corbin deNagy</i>	
		4/14/2026	

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

Total	\$442.44
Payments/Credits	\$0.00
Balance Due	\$442.44



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

Invoice

Date	Invoice #
4/13/2026	198913

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 2; Unit 5 - Irrigation Repair			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	85.04	85.04
Miscellaneous Materials & Consumables	1	6.38	6.38
Irrigation Technician Labor Rate per hour	1.5	85.00	127.50
Fuel Surcharge	1	4.38	4.38
Date of Service: 4/10/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$223.30
Payments/Credits	\$0.00
Balance Due	\$223.30



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

Invoice

Date	Invoice #
4/13/2026	198914

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 30; Artemis Way			
DBR/Y - 6 Splice Kit Wire Connector	2	6.25	12.50
Miscellaneous Materials & Consumables	1	2.93	2.93
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Fuel Surcharge	1	2.01	2.01
Date of Service: 4/10/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$102.44
Payments/Credits	\$0.00
Balance Due	\$102.44



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

Invoice

Date	Invoice #
4/13/2026	198916

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Controller 24; Unit 2 - Irrigation Repair			
4" Rotor	2	6.76	13.52
Miscellaneous Materials & Consumables	1	2.96	2.96
Irrigation Technician Labor Rate per hour	1	85.00	85.00
Fuel Surcharge	1	2.03	2.03
Date of Service: 4/10/2026			
		46450 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$103.51
Payments/Credits	\$0.00
Balance Due	\$103.51



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

Invoice

Date	Invoice #
4/13/2026	198903

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/13/2026

Description	Quantity	Rate	Amount
Central Park - Invasives			
Triclopyr 3	1	200.00	200.00
IPM Technician Labor Rate per hour	2.98	80.00	238.40
IPM Asst. Labor Rate per hour	2.98	68.50	204.13
Fuel Surcharge	1	3.65	3.65
Date of Service: 4/10/2026			
		47000 <i>Corbin deNagy</i> 4/14/2026	

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

Total	\$646.18
Payments/Credits	\$0.00
Balance Due	\$646.18

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESS TO	# UNITS	Ex 2008	Ex 2008	Ex 2011A-1	Ex 2011A-2	SERIES 2013		GENERAL FUND	TOTAL ASSESSED
		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 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
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,168.51	\$660,944.51
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$115,834.68	\$329,595.81
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	04/14/26	\$12,055.97	\$4,159.09	\$7,252.95	\$3,383.40	\$13,071.95	\$8,756.50	\$49,764.86	\$98,444.72
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$294,435.25	\$201,309.35	\$315,441.18	\$271,394.87	\$319,247.76	\$423,834.45	\$1,828,092.66	\$3,653,755.52
NET DUE TAX ROLL		\$3,811.63	\$1,105.93	\$3,496.50	\$2,752.48	\$4,132.84	\$2,328.41	\$17,842.15	\$35,469.94

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%	58.33%	66.73%
% RECEIVED TAX ROLL	98.72%	99.45%	98.90%	99.00%	98.72%	99.45%	99.03%	99.04%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	001-700-13100-10000	001-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	001-700-36300.10000	001-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
							CHECKS	
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		3733-3736	
01/12/26	\$27,644.17		\$9,395.80	\$2,135.35	\$53,866.13		3746-3749	
02/20/26	\$7,465.27		\$8,103.72	\$14,338.20	\$11,486.48		3766-3769	
03/17/26	\$4,664.12		\$4,457.86	\$1,445.61	\$9,050.32		3780-3783	
Total transferred	\$479,529.54		\$308,188.23	\$268,011.47	\$721,253.76			
Total DUE	\$16,215.06		\$7,252.95	\$3,383.40	\$21,828.45			

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
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,168.51	\$660,944.51
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$115,834.68	\$329,595.81
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	04/14/26	\$12,055.97	\$4,159.09	\$7,252.95	\$3,383.40	\$13,071.95	\$8,756.50	\$49,764.86	\$98,444.72
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$294,435.25	\$201,309.35	\$315,441.18	\$271,394.87	\$319,247.76	\$423,834.45	\$1,828,092.66	\$3,653,755.52
NET DUE TAX ROLL		\$3,811.63	\$1,105.93	\$3,496.50	\$2,752.48	\$4,132.84	\$2,328.41	\$17,842.15	\$35,469.94

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%	58.33%	66.73%
% RECEIVED TAX ROLL	98.72%	99.45%	98.90%	99.00%	98.72%	99.45%	99.03%	99.04%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
							CHECKS	
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		3733-3736	
01/12/26	\$27,644.17		\$9,395.80	\$2,135.35	\$53,866.13		3746-3749	
02/20/26	\$7,465.27		\$8,103.72	\$14,338.20	\$11,486.48		3766-3769	
03/17/26	\$4,664.12		\$4,457.86	\$1,445.61	\$9,050.32		3780-3783	
Total transferred	\$479,529.54		\$308,188.23	\$268,011.47	\$721,253.76			
Total DUE	\$16,215.06		\$7,252.95	\$3,383.40	\$21,828.45			

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
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,168.51	\$660,944.51
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$115,834.68	\$329,595.81
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	04/14/26	\$12,055.97	\$4,159.09	\$7,252.95	\$3,383.40	\$13,071.95	\$8,756.50	\$49,764.86	\$98,444.72
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$294,435.25	\$201,309.35	\$315,441.18	\$271,394.87	\$319,247.76	\$423,834.45	\$1,828,092.66	\$3,653,755.52
NET DUE TAX ROLL		\$3,811.63	\$1,105.93	\$3,496.50	\$2,752.48	\$4,132.84	\$2,328.41	\$17,842.15	\$35,469.94
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%	58.33%	66.73%
% RECEIVED TAX ROLL		98.72%	99.45%	98.90%	99.00%	98.72%	99.45%	99.03%	99.04%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000 vendor# 106 001-300-20700-10800	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100 vendor # 300 001-300-20700-10000	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000 vendor # 130 001-300-20700-11000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100 vendor #148 001-300-20700-109000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
11/21/25		\$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		3733-3736	
01/12/26		\$27,644.17		\$9,395.80	\$2,135.35	\$53,866.13		3746-3749	
02/20/26		\$7,465.27		\$8,103.72	\$14,338.20	\$11,486.48		3766-3769	
03/17/26		\$4,664.12		\$4,457.86	\$1,445.61	\$9,050.32		3780-3783	
Total transferred		\$479,529.54		\$308,188.23	\$268,011.47	\$721,253.76			
Total DUE		\$16,215.06		\$7,252.95	\$3,383.40	\$21,828.45			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 26

ASSESSD 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
TOTAL NET ASSESSED		\$298,246.88	\$914,952.41	\$318,937.68	\$274,147.35	\$323,380.60	\$426,162.86	\$2,123,938.00	\$4,679,765.78
TOTAL GROSS ASSESSED		\$320,695.57	\$983,819.80	\$342,943.74	\$294,782.10	\$347,721.08	\$458,239.63	\$2,283,804.30	\$5,032,006.22
% ASSESSMENTS		8.08%	5.49%	8.65%	7.43%	8.77%	11.55%	50.04%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$498,776.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$162,168.51	\$660,944.51
TOTAL DUE DIRECT INVOICE		\$0.00	\$712,537.13	\$0.00	\$0.00	\$0.00	\$0.00	\$115,834.68	\$329,595.81
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	04/14/26	\$12,055.97	\$4,159.09	\$7,252.95	\$3,383.40	\$13,071.95	\$8,756.50	\$49,764.86	\$98,444.72
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
TOTAL RECEIVED TAX ROLL		\$294,435.25	\$201,309.35	\$315,441.18	\$271,394.87	\$319,247.76	\$423,834.45	\$1,828,092.66	\$3,653,755.52
NET DUE TAX ROLL		\$3,811.63	\$1,105.93	\$3,496.50	\$2,752.48	\$4,132.84	\$2,328.41	\$17,842.15	\$35,469.94

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%	58.33%	66.73%
% RECEIVED TAX ROLL	98.72%	99.45%	98.90%	99.00%	98.72%	99.45%	99.03%	99.04%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300-10000	201-700-36300-10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor # 106	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	\$247,151.95	\$557,553.02		3733-3736	
01/12/26	\$27,644.17		\$9,395.80	\$2,135.35	\$53,866.13		3746-3749	
02/20/26	\$7,465.27		\$8,103.72	\$14,338.20	\$11,486.48		3766-3769	
03/17/26	\$4,664.12		\$4,457.86	\$1,445.61	\$9,050.32		3780-3783	
Total transferred	\$479,529.54		\$308,188.23	\$268,011.47	\$721,253.76			
Total DUE	\$16,215.06		\$7,252.95	\$3,383.40	\$21,828.45			

SOUTHWOOD POND 090N
Invoice Due Date 4/9/2026

2300 Buff Oak Way Tallahassee, FL 32311
Invoice 2144734

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/30/2026	Debris Removal - As Needed		\$600.00	\$0.00	\$600.00
<p>Trash has been removed from pond. We appreciate you choosing the lake doctors. If you have any questions, please contact Nathan Tullos.</p>					
<p>46500 <i>Corbin deNagy</i> 4/9/2026</p>					
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:

\$600.00

This Invoice Total:

\$600.00

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

SOUTHWOOD POND 290

2300 Buff Oak Way Tallahassee, FL 32311

Invoice Due Date 4/9/2026

Invoice 2144740

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/30/2026	Debris Removal - As Needed		\$600.00	\$0.00	\$600.00

Trash has been removed from pond. We appreciate you choosing the lake doctors. If you have any questions, please contact Nathan Tullos.

46500
Corbin deNagy
 4/9/2026

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:

\$600.00

This Invoice Total:

\$600.00

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

Customer #: 733899
Portal Registration #: FB8DE4B3
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

SOUTHWOOD**3770 Cunard Dr Tallahassee, FL 32311****Invoice Due Date 4/17/2026****Invoice 2212919****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total									
4/7/2026	Water Management - Monthly		\$342.00	\$0.00	\$342.00									
<p>The pond was clean after last treatment and now is covered in algae. I might have to try a different method of treatment. Please contact Jim Hawkins with any questions. Thank you</p> <p style="text-align: center;">46500 <i>Corbin deNagy</i> 4/14/2026</p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;"></td> <td style="text-align: right;">Credits</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td></td> <td style="text-align: right;">Adjustment</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">AMOUNT DUE</td> </tr> </table>							Credits	\$0.00		Adjustment	\$0.00			AMOUNT DUE
	Credits	\$0.00												
	Adjustment	\$0.00												
		AMOUNT DUE												

Total Account Balance including this invoice:

\$342.00

This Invoice Total:

\$342.00

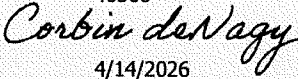
Click the "Pay Now" link to submit payment by ACH

Customer #: 708277
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

SOUTHWOOD - E. ORANGE ST SITE 2501 E Orange St Tallahassee, FL 32311**Invoice Due Date 4/23/2026****Invoice 2213768****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/13/2026	ONE TIME APPLICATION		\$528.00	\$0.00	\$528.00
<p>The first treatment went well. This herbicide is really effective but takes along time to work. I will return at the end of the month to retreat the areas. Please contact Jim Hawkins with any questions. Thank you</p>					
<p>46500  4/14/2026</p>					
<p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p>				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$528.00

This Invoice Total:

\$528.00

Click the "Pay Now" link to submit payment by ACH**Customer #:** 732082**Portal Registration #:** 914A3C43**Customer E-mail(s):** cdenagy@gmsnf.com**Customer Portal Link:** www.lakedoctors.com/contact-us/**Corporate Address**4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

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

INVOICE

Date	Invoice #
5/1/2026	198902

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

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

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for May FY 2026		
	Landscape - New Units* 46225 →	219.04	219.04
	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:		
	Unit #7 - Four Oaks & Merchants Row - Remove approx 2,880sqft sod - (\$18.99)		
	Unit #7 - Four Oaks & Merchants Row - Add 2,880sqft beds - \$207.98		
	Artemis Way (Non-Unit) - Added 8 Trees 12/2025 - \$60.10		
	Unit #2 - Longfellow & Newberry - Removed (1) Pine - (\$22.54)		
	Unit #3 - Terrebone - Removed (1) Oak - (\$7.51)		
	**Irrigation - New Units:		
	Fuel Surcharge 46950 →	1,957.16	1,957.16

Corbin deNagy

4/16/2026

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

Total \$104,666.45

\$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 #
4/16/2026	198920

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/16/2026

Description	Quantity	Rate	Amount
Tree Removal: Unit: 10 Overlook Dr Remove lightning-damaged red oak on Unit 10 trail, grind the stump, and leave debris in the woods.	1	2,145.00	2,145.00

46490
Corbin deNagy
4/16/2026

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

Total	\$2,145.00
Payments/Credits	\$0.00
Balance Due	\$2,145.00



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

Invoice

Date	Invoice #
4/20/2026	198928

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	5/20/2026

Description	Quantity	Rate	Amount
<p>Tree Removal: East Side - Central Park</p> <p>Top out 8 dead pines to 25 ft, remove one dead pine and grind the stump, top out a dead oak to leave woody leaders and habitat, and haul away debris.</p> <p>Note: We would like it to be replaced with 15-gallon longleaf pine; a proposal will follow.</p>	1	6,045.00	6,045.00

47000

Corbin deNagy
4/20/2026

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

Total	\$6,045.00
Payments/Credits	\$0.00
Balance Due	\$6,045.00



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

Invoice Date: April 16, 2026
Project #: 100065121
Invoice #: 2063272

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

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13

Invoice Comments:
Invoicing Period: February 01, 2026 to March 31, 2026

Basic Services	Current
Multiplier Labor	300.32
Total Invoice	300.32
Total Due this Invoice	<u>USD 300.32</u>

Contract Amount: 30,000.00
Previous Billed: 26,749.37
Billed to Date: 27,049.69
Contract Balance: 2,950.31

Corbin deVagy

4/16/2026

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

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2063272
Date 16-APR-26

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	2.00	51.78	103.56
Subtotal - Project Manager		2.00		103.56
Subtotal Labor				103.56
Multiplier	2.9			
TOTAL				300.32

Capital Region

City of Tallahassee Utilities

				Mar-26
Meter ID		NEW acct#	Services Address	
PRM0025272	Electric	100012701	3705 Four Oaks Blvd - Commercial Area Lighting	\$93.52
WRA05223	Electric/Water Reuse	100012735	1901 Merchants Row Blvd	\$483.87
E301604	Electric	100012813	3136 Dickinson Dr.	\$15.27
	Electric	100013816	2380 E Orange Ave Irr	\$0.00
E305651	Electric	100013845	2588 Merchants Row Blvd - Pump	\$14.78
WR200000	Water Reuse	100013878	3564 S Blair Stone Rd Water Reuse Reclaim	\$0.00
E188850	Electric	100013966	3559 Four Oaks Blvd	\$14.67
E305561	Electric	100013997	3700 Spider Lily Way	\$14.78
E173378	Electric	100014028	3700 Mossy Creek Ln- Pump	\$14.67
E305692	Electric	100014060	3765 Grove Park Dr	\$13.99
E292057	Electric	100014664	3766 Greyfield Dr - Pump 1	\$36.44
PRM0006021	Electric	100014696	3145 Mulberry Park Blvd. Commercial Area Light	\$105.23
WBU900411	Water irrigation	100014729	4141 Artemis Way -Water usage	\$93.74
E31450671	Electric	100014758	4140 Artemis Way	\$13.88
E305750	Electric	100014789	4580 Grove Park Dr - IRR	\$14.33
E171007	Electric	100014821	1900 Merchants Row-ENTRANCE	\$18.18
E305636	Electric	100015608	3751 Biltmore Ave - IRR	\$13.88
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.	\$1,472.49
E305751	Electric	100017333	3000 School House Road	\$14.44
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	\$44.11
E163909	Electric	100198629	2301 E Orange Ave, Irr	\$15.47
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	\$58.44
PRM0028302	Electric	100213814	3070 Bent Grass Ln	\$81.85
PRM0057932	Electric	100202870	2450 Rain Lily Way	\$81.85
PRM0083585	Electric	100204566	4072 Invy Green Trl	\$81.85
PRM0049496	Electric	100206207	3749 Biltmore Ave	\$210.42
PRM0076405	Electric	100205224	4216 Summertree Dr	\$163.70
PRM0082899	Electric	100208571	4297 Avon Park	\$116.90
PRM0122174	Electric	100209402	3900 Overlook Dr	\$198.75
PRM0122901	Electric	100208804	3616 Longfellow Rd	\$81.85
PRM0129751	Electric	100212804	4038 Shady View Ln	\$58.44
WRA20051	Water Reuse	100034498	3001 School House Rd Reclaimed pay online	\$172.83
Total				\$4,282.12
001-320-57200-43000				



Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: April 1, 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 April 1, 2026

Previous Balance	95.26
Payment Received - 03/23/2026	-95.26
Current Charges	93.52
Total Amount Due	\$ 93.52

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

Commercial Area Lighting	\$ 93.52
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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	04/21/2026 Draft Amount
100012701	\$0.00	\$93.52	\$ 93.52

This account is on AutoPay. Payment will be drafted on or after 04/21/2026, 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

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

CUSTOMER ASSISTANCE

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

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PAYING YOUR BILL

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

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City of Tallahassee
Your Own UtilitiesSM



Area Lighting

Service from 02/27/2026 - 03/26/2026

Commercial Area Lighting

8: 100 Watt HPS Dec Light Fixture(s)	75.67
Fuel & Purch Pwr: 412 kwh at \$0.03765	15.51
Gross Receipts Tax: 2.56406% of \$91.18	2.34
Subtotal	\$ 93.52

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

Premise Id #: PRM0025272

\$ 93.52



Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: March 31, 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 31, 2026

Previous Balance	15.35
Payment Received - 03/19/2026	-15.35
Current Charges	483.87
Total Amount Due	\$ 483.87

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

Elec General Svc-Non Demand	\$ 15.57
Water - Reuse Service	\$ 468.30

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100012735	\$0.00	\$483.87	\$ 483.87

This account is on AutoPay. Payment will be drafted on or after 04/20/2026, 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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CUSTOMER ASSISTANCE

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

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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service**

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand**Historical Consumption**

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

Customer Charge	13.53
Energy Charge: 15 kwh at \$0.07289	1.09
Fuel & Purch Pwr: 15 kwh at \$0.03765	0.56
Gross Receipts Tax: 2.56406% of \$15.18	0.39
Subtotal	\$ 15.57

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	03/25/2026	2116		02/23/2026	2101		15	1.00	15 KWH	

**Water Service**

Service from 02/23/2026 - 03/24/2026

Water - Reuse Service**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Mar-26	2,566	Aug-25	2,725	Apr-25	2,753
Jan-26	75	Jul-25	5,416	Feb-25	401
Nov-25	1,731	Jun-25	3,409	Oct-24	3,191
Oct-25	5,693	May-25	2,794	Sep-24	896
Sep-25	2,913				

Reuse Gallonage Rate: 2,566 cgals at \$0.1825	468.30
Subtotal	\$ 468.30

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	03/25/2026	173398		02/23/2026	170832		2566	1.00	2566 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311**Premise Id #: PRM0029045****\$ 483.87**



Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: March 31, 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 31, 2026

Previous Balance	15.27
Payment Received - 03/19/2026	-15.27
Current Charges	15.27
Total Amount Due	\$ 15.27

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100012813	\$0.00	\$15.27	\$ 15.27

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	1
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	03/25/2026	12		02/23/2026	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: March 31, 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 31, 2026

Previous Balance	14.56
Payment Received - 03/19/2026	-14.56
Current Charges	14.78
Total Amount Due	\$ 14.78

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100013845	\$0.00	\$14.78	\$ 14.78

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

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	03/25/2026	1330		02/23/2026	1322		8	1.00	8 KWH	

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

Premise Id #: PRM0121634

\$ 14.78



Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: March 31, 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 31, 2026

Previous Balance	14.56
Payment Received - 03/19/2026	-14.56
Current Charges	14.67
Total Amount Due	\$ 14.67

Service Address: 3559 S Blair Stone Rd, Other 1, 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	04/20/2026 Draft Amount
100013966	\$0.00	\$14.67	\$ 14.67

This account is on AutoPay. Payment will be drafted on or after 04/20/2026, 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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CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	03/25/2026	559		02/23/2026	552		7	1.00	7 KWH	

Service Address Total: 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311

Premise Id #: PRM0105099

\$ 14.67



Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: March 31, 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 31, 2026

Previous Balance	14.67
Payment Received - 03/19/2026	-14.67
Current Charges	14.78
Total Amount Due	\$ 14.78

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100013997	\$0.00	\$14.78	\$ 14.78

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	03/25/2026	935		02/23/2026	927		8	1.00	8 KWH	

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

Premise Id #: PRM0063638

\$ 14.78



Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: March 31, 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 31, 2026

Previous Balance	14.67
Payment Received - 03/19/2026	-14.67
Current Charges	14.67
Total Amount Due	\$ 14.67

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100014028	\$0.00	\$14.67	\$ 14.67

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

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

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City of Tallahassee
Your Own UtilitiesSM


Electric Service
Service from 02/23/2026 - 03/24/2026
Elec General Svc-Non Demand
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	7	Oct-25	7	Jun-25	7
Feb-26	7	Sep-25	7	May-25	8
Jan-26	8	Aug-25	8	Apr-25	4
Dec-25	7	Jul-25	7	Mar-25	7
Nov-25	7				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	03/25/2026	970		02/23/2026	963		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: March 31, 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 31, 2026

Previous Balance	13.99
Payment Received - 03/19/2026	-13.99
Current Charges	13.99
Total Amount Due	\$ 13.99

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100014060	\$0.00	\$13.99	\$ 13.99

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	1	Oct-25	1	Jun-25	2
Feb-26	1	Sep-25	1	May-25	2
Jan-26	1	Aug-25	1	Apr-25	1
Dec-25	1	Jul-25	1	Mar-25	0
Nov-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
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.				
E305692	03/25/2026	294		02/23/2026	293		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: March 31, 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 31, 2026

Previous Balance	34.96
Payment Received - 03/19/2026	-34.96
Current Charges	36.44
Total Amount Due	\$ 36.44

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

Elec General Svc-Non Demand	\$ 36.44
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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	04/20/2026 Draft Amount
100014664	\$0.00	\$36.44	\$ 36.44

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

City of Tallahassee
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UTILITY BILLING DUE DATES

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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	199	Oct-25	197	Jun-25	179
Feb-26	186	Sep-25	197	May-25	210
Jan-26	228	Aug-25	206	Apr-25	195
Dec-25	211	Jul-25	219	Mar-25	187
Nov-25	180				

Customer Charge	13.53
Energy Charge: 199 kwh at \$0.07289	14.51
Fuel & Purch Pwr: 199 kwh at \$0.03765	7.49
Gross Receipts Tax: 2.56406% of \$35.53	0.91
Subtotal	\$ 36.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	03/25/2026	69196		02/23/2026	68997		199	1.00	199 KWH	

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

Premise Id #: PRM0051911

\$ 36.44



Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: April 1, 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 April 1, 2026

Previous Balance	107.16
Payment Received - 03/23/2026	-107.16
Current Charges	105.23
Total Amount Due	\$ 105.23

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

Commercial Area Lighting	\$ 105.23
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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	04/21/2026 Draft Amount
100014696	\$0.00	\$105.23	\$ 105.23

This account is on AutoPay. Payment will be drafted on or after 04/21/2026, 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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City of Tallahassee
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**Area Lighting****Service from 02/27/2026 - 03/26/2026****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	85.13
Fuel & Purch Pwr: 464 kwh at \$0.03765	17.47
Gross Receipts Tax: 2.56406% of \$102.60	2.63
Subtotal	\$ 105.23

Service Address Total: 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 105.23**



Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: March 31, 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 31, 2026

Previous Balance	93.74
Payment Received - 03/19/2026	-93.74
Current Charges	93.74
Total Amount Due	\$ 93.74

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



Water Service - Irrigation

\$ 93.74

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100014729	\$0.00	\$93.74	\$ 93.74

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

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

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City of Tallahassee
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Water Service

Service from 02/23/2026 - 03/24/2026

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-26	253	Oct-25	742	Jun-25	1,452
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	03/25/2026	64895		02/23/2026	64642		253	1.00	253 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: March 31, 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 31, 2026

Previous Balance	13.99
Payment Received - 03/19/2026	-13.99
Current Charges	13.88
Total Amount Due	\$ 13.88

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100014758	\$0.00	\$13.88	\$ 13.88

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

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

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City of Tallahassee
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Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
Feb-26	1	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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	03/25/2026	10		02/23/2026	10		0	1.00	0 KWH	

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

Premise Id #: PRM0028532

\$ 13.88



Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: March 31, 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 31, 2026

Previous Balance	14.22
Payment Received - 03/19/2026	-14.22
Current Charges	14.33
Total Amount Due	\$ 14.33

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100014789	\$0.00	\$14.33	\$ 14.33

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

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

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	03/25/2026	1085		02/23/2026	1081		4	1.00	4 KWH	

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

Premise Id #: PRM0087001

\$ 14.33



Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: March 31, 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 31, 2026

Previous Balance	18.97
Payment Received - 03/19/2026	-18.97
Current Charges	18.18
Total Amount Due	\$ 18.18

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

Elec General Svc-Non Demand	\$ 18.18
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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	04/20/2026 Draft Amount
100014821	\$0.00	\$18.18	\$ 18.18

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ATTN C/O GMS, LLC
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UTILITY BILLING DUE DATES

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PAYING YOUR BILL

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	13.53
Energy Charge: 38 kwh at \$0.07289	2.77
Fuel & Purch Pwr: 38 kwh at \$0.03765	1.43
Gross Receipts Tax: 2.56406% of \$17.73	0.45
Subtotal	\$ 18.18

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	03/25/2026	12204		02/23/2026	12166		38	1.00	38 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807

Premise Id #: PRM0135581

\$ 18.18



Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: March 31, 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 31, 2026

Previous Balance	13.99
Payment Received - 03/19/2026	-13.99
Current Charges	13.88
Total Amount Due	\$ 13.88

Service Address: 3751 Biltmore Ave, Tallahassee, FL 32311 (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	04/20/2026 Draft Amount
100015608	\$0.00	\$13.88	\$ 13.88

This account is on AutoPay. Payment will be drafted on or after 04/20/2026, 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

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

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	03/25/2026	561		02/23/2026	561		0	1.00	0 KWH	

Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311

Premise Id #: PRM0083081

\$ 13.88



Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: March 31, 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 31, 2026

Previous Balance	14.33
Payment Received - 03/19/2026	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

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	04/20/2026 Draft Amount
100015639	\$0.00	\$14.33	\$ 14.33

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

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

CUSTOMER SERVICE

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PAYING YOUR BILL

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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	4	Oct-25	2	Jun-25	2
Feb-26	4	Sep-25	2	May-25	3
Jan-26	5	Aug-25	2	Apr-25	2
Dec-25	4	Jul-25	3	Mar-25	2
Nov-25	4				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	03/25/2026	243		02/23/2026	239		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: March 31, 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 31, 2026

Previous Balance	13.88
Payment Received - 03/19/2026	-13.88
Current Charges	13.88
Total Amount Due	\$ 13.88

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100015670	\$0.00	\$13.88	\$ 13.88

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

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

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	03/25/2026	1		02/23/2026	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: March 31, 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 31, 2026

Previous Balance	50.95
Payment Received - 03/19/2026	-50.95
Current Charges	50.95
Total Amount Due	\$ 50.95

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

Elec General Svc-Non Demand	\$ 50.95
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A detailed breakdown of your account charges is available on the following pages.



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100015703	\$0.00	\$50.95	\$ 50.95

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	03/25/2026	33158		02/23/2026	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: March 31, 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 31, 2026

Previous Balance	272.54
Payment Received - 03/19/2026	-272.54
Current Charges	272.54
Total Amount Due	\$ 272.54

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100015738	\$0.00	\$272.54	\$ 272.54

This account is on AutoPay. Payment will be drafted on or after 04/20/2026, 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
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	03/25/2026	61087		02/23/2026	61087		0	1.00	0 KWH	
E305419	03/25/2026	0		02/23/2026	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: March 31, 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 31, 2026

Previous Balance	14.67
Payment Received - 03/19/2026	-14.67
Current Charges	14.67
Total Amount Due	\$ 14.67

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

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100016392	\$0.00	\$14.67	\$ 14.67

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	7	Oct-25	7	Jun-25	7
Feb-26	7	Sep-25	7	May-25	7
Jan-26	8	Aug-25	7	Apr-25	7
Dec-25	7	Jul-25	7	Mar-25	7
Nov-25	7				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	03/25/2026	1414		02/23/2026	1407		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: March 31, 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 March 31, 2026

Previous Balance	202.18
Payment Received - 03/19/2026	-202.18
Current Charges	1,472.49
Total Amount Due	\$ 1,472.49

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

Elec General Svc-Non Demand	\$ 15.23
Water - Reuse Service	\$ 1,457.26

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



Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100016426	\$0.00	\$1,472.49	\$ 1,472.49

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

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

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City of Tallahassee
Your Own UtilitiesSM

**Electric Service**

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand**Historical Consumption**

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

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34124038	03/25/2026	77		02/23/2026	65		12	1.00	12 KWH	

**Water Service**

Service from 02/23/2026 - 03/24/2026

Water - Reuse Service**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Mar-26	7,985	Oct-25	8,153	Jun-25	8,394
Feb-26	1,025	Sep-25	5,298	May-25	14,971
Jan-26	299	Aug-25	2,396	Apr-25	10,827
Dec-25	2,739	Jul-25	8,118	Mar-25	1,592
Nov-25	4,727				

Reuse Gallonage Rate: 7,985 cgal at \$0.1825	1,457.26
Subtotal	\$ 1,457.26

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	03/25/2026	776882		02/23/2026	768897		7985	1.00	7985 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 1,472.49**



Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: March 31, 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 March 31, 2026

Previous Balance	14.56
Payment Received - 03/19/2026	-14.56
Current Charges	14.44
Total Amount Due	\$ 14.44

Service Address: 3000 Schoolhouse Rd, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	\$ 14.44
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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	04/20/2026 Draft Amount
100017333	\$0.00	\$14.44	\$ 14.44

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	5	Oct-25	6	Jun-25	5
Feb-26	6	Sep-25	6	May-25	6
Jan-26	6	Aug-25	6	Apr-25	6
Dec-25	6	Jul-25	6	Mar-25	5
Nov-25	5				

Customer Charge	13.53
Energy Charge: 5 kwh at \$0.07289	0.36
Fuel & Purch Pwr: 5 kwh at \$0.03765	0.19
Gross Receipts Tax: 2.56406% of \$14.08	0.36
Subtotal	\$ 14.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	03/25/2026	1246		02/23/2026	1241		5	1.00	5 KWH	

Service Address Total: 3000 Schoolhouse Rd, Tallahassee, FL 32311

Premise Id #: PRM0039789

\$ 14.44



Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: March 31, 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 March 31, 2026

Previous Balance	13.88
Payment Received - 03/19/2026	-13.88
Current Charges	13.88
Total Amount Due	\$ 13.88

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

Elec General Svc-Non Demand	\$ 13.88
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Account Number	Past Due Due Now	Current Charges	04/20/2026 Draft Amount
100017365	\$0.00	\$13.88	\$ 13.88

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E36997814	03/25/2026	0		02/23/2026	0		0	1.00	0 KWH	
E36997814	03/25/2026	0		02/23/2026	0		0	1.00	0 KWH	ON
E36997814	03/25/2026	0		02/23/2026	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: March 30, 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 30, 2026

Previous Balance	17.18
Payment Received - 03/18/2026	-17.18
Current Charges	17.18
Total Amount Due	\$ 17.18

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	04/20/2026 Draft Amount
100339616	\$0.00	\$17.18	\$ 17.18

This account is on AutoPay. Payment will be drafted on or after 04/20/2026, 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

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

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
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PAYING YOUR BILL

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- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
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City of Tallahassee
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Water Service

Service from 02/20/2026 - 03/23/2026

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-26	2	Oct-25	1	n/a	n/a
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				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	03/24/2026	2177		02/20/2026	2175		2	1.00	2 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: April 1, 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 April 1, 2026

Previous Balance	45.39
Payment Received - 03/23/2026	-45.39
Current Charges	44.11
Total Amount Due	\$ 44.11

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

Commercial Area Lighting	\$ 44.11
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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	04/21/2026 Draft Amount
100092258	\$0.00	\$44.11	\$ 44.11

This account is on AutoPay. Payment will be drafted on or after 04/21/2026, 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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PAYING YOUR BILL

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- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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City of Tallahassee
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**Area Lighting****Service from 02/27/2026 - 03/26/2026****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	31.38
Fuel & Purch Pwr: 309 kwh at \$0.03765	11.63
Gross Receipts Tax: 2.56406% of \$43.01	1.10
Subtotal	\$ 44.11

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 44.11**



Consolidated Bill

Page 1 of 4



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Call: 850-891-4968

Message Center

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Account Name:	Capital Region CDD
Billing Date:	March 31, 2026
Total number of sub-accounts:	2
Amount Due:	\$29.35
Please Pay By:	April 20, 2026
Master Account Number:	100197401
Account Summary as of March 31, 2026	
Previous Balance	29.23
Payment(s) Received	-29.23
Current Charges	29.35
Total Amount Due	\$ 29.35

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$15.35	-\$15.35	\$15.47	\$0.00	\$15.47
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
		\$29.23	-\$29.23	\$29.35	\$0.00	\$29.35

Detach this portion and return with your payment.



City of Tallahassee
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Account Number	Past Due Pay Now	Current Charges Due 04/20/2026	Total Amount Due
100197401	\$0.00	\$29.35	\$ 29.35

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

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

111 100197401 0 04202026 000000000 0000002935 0000002935 100197401

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: March 31, 2026

Account Summary as of March 31, 2026	
Previous Balance	15.35
Payment Received - 03/19/2026	-15.35
Current Charges	15.47
Total Amount Due	\$ 15.47

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



Electric Service

Service from 02/23/2026 - 03/24/2026
Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	13.53
Energy Charge: 14 kwh at \$0.07289	1.02
Fuel & Purch Pwr: 14 kwh at \$0.03765	0.53
Gross Receipts Tax: 2.56406% of \$15.08	0.39
Subtotal	\$ 15.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	03/25/2026	1872		02/23/2026	1858		14	1.00	14 KWH	

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

Premise Id #: PRM0003215

\$ 15.47

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: March 31, 2026

Account Summary as of March 31, 2026

Previous Balance	13.88
Payment Received - 03/19/2026	-13.88
Current Charges	13.88
Total Amount Due	\$ 13.88

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	0	Oct-25	0	Jun-25	0
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				

Service from 02/23/2026 - 03/24/2026

Elec General Svc-Non Demand

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	03/25/2026	0		02/23/2026	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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Message Center

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Account Name:	Capital Region CDD
Billing Date:	March 31, 2026
Total number of sub-accounts:	4
Amount Due:	\$56.19
Please Pay By:	April 20, 2026
Master Account Number:	100198026
Account Summary as of March 31, 2026	
Previous Balance	56.19
Payment(s) Received	-56.19
Current Charges	56.19
Total Amount Due	\$ 56.19

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.99	-\$13.99	\$13.99	\$0.00	\$13.99
100205698	4295 Avon Park Cir	\$13.88	-\$13.88	\$13.88	\$0.00	\$13.88
100210950	3611 Biltmore Ave	\$13.99	-\$13.99	\$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
		\$56.19	-\$56.19	\$56.19	\$0.00	\$56.19

Detach this portion and return with your payment.



City of Tallahassee
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Account Number	Past Due Pay Now	Current Charges Due 04/20/2026	Total Amount Due
100198026	\$0.00	\$56.19	\$ 56.19

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

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

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: March 31, 2026

Account Summary as of March 31, 2026	
Previous Balance	13.99
Payment Received - 03/19/2026	-13.99
Current Charges	13.99
Total Amount Due	\$ 13.99

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



Electric Service

Service from 02/23/2026 - 03/24/2026
Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-26	1	Oct-25	1	Jun-25	1
Feb-26	1	Sep-25	1	May-25	2
Jan-26	2	Aug-25	1	Apr-25	1
Dec-25	1	Jul-25	1	Mar-25	1
Nov-25	2				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	03/25/2026	367		02/23/2026	366		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: March 31, 2026

Account Summary as of March 31, 2026

Previous Balance	13.88
Payment Received - 03/19/2026	-13.88
Current Charges	13.88
Total Amount Due	\$ 13.88

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



Electric Service

Historical Consumption

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

Service from 02/23/2026 - 03/24/2026
Elec General Svc-Non Demand

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	03/25/2026	15		02/23/2026	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: March 31, 2026

Account Summary as of March 31, 2026

Previous Balance 13.99
 Payment Received - 03/19/2026 -13.99
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
Mar-26	1	Oct-25	1	Jun-25	1
Feb-26	1	Sep-25	0	May-25	1
Jan-26	0	Aug-25	1	Apr-25	0
Dec-25	1	Jul-25	0	Mar-25	0
Nov-25	0				

Service from 02/23/2026 - 03/24/2026
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	03/25/2026	104		02/23/2026	103		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: March 31, 2026

Account Summary as of March 31, 2026

Previous Balance	14.33
Payment Received - 03/19/2026	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

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



Electric Service

Historical Consumption

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

Service from 02/23/2026 - 03/24/2026
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
Subtotal	\$ 14.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	03/25/2026	729		02/23/2026	725		4	1.00	4 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 14.33



Visit: talgov.com



Call: 850-891-4968

Consolidated Bill

Page 1 of 12

Account Name:

Capital Region CDD

Billing Date:

April 1, 2026

Total number of sub-accounts:

10

Amount Due:

\$1,134.05

Please Pay By:

April 21, 2026

Master Account Number:

100198297

Account Summary as of April 1, 2026

Previous Balance

1,154.62

Payment(s) Received

-1,154.62

Current Charges

1,134.05

Total Amount Due

\$ 1,134.05

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
100210193	4046 Colleton Ct Unit 15	\$59.52	-\$59.52	\$58.44	\$0.00	\$58.44
100213814	3070 Bent Grass Ln Unit 30	\$83.31	-\$83.31	\$81.85	\$0.00	\$81.85
100202870	2450 Rain Lily Way Unit 29	\$83.31	-\$83.31	\$81.85	\$0.00	\$81.85
100204566	4072 Ivy Green Trl Unit 7	\$83.31	-\$83.31	\$81.85	\$0.00	\$81.85
100206207	3749 Biltmore Ave Unit 2	\$214.29	-\$214.29	\$210.42	\$0.00	\$210.42
100205224	4216 Summertree Dr Unit 23	\$166.68	-\$166.68	\$163.70	\$0.00	\$163.70
100208571	4297 Avon Park Cir Unit 14	\$119.03	-\$119.03	\$116.90	\$0.00	\$116.90
100209402	3900 Overlook Dr Unit 10	\$202.34	-\$202.34	\$198.75	\$0.00	\$198.75
100208804	3616 Longfellow Rd Unit 25	\$83.31	-\$83.31	\$81.85	\$0.00	\$81.85
100212804	4038 Shady View Ln Unit 17	\$59.52	-\$59.52	\$58.44	\$0.00	\$58.44
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,154.62	-\$1,154.62	\$1,134.05	\$0.00	\$1,134.05

Detach this portion and return with your payment.



City of Tallahassee
Your Own Utilities™

Account Number	Past Due Pay Now	Current Charges Due 04/21/2026	Total Amount Due
100198297	\$0.00	\$1,134.05	\$ 1,134.05

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

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

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	59.52
Payment Received - 03/23/2026	-59.52
Current Charges	58.44
Total Amount Due	\$ 58.44

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 257 kwh at \$0.03765	9.68
Gross Receipts Tax: 2.56406% of \$56.98	1.46
Subtotal	\$ 58.44

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

Premise Id #: PRM0031038

\$ 58.44

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	83.31
Payment Received - 03/23/2026	-83.31
Current Charges	81.85
Total Amount Due	\$ 81.85

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 361 kwh at \$0.03765	13.59
Gross Receipts Tax: 2.56406% of \$79.80	2.05

Subtotal	\$ 81.85
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Service Address Total: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

Premise Id #: PRM0028302

\$ 81.85

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	83.31
Payment Received - 03/23/2026	-83.31
Current Charges	81.85
Total Amount Due	\$ 81.85

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 361 kwh at \$0.03765	13.59
Gross Receipts Tax: 2.56406% of \$79.80	2.05

Subtotal	\$ 81.85
-----------------	-----------------

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

Premise Id #: PRM0057932

\$ 81.85

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	83.31
Payment Received - 03/23/2026	-83.31
Current Charges	81.85
Total Amount Due	\$ 81.85

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 361 kwh at \$0.03765	13.59
Gross Receipts Tax: 2.56406% of \$79.80	2.05

Subtotal	\$ 81.85
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Service Address Total: 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

Premise Id #: PRM0083585

\$ 81.85

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	214.29
Payment Received - 03/23/2026	-214.29
Current Charges	210.42
Total Amount Due	\$ 210.42

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	170.26
Fuel & Purch Pwr: 927 kwh at \$0.03765	34.90
Gross Receipts Tax: 2.56406% of \$205.16	5.26
Subtotal	\$ 210.42

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

Premise Id #: PRM0049496

\$ 210.42

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	166.68
Payment Received - 03/23/2026	-166.68
Current Charges	163.70
Total Amount Due	\$ 163.70

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	132.43
Fuel & Purch Pwr: 722 kwh at \$0.03765	27.18
Gross Receipts Tax: 2.56406% of \$159.61	4.09

Subtotal	\$ 163.70
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Service Address Total: 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

Premise Id #: PRM0076405

\$ 163.70

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	119.03
Payment Received - 03/23/2026	-119.03
Current Charges	116.90
Total Amount Due	\$ 116.90

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	94.59
Fuel & Purch Pwr: 515 kwh at \$0.03765	19.39
Gross Receipts Tax: 2.56406% of \$113.98	2.92

Subtotal	\$ 116.90
-----------------	------------------

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

Premise Id #: PRM0082899

\$ 116.90

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	202.34
Payment Received - 03/23/2026	-202.34
Current Charges	198.75
Total Amount Due	\$ 198.75

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	160.80
Fuel & Purch Pwr: 876 kwh at \$0.03765	32.98
Gross Receipts Tax: 2.56406% of \$193.78	4.97

Subtotal	\$ 198.75
-----------------	------------------

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

Premise Id #: PRM0122174

\$ 198.75

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	83.31
Payment Received - 03/23/2026	-83.31
Current Charges	81.85
Total Amount Due	\$ 81.85

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	66.21
Fuel & Purch Pwr: 361 kwh at \$0.03765	13.59
Gross Receipts Tax: 2.56406% of \$79.80	2.05

Subtotal	\$ 81.85
-----------------	-----------------

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

Premise Id #: PRM0122901

\$ 81.85

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: April 1, 2026

Account Summary as of April 1, 2026

Previous Balance	59.52
Payment Received - 03/23/2026	-59.52
Current Charges	58.44
Total Amount Due	\$ 58.44

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


Area Lighting

Service from 02/27/2026 - 03/26/2026
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	47.30
Fuel & Purch Pwr: 257 kwh at \$0.03765	9.68
Gross Receipts Tax: 2.56406% of \$56.98	1.46

Subtotal	\$ 58.44
-----------------	-----------------

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

Premise Id #: PRM0129751

\$ 58.44



Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: March 31, 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 31, 2026

Previous Balance	51.10
Payment Received - 03/18/2026	-51.10
Current Charges	172.83
Total Amount Due	\$ 172.83

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

Water - Reuse Service	\$ 172.83
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A detailed breakdown of your account charges is available on the following pages.

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 04/20/2026	Total Amount Due
100034498	\$0.00	\$172.83	\$ 172.83



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

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- **Energy Loans & Rebates:** The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

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PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 02/23/2026 - 03/24/2026

Historical Consumptions

Water - Reuse Service

Month	CGAL	Month	CGAL	Month	CGAL
Mar-26	947	Sep-25	6,313	May-25	2,147
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				

Reuse Gallonage Rate: 947 cgal at \$0.1825	172.83
Subtotal	\$ 172.83

002689

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	03/25/2026	220043		02/23/2026	219096		947	1.00	947 CGAL	

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

Premise Id #: PRM0046121

\$ 172.83



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

FIFTH ORDER OF BUSINESS

AGREEMENT FOR WATER MANAGEMENT SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this July 1, 2026 (the “**Effective Date**”), by and between:

Capital Region Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tallahassee, Leon County, Florida, and whose mailing address is 3196 Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311 (the “**District**”); and

The Lake Doctors, Inc., a Florida corporation, with a mailing address of 8307 E. Bay Blvd., Navarre, Florida 32566 (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain stormwater ponds (“**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide water management services for the Facilities; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional water management services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.
- B.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- D.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

 - (1)** The District hereby designates the District Manager to act as its representative.
 - (2)** Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- E.** The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** The term of this Agreement shall begin on the Effective Date, and shall continue through September 30, 2026, unless terminated earlier pursuant to its terms. Thereafter, this Agreement may be renewed for additional one-year terms if agreed to in writing by the Parties.
- B.** The District agrees to pay the Contractor a total amount of **Three Hundred Forty-Five Dollars (\$345.00)** per month for the Services. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- C.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - (5)** Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).
- C.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties pursuant to this Section 7 is limited to \$1,000,000 regardless of legal basis of recovery or type of claimed damages.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or

report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notice**” or “**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Capital Region Community Development
District
3196 Merchants Row Blvd., Suite 130
Tallahassee, Florida 32311
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: The Lake Doctors, Inc.
8307 E. Bay Blvd.
Navarre, Florida 32566
Attention: Tim Miles

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the

State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Leon County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Corbin deNagy (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 EXT. 409, CDENAGY@GMSNF.COM, OR 3196 MERCHANTS ROW BLVD., SUITE 130, TALLAHASSEE, FLORIDA 32311.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the

Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

THE LAKE DOCTORS, INC.

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A
Scope of Services



Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914

May 18, 2026

CAPITAL REGION CDD (CATFISH POND)

The anniversary date of your Lake Doctors, Inc. water management program is July 1, 2026, at which time your program is due to automatically extend. The Lake Doctors Inc. very much appreciates your patronage over the years. Due to the rising costs of aquatic products, trucks and equipment, insurance and supplies, we are asking for a moderate increase in your monthly investment beginning with your renewal date of 7/1/2026. The Lake Doctors Inc. is seeking an increase from \$342.00 to \$345.00 for **monthly** water maintenance.

If you have any questions or concerns regarding your Lake Doctors Water Management Program adjustment, please feel free to give me a call at (229) 672-0715, or contact me by email at tim.miles@lakedoctors.com.

As always, our work will continue to focus upon fully satisfying your needs by providing excellent quality service, quick response to questions or problems, and deep concern for the environment.

Lake owners and managers have been placing the care and nurturing of their lakes and ponds on our professional water management programs since 1979 and we invite you to continue your service with us.

Sincerely,

Tim Miles

Tim Miles
Aquatic Consultant

TM/th
708277

Florida Offices

Ft. Lauderdale: (954) 565-7468
Fort Myers: (239) 693-2270
Fort Pierce: (772) 241-5773
Jacksonville: (904) 262-5500
Orlando: (407) 327-7918

Pensacola: (850) 939-5787
Sarasota: (841) 377-0658
Tallahassee: (850) 329-2389
Tampa: (727) 544-7644

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

Columbus: (614) 987-5098
Dayton: (937) 433-2942

South Carolina Offices

Charleston: (843) 873-1911
Greenville: (864) 498-6050
Myrtle Beach: (843) 492-4080



The Lake Doctors, Inc.
Aquatic Management Services

Tallahassee Office
153 Commonwealth Business Dr.
Tallahassee, FL 32303
850-329-2389
Tim.miles@lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s); 3770 CUNARD DR TALLAHASSEE FL 32311

Includes a minimum of (12) treatment and (12) inspections and/or treatments, for control of aquatic invasive plants. In the (calfish pond) at Southwood

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Aquatic weed treatment	\$	342.00
2.	Nutrient Abatement treatment	\$	INCLUDED
3.	Free Callback Service	\$	INCLUDED
4.	Monthly Written Service Reports	\$	INCLUDED
5.	Additional Treatments, if required	\$	INCLUDED
	Total of Services Accepted	\$	4104.00

\$4104.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in 12 installments of \$342.00 plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30) days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before June 20 2026
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ___ YES ___ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL:** ___ YES ___ NO

***If a Third-Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | **PURCHASE ORDER #:** _____

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed 
Title **BRANCH MANAGER**

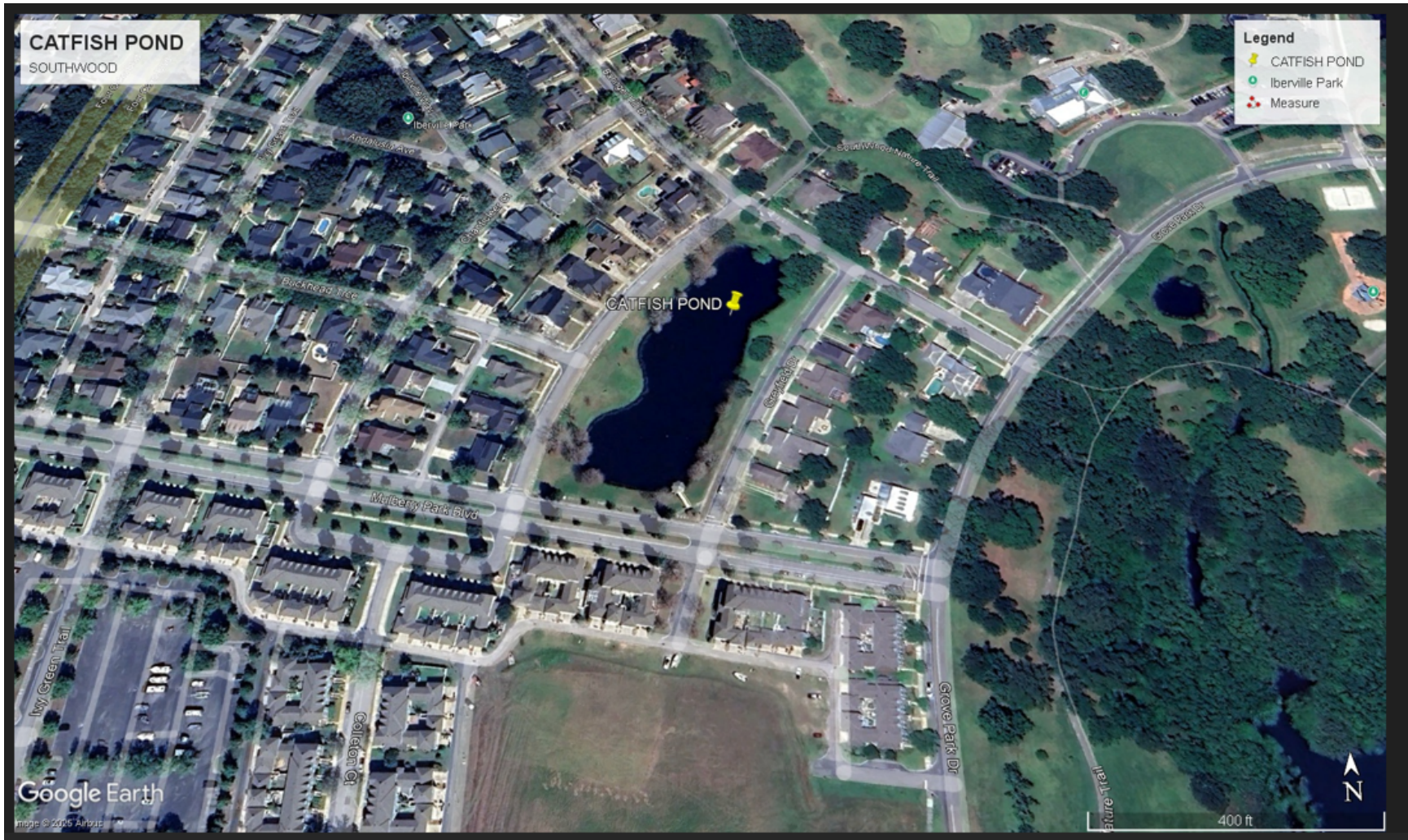
Signed _____ Date _____
Title _____

01/2024

© THE LAKE DOCTORS, INC.

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emerged aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). The Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5-gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscaped debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whosever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner if a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys' fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



SIXTH ORDER OF BUSINESS

Capital Region
Community Development District

Approved Proposed Budget
FY 2027



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Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 1,845,938	\$ 1,828,472	\$ 17,465	1,845,938	\$ 1,919,775
Special Assessments - Direct St Joe	278,000	185,335	92,664	278,000	289,120
Interest Income	30,509	25,462	17,901	43,363	15,565
Miscellaneous Revenue	2,000	2,235	-	2,235	2,200
TOTAL REVENUES	\$ 2,156,446	\$ 2,041,505	\$ 128,030	\$ 2,169,535	\$ 2,226,660

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,200	\$ 5,000	\$ 9,200	\$ 12,000
FICA Taxes	918	321	597	918	918
Engineering	15,000	1,600	13,400	15,000	15,000
Attorney	37,000	9,583	27,417	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	1,800	-	1,800	1,800
Dissemination Agent	8,507	4,962	3,544	8,507	8,932
Trustee Fees	15,520	16,287	-	16,287	16,150
Management Fees	60,352	35,205	25,147	60,352	64,000
Information Technology	3,367	1,964	1,403	3,367	3,600
Website Maintenance	1,443	842	601	1,443	1,500
Postage & Delivery	1,000	704	503	1,207	1,000
Insurance General Liability	13,957	13,142	-	13,142	13,957
Printing & Binding	200	121	86	207	200
Legal Advertising	3,500	608	2,892	3,500	3,000
Other Current Charges	2,500	1,572	1,123	2,694	2,500
Office Supplies	50	0	40	40	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 195,138	\$ 111,713	\$ 81,751	\$ 193,464	\$ 201,282

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 15,174	\$ 12,978	\$ -	\$ 12,978	\$ 17,171
Management Fees	157,557	91,908	65,649	157,557	157,557
Utilities-Electric/Water	60,000	27,960	32,040	60,000	60,000
Landscape Maintenance - Contract	1,164,365	683,472	488,194	1,171,666	1,212,674
Landscape Maintenance - Fuel Surcharge	-	1,957	9,785	11,742	-
Landscape Maintenance - New Units/Street Trees	5,500	-	5,500	5,500	5,500
Pond Maintenance - Contract	13,512	12,485	1,027	13,512	13,512
Pond Repairs - Current Units	50,000	11,015	38,985	50,000	50,000
Irrigation Maintenance - Contract	58,200	33,960	24,257	58,217	59,963
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	40,417	4,583	45,000	45,000

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Operations & Maintenance (continued)					
Preserve Maintenance	40,000	12,468	27,532	40,000	40,000
Tot Lot Inspection/Maintenance	4,800	7,202	4,798	12,000	12,000
Tree Removal/Trimming/Cleanup	38,000	27,479	10,521	38,000	38,000
Alleyway Maintenance	\$ 10,000	\$ 3,033	\$ 6,967	\$ 10,000	\$ 10,000
Miscellaneous Maintenance	20,000	20,113	10,000	30,113	20,000
Special Events	12,000	10,020	-	10,020	12,000
Other - Contingency	50,000	14,024	10,000	24,024	42,800
Capital Expenditures	25,000	5,027	19,973	25,000	25,000
Common Area Maintenance	23,000	31,541	-	31,541	35,000
Enhancement/Beautification	20,000	18,269	1,731	20,000	20,000
TOTAL FIELD EXPENDITURES	\$ 1,812,608	\$ 1,065,328	\$ 762,042	\$ 1,827,370	\$ 1,876,677
TOTAL EXPENDITURES	\$ 2,007,747	\$ 1,177,041	\$ 843,794	\$ 2,020,835	\$ 2,077,960
Other Sources/(Uses)					
Reserve for Capital - R&R	\$ (148,700)	\$ (148,700)	\$ -	\$ (148,700)	\$ (148,700)
TOTAL OTHER SOURCES/(USES)	\$(148,700)	\$(148,700)	\$-	\$(148,700)	\$(148,700)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 715,763	\$ (715,763)	\$ -	\$ -

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
TOTAL ON ROLL GROSS	4575.156	\$ 2,371,936			4.00%
TOTAL NET		\$ 2,205,901			

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
Total			\$116,084	\$1,387,149

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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest	\$ 20,300	\$ 15,175	\$ 4,825	\$ 20,000	\$ 15,450
Designated Reserves	572,475	560,295	-	560,295	693,395
TOTAL REVENUES	\$ 592,775	\$ 575,470	\$ 4,825	\$ 580,295	\$ 708,845
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ 170,507	\$ -	\$ -	\$ -	\$ 170,507
Sidewalk Safety	-	10,000	25,000	35,000	-
Other Charges	600	443	157	600	600
TOTAL EXPENDITURES	\$ 171,107	\$ 10,443	\$ 25,157	\$ 35,600	\$ 171,107
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ 148,700	\$ 148,700	\$ -	\$ 148,700	\$ 148,700
TOTAL OTHER SOURCES/(USES)	\$ 148,700	\$ 148,700	\$ -	\$ 148,700	\$ 148,700
EXCESS REVENUES (EXPENDITURES)	\$ 570,368	\$ 713,727	\$ (20,332)	\$ 693,395	\$ 686,438

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

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

Capital Region
Community Development District
Approved Proposed Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 500,662	\$ 495,744	\$ 4,918	\$ 500,662	\$ 500,662
Special Assessments-Direct St Joe	712,537	498,776	213,761	712,537	712,537
Interest Earnings	20,000	20,450	4,550	25,000	15,000
Carry Forward Surplus ⁽¹⁾	458,541	469,632	-	469,632	374,213
TOTAL REVENUES	\$ 1,691,740	\$ 1,484,602	\$ 223,229	\$ 1,707,831	\$ 1,602,412
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$ 1,206,631	\$ 420,816	\$ 912,803	\$ 1,333,619	\$ 1,192,088
TOTAL EXPENDITURES	\$ 1,206,631	\$ 420,816	\$ 912,803	\$ 1,333,619	\$ 1,192,088
EXCESS REVENUES (EXPENDITURES)	\$ 485,109	\$ 1,063,787	\$ (689,574)	\$ 374,213	\$ 410,324

⁽¹⁾ 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
Net Assessments	\$ 500,662.18

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
Single Family 40s	151	346.64	52,342.64	48,678.66
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
TOTAL ON ROLL	1337.75		\$ 538,346	\$ 500,662
DEVELOPABLE ACRES	397.25	\$ 1,794	\$ 766,169	\$ 712,537

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 16,935,000	4.125%	\$ -	\$ 73,313	\$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	705,000	317,394	
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
TOTAL			\$ 16,935,000	\$ 10,334,291	\$ 27,269,291

Capital Region
Community Development District
Approved Proposed Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 274,147	\$ 271,395	\$ 2,752	\$ 274,147	\$ 274,147
Interest Earnings	5,000	5,314	2,686	8,000	4,000
Carry Forward Surplus ⁽¹⁾	51,319	57,133	-	57,133	67,295
TOTAL REVENUES	\$ 330,466	\$ 333,841	\$ 5,439	\$ 339,280	\$ 345,443
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$ 262,100	\$ 36,050	\$ 235,935	\$ 271,985	\$ 262,440
TOTAL EXPENDITURES	\$ 262,100	\$ 36,050	\$ 235,935	\$ 271,985	\$ 262,440
EXCESS REVENUES (EXPENDITURES)	\$ 68,366	\$ 297,791	\$ (230,496)	\$ 67,295	\$ 83,003

⁽¹⁾ 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
Net Assessments	\$ 274,147.31

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

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 2,675,000	3.875%	\$ -	\$ 10,384	\$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	230,000	36,340	
11/01/25	1,350,000		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
TOTAL			\$ 2,675,000	\$ 905,869	\$ 3,580,869

Capital Region
Community Development District
Approved Proposed Budget

Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 318,937	\$ 315,441	\$ 3,496	\$ 318,937	\$ 318,937
Interest Earnings	3,250	3,831	1,669	5,500	3,000
Carry Forward Surplus ⁽¹⁾	69,079	69,481	-	69,481	74,793
TOTAL REVENUES	\$ 391,267	\$ 388,753	\$ 5,165	\$ 393,918	\$ 396,730
EXPENDITURES:					
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
TOTAL EXPENDITURES	\$ 319,125	\$ 22,063	\$ 297,063	\$ 319,125	\$ 322,250
TOTAL EXPENDITURES	\$ 319,125	\$ 22,063	\$ 297,063	\$ 319,125	\$ 322,250
EXCESS REVENUES (EXPENDITURES)	\$ 72,142	\$ 366,691	\$ (291,898)	\$ 74,793	\$ 74,480

⁽¹⁾ 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
Net Assessments	\$ 318,937.03

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
TOTAL ON ROLL	772		\$ 342,943	\$ 318,937

Capital Region
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	\$ 2,800,000	2.500%	\$ -	\$ 43,944	\$ 43,944
05/01/22	2,800,000	2.5000%	250,000	35,000	
11/01/22	2,550,000	2.5000%	-	31,875	316,875
05/01/23	2,550,000	2.5000%	255,000	31,875	
11/01/23	2,295,000	2.5000%	-	28,688	315,563
05/01/24	2,295,000	2.5000%	260,000	28,688	-
11/01/24	2,035,000	2.5000%	-	25,438	314,125
05/01/25	2,035,000	2.5000%	270,000	25,438	
11/01/25	1,765,000	2.5000%	-	22,063	317,500
05/01/26	1,765,000	2.5000%	275,000	22,063	
11/01/26	1,490,000	2.5000%	-	18,625	315,688
05/01/27	1,490,000	2.5000%	285,000	18,625	
11/01/27	1,205,000	2.5000%	-	15,063	318,688
05/01/28	1,205,000	2.5000%	290,000	15,063	
11/01/28	915,000	2.5000%	-	11,438	316,500
05/01/29	915,000	2.5000%	295,000	11,438	
11/01/29	620,000	2.5000%	-	7,750	314,188
05/01/30	620,000	2.5000%	305,000	7,750	
11/01/30	315,000	2.5000%	-	3,938	316,688
05/01/31	315,000	2.5000%	315,000	3,938	318,938
TOTAL			\$ 2,800,000	\$ 408,694	\$ 3,208,694

Capital Region
Community Development District
Non-Ad Valorem Assessments Comparison
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
refinance	ex 2008	ex 2011	ex 2011																			
Apartment	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	4.00%	
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	4.00%	
Townhomes-1	110	0	0	0	110	\$ 275.92	\$ 265.31	\$ 10.61	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ 534.79	\$ 524.18	\$ 10.61	4.00%	
Single Family 30s	53	0	0	0	53	\$302.20	\$ 290.58	\$ 11.62	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 584.74	\$ 573.12	\$ 11.62	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
ACLF	101	0	101	0	0	\$ 144.81	\$ 139.24	\$ 5.57	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 301.50	\$ 295.93	\$ 5.57	4.00%	
Blended Commercial	3245	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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
Southwood House	0.39	0	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,219.85	\$ 3,096.01	\$ 123.84	4.00%	
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	4.00%	
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	4.00%	
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	4.00%	
Total	4178.9	1464.07	1337.8	290.212	772																	

SEVENTH ORDER OF BUSINESS

A.

B.

June 3, 2026

VIA [EMAIL/Federal Express]

Capital Region Community Development District
c/o Governmental Management Services, LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
ATTN: Corbin deNagy, District Manager
cdenagy@gmsnf.com

*Re: Weldon Farms Subdivision — 6.36-Acre Parcel Within Capital Region CDD
Boundaries Parcel ID: 31-02-20-413-0000 (portion thereof)*

Dear Mr. deNagy:

This firm represents Forestar (USA) Real Estate Group Inc. (“Forestar”) in connection with the Weldon Farms subdivision located along Southwood Plantation Road in Leon County, Florida. We write regarding the approximately 6.36-acre portion of the Weldon Farms development that lies within the jurisdictional boundaries of the Capital Region Community Development District (“District” or “CDD”) – the only portion of the subdivision within the District’s boundaries – as more particularly depicted on the enclosed survey prepared by S. Stinson & Associates, Inc. (“Property”).

Forestar hereby makes the following representations to the District with respect to the Property:

1. In connection with Forestar’s acquisition of the Property, **\$109,162.12** was remitted to the District as prepayment in full of the Series 2018A-1 Assessment levied on the Property.
2. No platted residential lots will be located within the Property.
3. The Property will be designated as drainage easement, conservation easement or common area pursuant to Chapter 720, Florida Statutes, and dedicated to the Weldon Farms Homeowners Association (“HOA”), being established in connection with the subdivision.
4. The Property’s use will be limited to stormwater management facilities, open space, and other common area improvements serving the subdivision. The HOA will be solely responsible for all obligations and costs associated with the Property, including maintenance, repair, replacement, and insurance.
5. The HOA will maintain all improvements and infrastructure within the Weldon Farms portion of the CDD’s boundary, including without limitation: Stormwater management facilities (including all ponds, drainage structures, and conveyance systems); Common areas and open spaces; Sidewalks and pedestrian facilities; Fences, retaining walls, and perimeter improvements; Landscaping, buffers, and irrigation systems; and any other infrastructure or improvements located within the Property’s boundaries.
6. No maintenance obligations or associated costs will be assigned to or requested of the District.

June 3, 2026

Page 2

Based on the foregoing, Forestar respectfully requests that the CDD confirm whether the Property will be subject to any special assessments (debt service or operations and maintenance) going forward. Forestar acknowledges that future bond issuances by the District could potentially subject the Property to new assessments; this request pertains solely to the Property's current assessment status. Please do not hesitate to contact the undersigned should you require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read 'KOB', is written over a light blue rectangular background.

Kevin D. Obos, Esq.
Hand Arendall Harrison Sale

Enclosures:

Survey by S. Stinson & Associates, Inc. depicting 6.36-acre CDD jurisdictional area

cc: Sarah R. Sandy, Esq., Kutak Rock LLP

ALTA/NSPS TITLE & TOPOGRAPHIC SURVEY OF:

Parcel ID: 3102204130000
SOUTHWOOD PLANTATION RD
TALLAHASSEE, FLORIDA

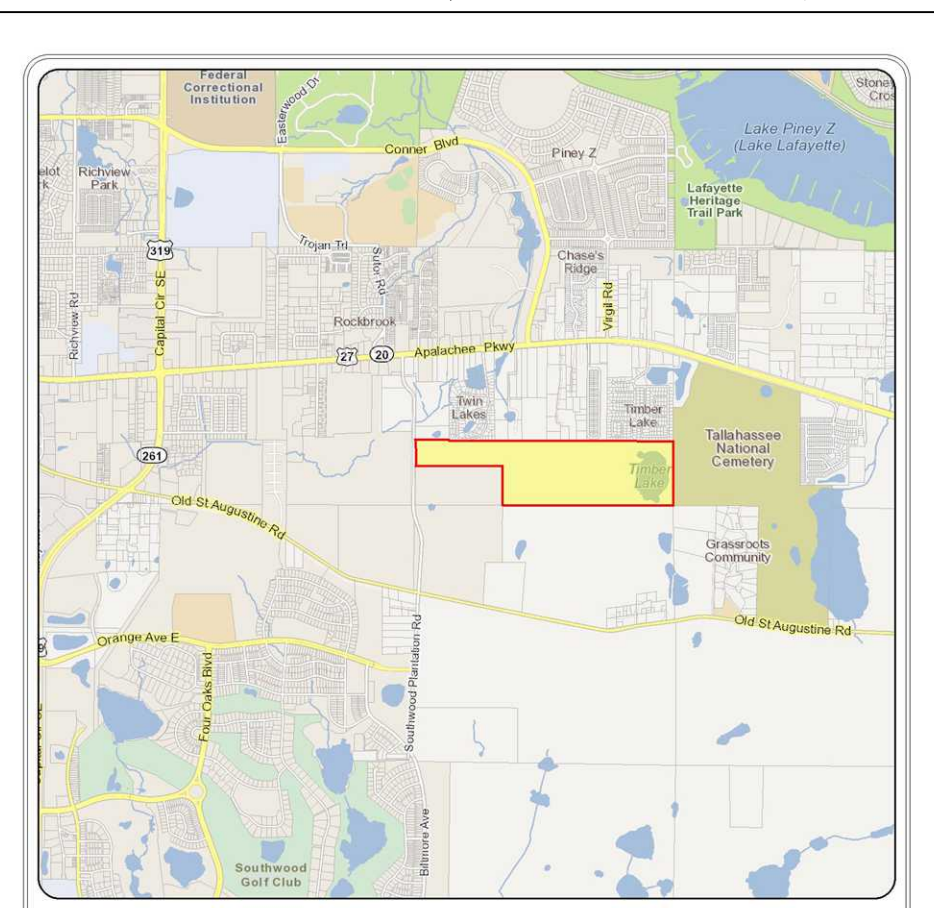
LEGAL DESCRIPTION (Taken from Title Commitment File No.: 23-1132-1)

The South 1/2 of the Southwest 1/4; the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 2, Township One South, Range One East, Leon County, Florida.

More particularly described as:

BEGIN at a found terracotta monument (round) marking the Southeast corner of Section 2, Township 1 South, Range 1 East, Leon County, Florida, and run thence North 00 degrees 04 minutes 54 seconds West for a distance of 1340.02 feet along the East boundary of said Section 2 to a found terracotta monument (round) marking the Southeast corner of the Timberlake Replat recorded in Plat Book 9, Page 70 of the Public Records of Leon County, Florida; thence leaving the East boundary of said Section 2 run South 89 degrees 59 minutes 53 seconds West for a distance of 5376.44 feet to a found 3/4" iron pipe marking a point of intersection with the Easterly right-of-way boundary of Southwood Plantation Road; thence along said right-of-way run South 00 degrees 49 minutes 40 seconds West for a distance of 543.06 feet to a set 5/8" iron rod and cap (LB - 8393); thence leaving said right-of-way boundary run East for a distance of 1828.85 feet to a set 5/8" iron rod and cap (LB - 8393); thence South for a distance of 769.36 to a set 5/8" iron rod and cap (LB - 8393) marking a point of intersection with the Southerly boundary of said Section 2; thence along the South boundary of said Section 2 run South 89 degrees 33 minutes 27 seconds East for a distance of 3557.46 feet to the POINT OF BEGINNING, containing 131.03 acres, more or less.

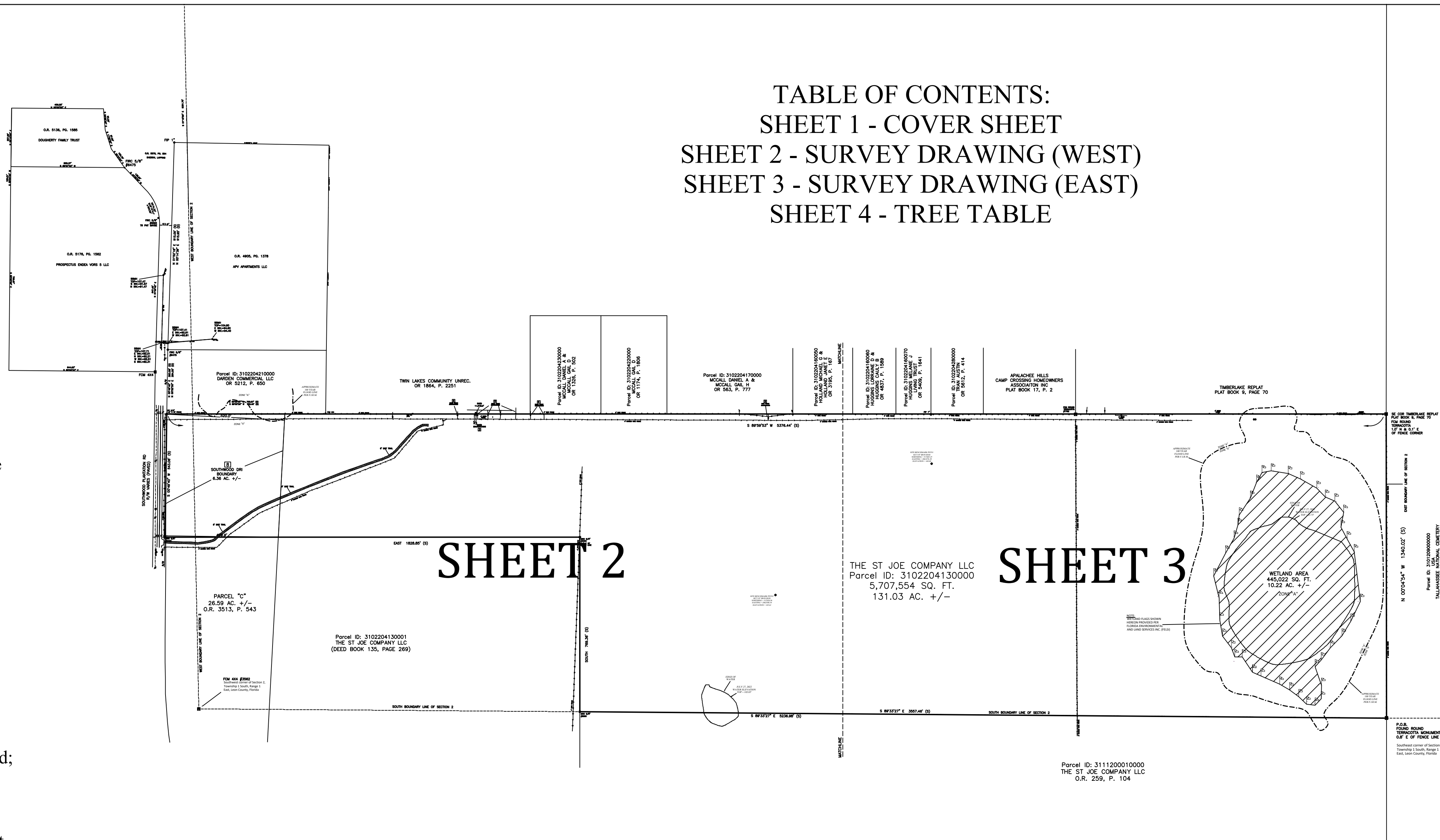
LOCATION MAP (NOT TO SCALE)



SURVEYOR'S NOTES:

- HORIZONTAL LOCATION IS BASED ON STATE PLANE COORDINATES, FLORIDA NORTH PROJECTION, NAD83 DATUM. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 VERTICAL DATUM ESTABLISHED FROM FOOT RECORDED CONTROL POINTS 55-02-B09G & 55-02-B06G, AND NGS RECORDED BENCHMARK *LED 110 1983'.
- NO UNDERGROUND UTILITIES WERE PHYSICALLY LOCATED DURING THIS SURVEY EFFORT. UTILITIES SHOWN HEREON PER MAPS BY UTILITY OWNERS IN RESPONSE TO SUNSHINE ONE CALL DESIGN TICKET #213203540, DATED 08/01/22. THERE MAY BE SUBSURFACE UTILITIES WITHIN THIS SITE THAT ARE NOT SHOWN.
- ALL MEASUREMENT ARE IN U. S. SURVEY FEET.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
- THIS PROPERTY LIES IN FLOOD ZONE 'X' & 'A'. APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN SHOWN HEREON PER FEMA PANEL 12073C0315F, EFFECTIVE: 08/18/2009.
- WETLAND FLAGS PROVIDED PER FLORIDA ENVIRONMENTAL & LAND SERVICES INC. (FELS), PROJECT #28-2057, DATED 07/06/2022.
- NO OTHER IMPROVEMENTS WERE LOCATED AT THE TIME OF THIS SURVEY.
- TABLE A ITEM #17 NOTE:
NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED.

TABLE OF CONTENTS:
SHEET 1 - COVER SHEET
SHEET 2 - SURVEY DRAWING (WEST)
SHEET 3 - SURVEY DRAWING (EAST)
SHEET 4 - TREE TABLE



SCHEDULE B - SECTION II (TAKEN FROM TITLE COMMITMENT FILE NO. 23-1132-1, DATED 10/31/2024 @ 8:00 AM; ISSUING AGENT: WATERSOUND CLOSINGS & ESCROW, LLC.)

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

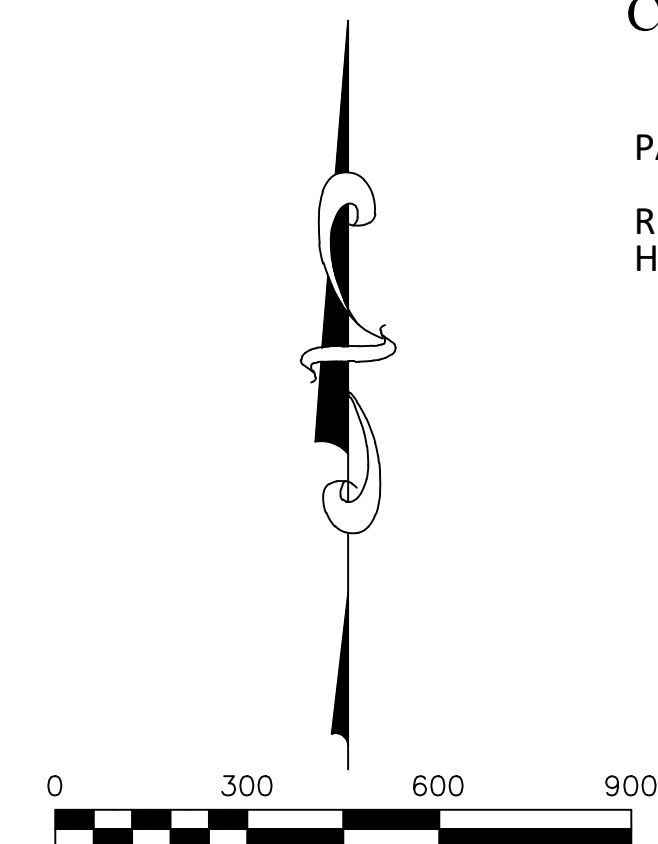
- NOT A SURVEY MATTER 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
- NOT A SURVEY MATTER 2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
- 3. Standard Exceptions:
- ENCROACHMENTS SHOWN HEREON Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens in the public records.
- NOT A SURVEY MATTER 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- NOT A SURVEY MATTER 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 6. NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.
- 7. NOTES ON STANDARD EXCEPTIONS:
Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.
Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.
- SHOWN HEREON 8. Notice of Adoption of Restated and Amended Development Order of Regional Impact known as the Southwood Development of Regional Impact recorded in Official Records Book 2275, Page 1027 and Official Records Book 2599, Page 1801. Shown for information only.
- SHOWN HEREON 9. Possible encroachment of various fences and subject to the wetlands shown on survey by Stinson and Associates, Inc. dated August 2, 2022 under Job No. 22019.
- 10. NOTE: All recording references in this form shall refer to the public records of Leon County, Florida, unless otherwise noted.

ZONING:

- R - Rural
- PUD - Southwood PUD
- CPA - Critical Planning Area

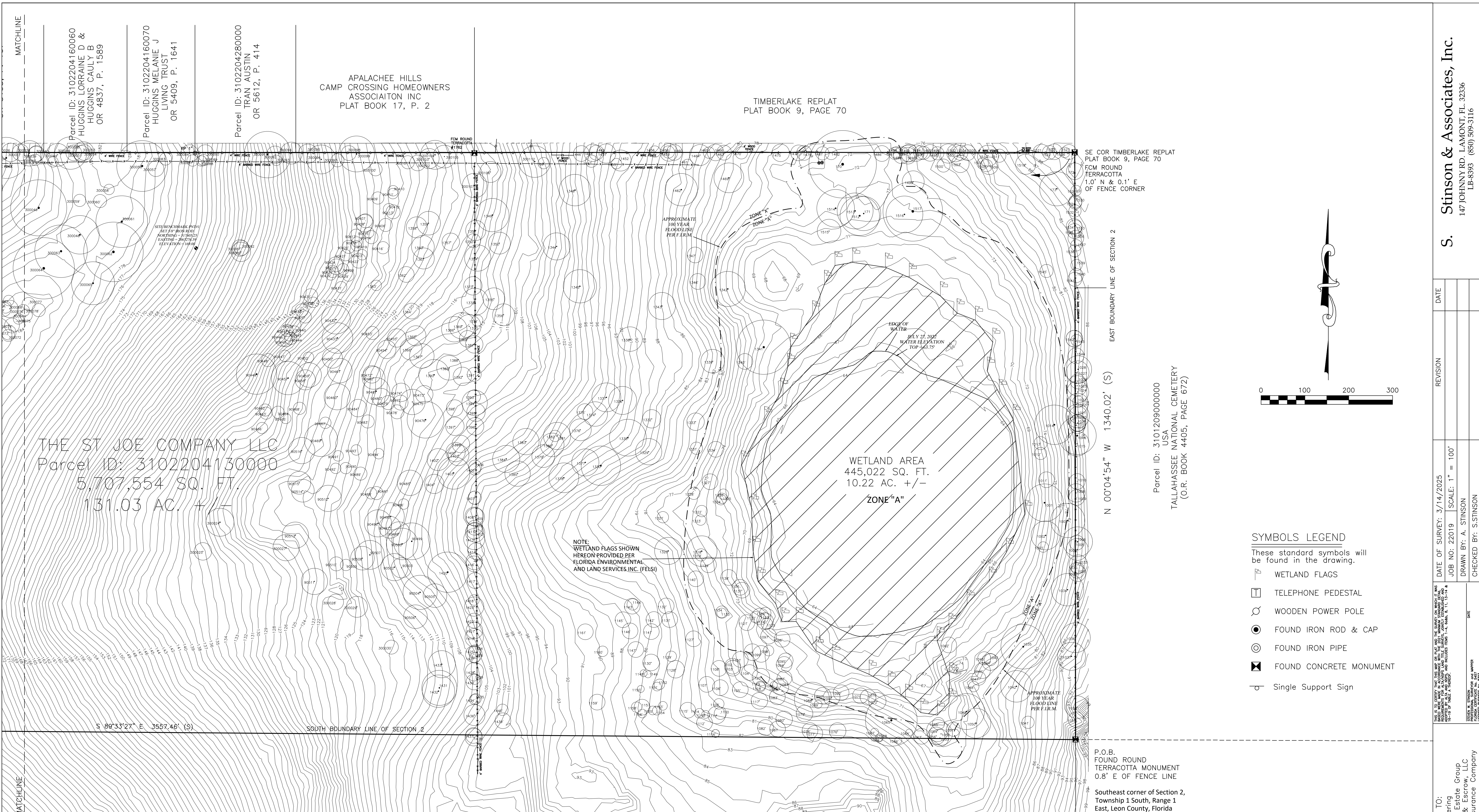
PARKING SPACES:

- REGULAR: 0
- HANDICAP: 0



ABBREVIATIONS:

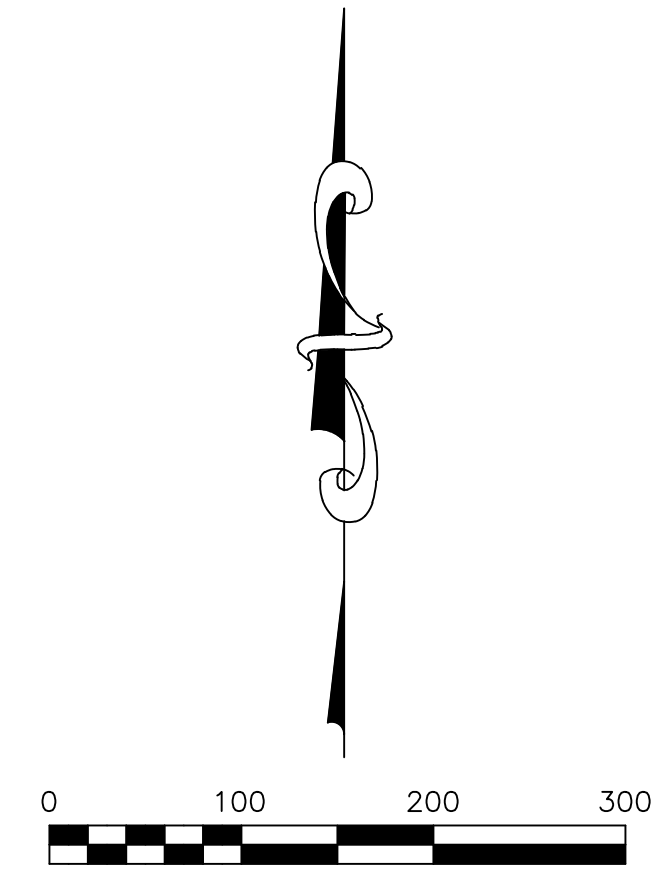
AC	- ACRES	IR	- IRON ROD	P.T.	- POINT OF TANGENCY
BUILD	- BUILDING	MC	- MASONRY CORNER	RC	- REINFORCED CONCRETE PIPE
B.M.	- BENCHMARK	NE	- NORTHEAST	RNG	- RANGE
BRG	- BEARING	NVD	- NATIONAL GEODETIC VERTICAL DATUM	R/W	- RIGHT OF WAY
C.C.	- CURB AND GUTTER	NC	- NORTH	SEC.	- SECTION
C.M.	- CONCRETE MASONRY	NO	- NORTHWEST	SET	- SETBACK
C.P.	- CONCRETE PIPE	NS	- NORTH-SOUTH	STA.	- STATION
CD	- COUNTY	PL	- PLANT INFORMATION	STW	- STREET
CONC.	- CONCRETE	PLAT	- PLAT INFORMATION	SW	- SANITARY SEWER
CS	- CURB	PC	- POINT OF CURVATURE	T	- TOWN
CSO	- CULVERT	PCP	- POINT OF CURVATURE POINT	TAL	- TOWNSHIP
DESIGN	- DESIGN INFORMATION	PI	- POINT OF INTERSECTION	TBM	- TOWNSHIP BENCHMARK
ELEV.	- ELEVATION	P.I.	- POINT OF BEGINNING	T.C.	- TERRA COTTA
F.F.E.	- FINISHED FLOOR ELEVATION	P.I.C.	- POINT OF INTERSECTION	TR	- TRAIL
F.H.S.	- FIRE HYDRANT	P.R.C.	- POINT OF REVERSE CURVE	USGS	- U.S. GEOLOGICAL SURVEY
F.M.	- FENCE	PRM	- PERMANENT REFERENCE MONUMENT	W	- WEST
FT.	- FEET				
I.P.	- IRON PIPE				



THE ST JOE COMPANY LLC
 Parcel ID: 3102204130000
 5,707,554 SQ. FT.
 131.03 AC. +/-

WETLAND AREA
 445,022 SQ. FT.
 10.22 AC. +/-
 ZONE "A"

NOTE:
 WETLAND FLAGS SHOWN
 HEREON PROVIDED PER
 FLORIDA ENVIRONMENTAL
 AND LAND SERVICES, INC. (FELS)



- SYMBOLS LEGEND**
 These standard symbols will be found in the drawing.
- ☒ WETLAND FLAGS
 - ☐ TELEPHONE PEDESTAL
 - ⊙ WOODEN POWER POLE
 - FOUND IRON ROD & CAP
 - ⊙ FOUND IRON PIPE
 - ⊠ FOUND CONCRETE MONUMENT
 - ⊖ Single Support Sign

SE COR TIMBERLAKE REPLAT
 PLAT BOOK 9, PAGE 70
 FCM ROUND
 TERRACOTTA
 1.0' N & 0.1' E
 OF FENCE CORNER

Parcel ID: 3101209000000
 USA
 TALLAHASSEE NATIONAL CEMETERY
 (O.R. BOOK 4405, PAGE 672)

P.O.B.
 FOUND ROUND
 TERRACOTTA MONUMENT
 0.8' E OF FENCE LINE
 Southeast corner of Section 2,
 Township 1 South, Range 1
 East, Leon County, Florida

Parcel ID: 3111200010000
 THE ST JOE COMPANY LLC
 O.R. 259, P. 104

ALTA/NSPS TITLE & TOPOGRAPHIC SURVEY OF:

Parcel ID: 3102204130000
 SOUTHWOOD PLANTATION RD
 TALLAHASSEE, FLORIDA

LEGEND:	I. R. - IRON ROD	P. T. - POINT OF TANGENCY
AC. - ACRES	MON. - MONUMENT	R. - RADIUS
BLDG. - BUILDING	N. - NORTH	RCP. - REINFORCED CONCRETE PIPE
BLVD. - BOULEVARD	NE. - NORTHEAST	RNG. - RANGE
B.M. - BENCHMARK	NGVD. - NATIONAL GEODETIC VERTICAL DATUM	RD. - ROAD
C. R. - CURB AND GUTTER	NH. - NUMBER	R/W. - RIGHT OF WAY
CONC. - CONCRETE	NUC. - NAIL AND CAP	SEC. - SECTION
CONC. MON. - CONCRETE MONUMENT	NY. - NORTHWEST	ST. - STREET
CONC. PIPE - CONCRETE METAL PIPE	ODJ. - OVERHEAD UTILITIES	ST. A. - STATE ROAD
CP. - CURB	PI. - PLAT INFORMATION	ST. S. - SANITARY SEWER
CR. - CREEK	P.C. - POINT OF CURVATURE	STR. - STREET
CS. - CULVERT	P.C.I. - POINT OF INTERSECTION	STA. - STATION
DESIGN INFO. - DESIGN INFORMATION	P.C.P. - PERMANENT CONTROL POINT	T.M. - TOWNSHIP BENCHMARK
E. - EAST	P.D. - POINT OF BEGINNING	T.C. - TERRACOTTA
ELEV. - ELEVATION	P.I. - POINT OF INTERSECTION	TEL. - TELEPHONE
F. H. - FIRE HYDRANT	P.R. - POINT OF REVERSE CURVE	USGS. - U.S. GEOLOGICAL SURVEY
F.T. - FEET	PRM. - PERMANENT REFERENCE MONUMENT	W. - WEST

S. Stinson & Associates, Inc. 147 JOHNNY RD. LAWMONT, FL. 32336 LB-8393 (850) 509-3116	DATE	REVISION	DATE OF SURVEY: 3/14/2025	JOB NO: 22019	SCALE: 1" = 100'	DATE
			DRAWN BY: A. STINSON	CHECKED BY: S. STINSON		
CERTIFIED TO: UC2 Engineering (USA) Real Estate Group Watersound Closings & Escrow, LLC Fidelity National Title Insurance Company	SHEET NO.	3 OF 4				

Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type	Number	Trunk	Type
168	13"	CHERRY	1137	18"	PINE	11103	34"	GUM	90047	15"	SWEETGUM	90186	34"	PINE	90328	12"	WTR OAK	90488	13"	WTR OAK	90639	20"	PINE	90488	13"	WTR OAK
170	77"	LVOAK	1138	18"	PINE	1397	21"	WHITEOAK	90048	12"	SWEETGUM	90329	12"	WTR OAK	90329	12"	WTR OAK	90489	15"	CHERRY	90640	18"	WTR OAK	90489	15"	CHERRY
171	39"	LVOAK	1139	18"	PINE	1398	19"	HICKORY	90049	12"	SWEETGUM	90330	14"	CHINESE TALLOW	90330	14"	CHINESE TALLOW	90490	13"	CHERRY	90641	19"	PINE	90490	13"	CHERRY
172	19"	SWTGUM	1140	18"	PINE	1399	20"	HICKORY	90050	18"	PINE	90331	21"	WTR OAK	90331	21"	WTR OAK	90491	12"	CHERRY	90642	20"	PINE	90491	12"	CHERRY
173	39"	LVOAK	1141	18"	PINE	1400	22"	HICKORY	90051	13"	SWEETGUM	90332	12"	WTR OAK	90332	12"	WTR OAK	90492	12"	SWEETGUM	90643	20"	PINE	90492	12"	SWEETGUM
1000	20"	PINE	1142	18"	PINE	1401	24"	WHITEOAK	90052	12"	CHERRY	90333	12"	WTR OAK	90333	12"	WTR OAK	90493	12"	WTR OAK	90644	33"	PINE	90493	12"	WTR OAK
1001	43"	LVOAK	1143	18"	HICKORY	1402	25"	HICKORY	90053	14"	CHERRY	90334	15"	WTR OAK	90334	15"	WTR OAK	90494	12"	WTR OAK	90645	33"	PINE	90494	12"	WTR OAK
1002	33"	LVOAK	1144	13"	LVOAK	1403	37"	LVOAK	90055	23"	PINE	90335	12"	WTR OAK	90335	12"	WTR OAK	90495	12"	WTR OAK	90646	30"	SWEETGUM	90495	12"	WTR OAK
1003	12"	PINE	1145	18"	PINE	1404	18"	HICKORY	90056	18"	PINE	90336	13"	WTR OAK	90336	13"	WTR OAK	90496	31"	WHITEOAK	90647	49"	WTR OAK	90496	31"	WHITEOAK
1004	25"	LVOAK	1146	18"	PINE	1405	13"	HICKORY	90057	14"	CHERRY	90337	12"	LVOAK	90337	12"	LVOAK	90497	25"	WTR OAK	90648	36"	SWEETGUM	90497	25"	WTR OAK
1005	17"	CEDAR	1147	18"	PINE	1406	15"	HICKORY	90058	20"	PINE	90338	16"	WTR OAK	90338	16"	WTR OAK	90498	26"	REDOAK	90651	21"	LVOAK	90498	26"	REDOAK
1006	34"	SWTGUM	1148	8"	CHERRY	1407	15"	LRLOAK	90059	12"	WTR OAK	90339	14"	WTR OAK	90339	14"	WTR OAK	90499	42"	REDOAK	90652	20"	LVOAK	90499	42"	REDOAK
1007	39"	LVOAK	1149	8"	CHERRY	1408	21"	LRLOAK	90060	15"	CHINABERRY	90340	13"	WTR OAK	90340	13"	WTR OAK	90500	36"	REDOAK	90653	36"	LVOAK	90500	36"	REDOAK
1008	21"	PINE	1150	8"	CHERRY	1409	21"	PINE	90061	18"	PINE	90341	14"	WTR OAK	90341	14"	WTR OAK	90502	31"	WTR OAK	90654	22"	HICKORY	90502	31"	WTR OAK
1009	18"	PINE	1151	10"	CHERRY	1410	17"	WTR OAK	90062	15"	SWEETGUM	90343	50"	LVOAK	90343	50"	LVOAK	90503	23"	HICKORY	90655	28"	PINE	90503	23"	HICKORY
1010	18"	PINE	1152	12"	WTR OAK	1411	19"	PINE	90063	16"	SWEETGUM	90344	38"	LVOAK	90344	38"	LVOAK	90504	39"	CHERRY	90656	34"	PINE	90504	39"	CHERRY
1011	18"	PINE	1153	10"	CHERRY	1412	22"	LRLOAK	90064	12"	SWEETGUM	90345	12"	WTR OAK	90345	12"	WTR OAK	90505	27"	HICKORY	90657	38"	WTR OAK	90505	27"	HICKORY
1012	14"	SWTGUM	1154	10"	CHERRY	1413	24"	WTR OAK	90065	22"	PINE	90346	37"	LVOAK	90346	37"	LVOAK	90506	27"	HICKORY	90658	14"	SWEETGUM	90506	27"	HICKORY
1013	15"	SWTGUM	1155	10"	CHERRY	1414	19"	PINE	90066	18"	PINE	90347	37"	LVOAK	90347	37"	LVOAK	90507	33"	WHITEOAK	90659	44"	LVOAK	90507	33"	WHITEOAK
1014	45"	LVOAK	1156	10"	CHERRY	1415	19"	PINE	90067	18"	PINE	90348	32"	WTR OAK	90348	32"	WTR OAK	90508	27"	WHITEOAK	90661	24"	HICKORY	90508	27"	WHITEOAK
1015	28"	LVOAK	1157	18"	PINE	1416	18"	PINE	90068	18"	PINE	90349	47"	WTR OAK	90349	47"	WTR OAK	90509	13"	CHERRY	90663	36"	LVOAK	90509	13"	CHERRY
1016	43"	LVOAK	1158	12"	WTR OAK	1417	18"	PINE	90070	24"	PINE	90351	42"	REDOAK	90351	42"	REDOAK	90510	16"	CHINESE TALLOW	90665	44"	LVOAK	90510	16"	CHINESE TALLOW
1017	18"	LAUREL OAK	1159	18"	PINE	1418	12"	WTR OAK	90071	12"	CHERRY	90352	12"	WTR OAK	90352	12"	WTR OAK	90511	30"	WHITEOAK	90666	29"	SWEETGUM	90511	30"	WHITEOAK
1018	19"	LIVE OAK	1160	12"	WTR OAK	1419	21"	LRLOAK	90072	12"	CHERRY	90353	16"	WTR OAK	90353	16"	WTR OAK	90512	30"	WTR OAK	90667	32"	LVOAK	90512	30"	WTR OAK
1019	19"	LIVE OAK	1161	18"	PINE	1420	46"	LVOAK	90073	12"	LVOAK	90354	17"	CHINESE TALLOW	90354	17"	CHINESE TALLOW	90513	30"	REDOAK	90668	43"	CHERRY	90513	30"	REDOAK
1020	27"	WTR OAK	1163	17"	PINE	1421	19"	PINE	90074	13"	WTR OAK	90355	13"	WTR OAK	90355	13"	WTR OAK	90514	26"	HICKORY	90669	27"	CHERRY	90514	26"	HICKORY
1021	20"	WTR OAK	1164	10"	POPCORN	1422	27"	WTR OAK	90075	12"	WTR OAK	90356	41"	LVOAK	90356	41"	LVOAK	90515	26"	HICKORY	90670	17"	WTR OAK	90515	26"	HICKORY
1022	24"	WTR OAK	1165	18"	PINE	1423	22"	WTR OAK	90076	12"	WTR OAK	90357	12"	LVOAK	90357	12"	LVOAK	90516	30"	REDOAK	90671	19"	SWEETGUM	90516	30"	REDOAK
1023	13"	WTR OAK	1166	24"	PINE	1424	14"	WTR OAK	90077	13"	WTR OAK	90358	14"	WTR OAK	90358	14"	WTR OAK	90519	13"	WHITE OAK	90674	13"	WTR OAK	90519	13"	WHITE OAK
1024	25"	WTR OAK	1167	30"	PINE	1425	14"	LVOAK	90078	12"	CHINABERRY	90359	12"	CEDAR	90359	12"	CEDAR	90520	14"	WHITE OAK	90675	28"	HICKORY	90520	14"	WHITE OAK
1025	23"	WTR OAK	1169	12"	CHERRY	1426	19"	PINE	90079	12"	SWEETGUM	90360	62"	LVOAK	90360	62"	LVOAK	90521	24"	PINE	90676	17"	WTR OAK	90521	24"	PINE
1026	17"	WTR OAK	1170	13"	SWT GUM	1427	12"	WTR OAK	90080	12"	SWEETGUM	90361	33"	WTR OAK	90361	33"	WTR OAK	90522	22"	PINE	90677	21"	HICKORY	90522	22"	PINE
1027	26"	LVOAK	1171	13"	SWT GUM	1428	21"	WTR OAK	90081	18"	PINE	90363	23"	PINE	90363	23"	PINE	90523	24"	OAK	90678	12"	SWEETGUM	90523	24"	OAK
1028	31"	LVOAK	1172	19"	PINE	1429	12"	LVOAK	90082	18"	PINE	90364	13"	WTR OAK	90364	13"	WTR OAK	90524	15"	OAK	90679	14"	SWEETGUM	90524	15"	OAK
1030	13"	LVOAK	1178	18"	WTR OAK	1430	18"	PINE	90083	18"	PINE	90366	18"	PINE	90366	18"	PINE	90525	18"	OAK	90680	21"	HICKORY	90525	18"	OAK
1031	18"	LVOAK	1179	28"	WTR OAK	1431	40"	PINE	90084	18"	PINE	90368	18"	PINE	90368	18"	PINE	90526	17"	PINE	90681	25"	PINE	90526	17"	PINE
1032	19"	SWTGUM	1180	28"	LIVE OAK	1432	37"	SWTGUM	90085	13"	SWTGUM	90373	16"	CHERRY	90373	16"	CHERRY	90527	17"	CHERRY	90682	40"	REDOAK	90527	17"	CHERRY
1033	21"	SWTGUM	1182	56"	LIVE OAK	1433	31"	WHITEOAK	90086	20"	PINE	90374	18"	PINE	90374	18"	PINE	90528	48"	REDOAK	90683	31"	HICKORY	90528	48"	REDOAK
1034	37"	LVOAK	1183	31"	LIVE OAK	1434	12"	WTR OAK	90087	12"	WTR OAK	90375	12"	WTR OAK	90375	12"	WTR OAK	90529	18"	LIVEOAK	90684	19"	HICKORY	90529	18"	LIVEOAK
1035	51"	LVOAK	1188	13"	HICKORY	1435	12"	WTR OAK	90088	18"	PINE	90376	13"	WTR OAK	90376	13"	WTR OAK	90530	22"	WTR OAK	90685	17"	HICKORY	90530	22"	WTR OAK
1036	34"	WALNUT	1189	18"	MULBERRY	1436	24"	PINE	90089	12"	LVOAK	90377	25"	WTR OAK	90377	25"	WTR OAK	90531	16"	WTR OAK	90686	14"	WTR OAK	90531	16"	WTR OAK
1037	32"	WALNUT	1190	12"	WTR OAK	1437	18"	PINE	90090	20"	PINE	90379	26"	SWEETGUM	90379	26"	SWEETGUM	90532	24"	OAK	90687	32"	WTR OAK	90532	24"	OAK
1038	26"	WTR OAK	1192	36"	SWTGUM	1438	20"	LVOAK	90091	12"	WTR OAK	90382	18"	MIMOSA	90382	18"	MIMOSA	90533	24"	WHITEOAK	90688	13"	MULBERRY	90533	24"	WHITEOAK
1039	18"	PINE	1194	32"	LVOAK	1439	18"	PINE	90092	12"	CHINABERRY	90383	25"	WTR OAK	90383	25"	WTR OAK	90534	24"	CHERRY	90689	13"	SWEETGUM	90534	24"	CHERRY
1041	14"	CHERRY	1195	12"	SWTGUM	1440	13"	PINE	90093	39"	WTR OAK	90386	18"	PINE	90386	18"	PINE	90535	5"	CHERRY	90690	15"	LVOAK	90535	5"	CHERRY
1042	36"	LVOAK	1196	12"	SWTGUM	1446	18"	PINE	90094	36"	WHITEOAK	90389	15"	WTR OAK	90389	15"	WTR OAK	90536	32"	CHERRY	90691	39"	LVOAK	90536	32"	CHERRY
1043	14"	WTR OAK	1197	23"	PINE	1447	14"	WTR OAK	90095	13"	SWEETGUM	90392	12"	WTR OAK	90392	12"	WTR OAK	90537	25"	WHITEOAK	900025	20"	CHINESE TALLOW	90537	25"	WHITEOAK
1044	19"	PINE	1198	18"	PINE	1448	20"	PINE	90096	26"	PINE	90394	14"	WTR OAK	90394	14"	WTR OAK	90538	54"	LIVEOAK	300027	30"	WHITEOAK	90538	54"	LIVEOAK
1045	15"	CHERRY	1199	18"	MIMOSA	1449	17"	WTR OAK	90097	26"	PINE	90395	12"	CHERRY	90395	12"	CHERRY	90539	24"	WHITE OAK	300028	18"	WTR OAK	90539	24"	WHITE OAK
1046	18"	WTR OAK	1200	13"	MIMOSA	1451	22"	PINE	90098	30"	PINE	90396	18"	PINE	90396	18"	PINE	90540	13"	CHERRY	300029	24"	LVOAK	90540	13"	CHERRY
1047	16"	WTR OAK	1202	21"	PINE	1452	24"	PINE	90099	30"	PINE	90399	37"	LVOAK	90399	37"	LVOAK	90541	14"	OAK	300030	16"	CHINABERRY	90541	14"	OAK
1048	12"	WTR OAK	1203	48"	LVOAK	1455	12"	WTR OAK	90100	14"	WTR OAK	90402	12"	WTR OAK	90402	12"	WTR OAK	90542	14"	OAK	300032	19"	WTR OAK	90542	14"	OAK
1049	41"	LVOAK	1205	24"	SWTGUM	1456	13"	WTR OAK	90101	15"	WTR OAK	90401	37"	WTR OAK	90401	37"	WTR OAK	90543	32"	WHITE OAK	300033	13"	WTR OAK	90543	32"	WHITE OAK
1050	34"	LVOAK	1206	28"	LVOAK	1458	14"	WTR OAK	90102	12"	WTR OAK	90402	26"	HICKORY	90402	26"	HICKORY	90544	12"	OAK	300034	47"	LVOAK	90544	12"	OAK
1051	16"	LVOAK	1208	25"	SWTGUM	1459	20"																			

EIGHTH ORDER OF BUSINESS

C.

1.



CR added Weekly Review

Monday 5/4/26	Tuesday 5/5/26	Wednesday 5/6/26	Thursday 5/7/26	Friday 5/8/26
Weather of the Week				
82° Hi 47° Lo 0.00" Rain	83° Hi 54° Lo 0.00" Rain	87° Hi 63° Lo 0.00" Rain	84° Hi 70° Lo 0.00" Rain	78° Hi 66° Lo 0.04" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 1:Mulberry Park Blvd UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 27:New Village UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Four Oaks Blvd (Units 1,17,29) LSF-3:Maple Ridge Common Areas & ROWS 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 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 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave WD090N (Pond) WD090S (Pond) WD290 (Pond)	Community Garden NON-UNIT:Dog Park UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 2:Butterfly Parks UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 35:Merchants Row West UNIT 5:Drayton Drive	Central Park:Butterfly Garden Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) Community Garden NON-UNIT:Dog Park Shumard Oaks Blvd West (Unit 35) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 31:Magnolia Park (Rows, Parks & Pond)
Standard Maintenance				
UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park LSF-3:Maple Ridge Buffer UNIT 16:Salinger Drainage Easement (LF)	Central Park Central Park:West Side	Central Park UNIT 31:FL265	Central Park Central Park:Butterfly Garden TR209A UNIT 1:WD240
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas		
Fertilizer				
Esplanade Way (Units 5,20) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 5:Drayton Drive				
Pre-Emergent:				
Esplanade Way (Units 5,20) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 5:Drayton Drive				
Non-Selective: Product used - Diquat & Ranger Pro				
Four Oaks Blvd (Units 1,17,29) UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 20:Esplanade North (Unit 20) UNIT 5	Blair Stone Rd (Units 5,17) Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) NON-UNIT:Goldenrod & FL162 Shumard Oak Blvd (Units 3,5) TR209A UNIT 19:Twain Park UNIT 30:Woodland Fields Park UNIT 31:Goldenrod Way UNIT 35:Merchants Row West UNIT 5:Capital Circle SE Buffer UNIT 5:Four Oaks (Shumard to Tram)	NON-UNIT:Artemis Way Schoolhouse Rd (Units 3,4) Shumard Oaks Blvd West (Unit 35) UNIT 4:Terrebone Dr.	UNIT 29:Coneflower Park Unit 32:Jasmine Hill Unit 32:Lantana Lane	
Irrigation Inspection				
			Controller 3; Unit 1	
Irrigation Troubleshooting (In Contract)				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
07	23	5/5	Mainline Repair	#199045
6	CP	5/6	Irrigation Repair	#199047
19	5	5/6	Irrigation Repair	#199048
12	21	5/7	Irrigation Repair	#199049
03	1	5/8	Irrigation Repair	#199050
10	29	5/8	Valve Replace	#199051
Additional Contracted Work				
Invoice Number	Description			Date
#199044	Sod Patch Install Following Irrigation Repairs			5/11/2026
N/C Services:				
Unit	Date	Description		
All Trees	5/6/26	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 5/11/26	Tuesday 5/12/26 RAIN | CLOSED	Wednesday 5/13/26	Thursday 5/14/26	Friday 5/15/26
Weather of the Week				
89° Hi 68° Lo 0.00" Rain	73° Hi 64° Lo 0.46" Rain	83° Hi 63° Lo 0.00" Rain	87° Hi 60° Lo 0.00" Rain	85° Hi 52° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 1:Mulberry Park Blvd UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)		UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Esplanade Way (Units 5,20) Orange Ave UNIT 1:Barringer Hill Nature Trail UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 27:New Village UNIT 29:Coneflower Park UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 4:Grove Park Dr	Blair Stone Rd (Units 5,17) Central Park:FL131 Swale Central Park:Tot Lot Mossy Creek Lane (Units 4,6,9) Community Garden NON-UNIT:Dog Park Shumard Oak Blvd (Units 3,5) UNIT 20:Esplanade North (Unit 20) UNIT 31:Parks, Green Space, Rows, Lift Sta 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 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
Central Park UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281		Central Park UNIT 21 & Arch Site:Arch Site Conservation	Central Park UNIT 27:TR221A UNIT 27:TR221B	Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 20:WD162 on Esplanade North UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 5:Capital Circle SE Buffer
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Pruning				
		UNIT 26:Mossy Creek Nature Trail Ext.	Trees - Remove sucker growth	
Fertilizer				
				Blair Stone Rd (Units 5,17)
Non-Selective: Product used - Diquat & Ranger Pro				
NON-UNIT:LDR-5 (ph 1 & 2)		UNIT 23:Parks, Ponds & Green Spaces UNIT 26:Mossy Creek Nature Trail Ext.	LSF-3:WD282 UNIT 23:Parks, Ponds & Green Spaces UNIT 23:WD230 UNIT 23:WD235 UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 31:Parks Ponds and Rows	LSF-3:Maple Ridge Common Areas & ROWS LSF-3:WD282
Insecticide: Advion / Extinguish Plus				
			UNIT 31:FL170 & Buffer	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
09	Mossy Creek	5/11	Water Leak	
Water	Water	5/11	Turn Mainline ON	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
28	25	5/11	Irrigation Replace	# 199060
Maple	Maple Ridge	5/13	Sleeve	# 199061
03	1	5/14	Mainline Repair	# 199062
Additional Contracted Work				
Invoice Number	Description			Date
#199059	Install Post & Sign			5/15/2026

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 5/18/26	Tuesday 5/19/26	Wednesday 5/20/26	Thursday 5/21/26	Friday 5/22/26
Weather of the Week				
90° Hi 70° Lo 0.00" Rain	90° Hi 71° Lo 0.00" Rain	88° Hi 71° Lo 0.00" Rain	90° Hi 68° Lo 0.00" Rain	91° Hi 71° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 14:Avon Park UNIT 14:Buffers UNIT 17:Verdura Lake Green Space UNIT 18:Cummings Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summ UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	LSF-3:Maple Ridge Common Areas & ROW LSF-7:Billmore ROW LSF-7:Swale & GS (Upon Request) NON-UNIT:Dog Park NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd 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 19:Twain Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr. UNIT 5:Drayton Drive	Billmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 31:Magnolia Park (Rows, Parks & Po UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Blair Stone Rd (Units 5,17) Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Parks, Green Space, Rows, Lift St 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:Merchants Row	Central Park:FL131 Swale Central Park:Tot Lot NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Billmore Ext. UNIT 2:Butterfly Parks UNIT 2:Newberry Parks WD0905 (Pond)
Standard Maintenance				
UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 5:Four Oaks (Shumard to Tram)	LSF-3:Maple Ridge Buffer LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 1:WD240 UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	Central Park:West Side NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 31:FL265	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park:Butterfly Garden NON-UNIT:SB161
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West	ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
Central Park:Butterfly Garden UNIT 27:TR221B	Orange Ave	Four Oaks Blvd (Units 1,17,29)		
Pruning				
Esplanade Way (Unit 5)	Trees - Remove sucker growth		Four Oaks Blvd (Units 1,17,29) Trees - Remove sucker growth NON-UNIT:Hedges on Blairstone roundabout UNIT 23:Parks, Ponds & Green Spaces Utility Boxes	
Fertilizer				
			Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Artemis Way UNIT 36:Bluff Oak Way UNIT 4:Terrebone Dr.	
Pre-Emergent:				
			Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Artemis Way UNIT 36:Bluff Oak Way UNIT 4:Terrebone Dr.	
Non-Selective: Product used - Diquat & Ranger Pro				
UNIT 27:New Village UNIT 27:TR221A UNIT 27:TR221B UNIT 36:Bluff Oak Way	Hemingway Blvd & Trail (Units 2,4) Orange Ave UNIT 16:Faulkner Park UNIT 17:WD253 UNIT 18:WD281	FL080 UNIT 17:WD284 UNIT 18:WD281	Esplanade Way (Unit 5) UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) Community Garden NON-UNIT:Dog Park
Irrigation Inspection				
Controller 18, Unit 35 Controller 30, Unit 30 - Artemis Way	Controller 10, Unit 29, 30, FL170 & FL080	Controller 1, Unit 5 Controller 18, Unit 35	Controller 2, Unit 5	
Irrigation Troubleshooting (In Contract)				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
10	29	5/19	Irrigation Repair	#199077
9	4,6,9	5/20	Pipe Repair	#199078
18	35	5/20	Irrigation Repair	#199079
10	5	5/21	Irrigation Repair	#199080
20	5	5/21	Irrigation Repair	#199081
7	23	5/21	Irrigation Repair	#199082
Additional Contracted Work				
Invoice Number	Description			Date
199059	Install Posts & Signs			5/18/2026
Proposals				
Description				Proposal Number
Treatment to reduce high PH of 7.6				#063558
N/C Services:				
Unit	Date	Description		
Controller 11; Unit 4	5/19/26	Mower Damage		
Controller 30; Unit 30	5/18/26	Mower Damage		
All Trees	5/20/26	Water ALL 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 5/25/26	Tuesday 5/26/26	Wednesday 5/27/26	Thursday 5/28/26	Friday 5/29/26
MEMORIAL DAY				
Weather of the Week				
87° Hi 73° Lo 0.47" Rain	89° Hi 73° Lo 0.00" Rain	84° Hi 73° Lo 0.00" Rain	88° Hi 75° Lo 0.00" Rain	89° Hi 71° Lo 0.00" Rain
Full Maintenance				
	Bermuda Plot (CP) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:Overlook Park UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 4:Terrebone Dr. UNIT 5:Merchants Row UNIT 8:WD140	Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 1:Barringer Hill Nature Trail UNIT 1:Jberville Park UNIT 1:TC1 Pond (FL130) UNIT 14:Green Space UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 5:Drayton Drive UNIT 7:Grove Park Dr	Blair Stone Rd (Units 5,17) Shumard Oak Blvd (Units 3,5) UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) WD090N (Pond)	Central Park:FL131 Swale Central Park:Tot Lot Orange Ave UNIT 2:Butterfly Parks UNIT 2:Newberry Parks WD090N (Pond)
Standard Maintenance				
	Central Park LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park UNIT 27:TR221A UNIT 27:TR221B UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
Debris Cleanup				
	UNIT 10:Trails		UNIT 27:New Village UNIT 35:Merchants Row West	
Hand Weeding				
	UNIT 18:Cummings Park	UNIT 10:New Dawn Park	NON-UNIT:FL040 - Mossy Creek	Central Park:Butterfly Garden
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth UNIT 10:Trails	
Non-Selective: Product used - Diquat & Ranger Pro				
	UNIT 10:Green Spaces (2) UNIT 18:Cummings Park UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 8:WD140		
Insecticide: Advion / Extinguish Plus				
		Central Park:Tot Lot		
Additional Contracted Work				
Invoice Number	Description			Date
#199142	Soil Test Kit			5/29/2026
#199075	Unit 10 & Mossy Creek Nature Trail Repair			5/28/2026

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 – May 2026

The following is a summary of items related to field operations of the Capital Region Community Development District:

Week 1 (May 1 – May 8)

- All Pro alerted us that (5) new dogi-pot dispensers are needed. Purchased items directly for a cost savings of \$205.
- During general inspections, found broken curb on Mossy Creek near the intersection with Goldenrod. Submitted issue to the City of Tallahassee via DigiTally (reference # 18149170).
- Lake Doctors treated stormwater pond FL-040 (last bit of Cuban bulrush).
- Discussion with All Pro and HOA regarding turf maintenance responsibility in Unit 14.
- Received call from a resident in Unit 10 regarding dumping in the right-of-way. Went on-site to confirm and found limbs, yard debris, and a refrigerator. Will wait for bulk pickup this Friday. Called resident back.
- Received report of damaged irrigation head in Unit 1. Alerted All Pro.
- Lake Doctors treated Lake Verdura. They noted the pond looked green and unhealthy, so they added muck digester and beneficial bacteria to help with the water quality.
- Reviewed the May ARC Meeting Agenda provided by the HOA. Requested additional information regarding a pool build in LDR-5.
- Walk-through with representative with 68 Ventures to discuss turnover of common areas and stormwater ponds in Lake Mary Forest. Showed representative several areas that are not up to district standards including bare turf areas, dead trees, stormwater bank erosion, and silt fencing still in the ground. Explained these items need to be remediated before the district can accept them.
- General inspections throughout the community:
 - Pulled temporary advertisement signs.
 - Verified property in LDR-7 off Scarlet Sage now has silt fencing up during active construction.
 - Determined three trees are dead and should be removed (one on Schoolhouse, one on Terrebone, one near stormwater pond SB-161). Requested All-Pro provide a quote to remove these trees, grind the stumps on Schoolhouse and Terrebone, and replace with sod.
 - Received report of a down tree near stormwater pond TR-209A. During inspection to verify, All-Pro was driving up to remove the tree.
- Communication with City of Tallahassee Growth Management regarding Orange Ave. extension and stormwater turnover process.
- Provided locations to Precision Grinding to begin nature trail repairs.
- Approved pressure washing proposal for bridges and nature trail in Unit 10 (Pro Wash).



- Spoke with a resident concerning illegal dumping of yard waste and appliances in right-of-way at Overlook Drive and Drayton Drive adjacent to Unit 10 trailhead.
- Repaired railing sections on the Unit 26 boardwalk. Need to replace one connection and address one pipe section where direction changes. (Cost savings to the District – no labor cost, maintenance done in-house).
- Cleaned sand from Tot Lot drinking fountain drain.
- Contacted Director of Environmental Services (via phone call) and requested latest reuse water testing results.
- Received reuse water testing data from City of Tallahassee. Forwarded reuse data to All Pro as per their request.
- Confirmed trash dumped at Unit 10 trailhead (Drayton Drive and Overlook Drive) was removed by COT bulk pickup.

Week 2 (May 11 – May 15)

- Met with Pro Wash contractor onsite as they begin pressure washing Unit 10 nature trail and bridge sections.
- Spoke with homeowner in Unit 10 and let her know we would place “No Dumping” sign at trailhead to discourage illegal dumping.
- Received schedule from Precision Concrete to begin sidewalk (Unit 10 nature trail system) beginning on Tuesday the 19th.
- Attended ARC meeting to confirm the required access agreement for construction of residential pool.
- Instructed All Pro to print new nature trail signage for areas requested by landowners.
- All Pro gave key to Unit 21 arch site to FSU professor who is conducting a survey of the site with FSU students.
- All Pro installed temporary signage (Central Park rules) at Mossy Creek and Maple Ridge trailhead sections. These will be replaced with the new “Nature Trail” rules when we receive them.
- Prepared for (put out and picked up meeting signs) and attended Board meeting.
- Following Board approval, communicated with memorial agreement applicant regarding next steps.
- Provided Cat Holladay (68 Ventures) with contact information for Reid Thomas at Kimley Horn.

Week 3 (May 18 – May 22)

- Met onsite (Unit 10 nature trail) with Precision Concrete and walked trail showing access points and grinding areas. Same crew that did Riverton Trail section.
- Received landowner request to plant hedge material along four Oaks median opposite Unit 17.
- Sent email to 68 Ventures proposing the use of the District maintenance contractor (All Pro) to complete the punch list for Lake Mary Estates turnover to the District.
- Instructed All Pro to give this office a proposal to complete the 6” irrigation mainline with supporting zone lines and wire. Also, a “cost to build” an electrical service and installation of an ACC controller at the SE corner of Orange Ave and Biltmore Ave.
- Instructed All Pro to schedule an onsite meeting at Lake Mary Estates to prepare a proposal for 68 Ventures to complete the punch list items needed for District acceptance of same.
- Precision Concrete continues sidewalk repairs on Unit 10 trail (05/19).
- Lake Doctors treated stormwater pond WD-290 including alligator weeds along the bank.

- Received email from resident regarding a few maintenance items including tree trimming and trail grinding. Responded to the resident with the upcoming maintenance schedule which addresses those items.
- Confirmed CDD Board approval of bench memorial plaque to Alyssa Kelly whose father is a long time Southwood resident.
- Precision Concrete completes concrete grinding in Unit 30 common area (Bent Tree Park), total allotment spent (05/20).
- All Pro alerted us an abandoned trailer south of stormwater pond WD-90S. Went on-site to get the exact location and pictures. The trailer appears to be on the line between St. Joe property and City of Tallahassee utility right-of-way but submitted issue to the City of Tallahassee via DigiTally (reference # 18216958). People are driving down off Orange Ave. (see photo below). Previously discussed with All Pro about installing excess plant material here but the cost to adjust the irrigation didn't seem worth it. Requested All Pro install several posts to prevent vehicles from accessing this area.



- Completed final inspection of trail sections repaired by Precision Concrete (05/21).
- Requested All Pro to edge section of Unit 30 sidewalk in Bent Tree Park overlooked by crew.
- Worked with All Pro (Chrissy Barber) on nature trail head signage adapted from current Central Park signage including removal of bar code and highlighting “No Motorized Vehicles”.

Week 4 (May 25 – May 29)

- Office closed Monday, May 25th for Memorial Day.
- Repaired Unit 10 trail section, removing portion of metal band in expansion joint and leveling joint section with concrete patch.
- Met Northwest Florida Water Management survey crew at SWMF SB 111-B and provided location and elevation of two benchmarks and new pipe set (tide gauge) at COT chart recorder. Also provided crew with key to locked gate at maintenance road adjacent to COT lift station.
- Additional communication with Colon Cancer Coalition Director of Events regarding their planned race in Southwood in February 2027.
- Worked with All Pro pouring concrete on Unit 10 and Mossy Creek nature trail sections.
- Spoke with resident over the installation of permanent signage along Mossy Creek trail relating to concerns of unauthorized vehicle traffic along same.



- Received email from resident with a few concerns about the new builds near the alleyway and Ivy Green Trail. Responded to the resident with the plan of action.
- Received email from resident (via HOA) regarding an active wasp nest in a dogi-pot station. Requested All Pro spray the nest. Responded to the resident.
- Received email from HOA stating a resident came into the office and mentioned ants at the playground. Requested All Pro apply ant killer in and around the entire playground area.
- Drove site with Cole Brown (Longview Land Clearing) to schedule areas for cutting in Central Park lakeshore and small section of Unit 18 Mission lakefront.
- Received invoice and final report for concrete grinding on Unit 10 nature trail sections and Unit 30 common area sidewalk.

If you have any questions or comments regarding the above information, please contact me at cdenagy@gmsnf.com.

Thank you,

Corbin deNagy and Robert Berlin
Governmental Management Services

3.

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
FACILITY USE APPLICATION – LONG FORM**

A. General Information

1. Name of Event: SouthWood July 4th Celebration Date of Event: July 4, 2026

Location of Event / Facility Requested: Central Park Lake

Start Time: 6:00 pm End Time: 9:30pm Hours for Setup: 48hrs Hours for Teardown: 24

2. Name of Applicant or Applying Organization: SouthWood Residential Community Association

Address: 3689-4 Coolidge Ct. City: Tallahassee State: FL Zip: 32311

Phone: 850-900-5296 Website: www.mysouthwood.org

Non-Profit Status ID#: _____

3. Name of Event Contact: Nicole Hoffmann, Art of Living Director

Address: 3689-4 Coolidge Ct. City: Tallahassee State: FL Zip: 32311

Phone (W): 850-900-5296 (C): 850-445-7005 Email: southwoodaol@ccmcnet.com

B. Event Information

1. Type of Event (Please check all that apply)

- | | | | |
|---|--------------------------------------|--|--|
| <input checked="" type="checkbox"/> Festival | <input type="checkbox"/> Block Party | <input type="checkbox"/> Foot Race | <input type="checkbox"/> Benefit Walk |
| <input type="checkbox"/> Public Assembly | <input type="checkbox"/> Concert | <input type="checkbox"/> Carnival/Circus | <input checked="" type="checkbox"/> Parade |
| <input type="checkbox"/> Performing Arts | <input type="checkbox"/> Reception | <input type="checkbox"/> Party | <input type="checkbox"/> Animal Event |
| <input checked="" type="checkbox"/> Other (Please Define): <u>Firework Show</u> | | | |

2. Estimated Attendance (Please check one)

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> 100 or less | <input type="checkbox"/> 100-500 | <input type="checkbox"/> 500-1,000 | <input type="checkbox"/> 1,000-2,000 |
| <input checked="" type="checkbox"/> 2,000-5,000 | <input type="checkbox"/> 5,000-10,000 | <input type="checkbox"/> 10,000-25,000 | <input type="checkbox"/> 25,000-50,000 |
| <input type="checkbox"/> 50,000-100,000 | <input type="checkbox"/> 100,000-150,000 | <input type="checkbox"/> 150,000-more | |
| <input type="checkbox"/> Other (Please Define): _____ | | | |

3. Will fireworks be a part of the event? No _____ Yes Yes

If yes, who is responsible for displaying them: Deep South Fireworks

4. What type of entertainment will take place? Please check all that apply:

- Musical Dance (No Music) Speakers Other (Please List): Live Band, DJ

Note: A permit from the Tallahassee Fire Department is required prior to any fireworks display. Sound level and noise disturbances will be monitored and handled by the Tallahassee Police Department.

C. Fees

- 1. Will there be an admission fee charged to the participants? No Yes Amount \$ _____
- 2. Will there be an admission fee charged to the spectators? No Yes Amount \$ _____
- 3. Will fees be charged to exhibitors/concessionaires? No Yes Amount \$ 50-100
- 4. Will there be an activity fee charged? No Yes Amount \$ 10

Please list all activities: fee only for non-southwood residents

- 5. Will there be a charge for parking? No Yes Amount \$ _____

Please list parking lots to be used: Community Center, Golf Club, Town Center

Please list areas for handicap parking: Community Center

D. Vending

- 1. Will vendors and/or concessionaires be a part of this event? No Yes
- 2. What type of vending will be present? Arts/Crafts Food Exhibits
Please list any other vendor types: Sponsors will have tents with swag
- 3. Will you be requesting additional electrical services for vendors? No Yes
- 4. Will you be requesting additional water services for vendors? No Yes
- 5. Are your vendors using generators? No Yes If yes, how many? 10-15
- 6. Will the event require trash receptacles with dumping services? No Yes
Number of receptacles needed: Marpan Dumpster ordered

E. Catering Services

- 1. Will food and/or non-alcoholic beverages be served and/or sold? No Yes
- 2. Will alcoholic beverages be served and/or sold? No Yes
- 3. Who will dispense the food or beverage (i.e.: caterers, staff, etc.)? Food Trucks

If caterers are being used, please list the names and DBPR license number of each caterer:

Note: All sales tax is to be reported by the Vendor.

F. Restroom Facilities

1. How many portable restroom facilities will you have? 10
Number of handicap facilities 2 Number of handwash sinks 12
2. Where will facilities be located? Near Tennis Courts
3. Which vendor will provide the restrooms? Talquin Portable Restrooms /Doodie Calls, LLC
4. If portable restroom facilities are not used, what restroom facilities with your event be utilizing?

G. Medical Arrangements

1. Will there be ambulatory services on site? No Yes
Service provided by: Leon County
2. Will there be first aid services on site? No Yes
Service provided by: Leon County
3. Please describe the placement of first aid stations and/or vehicles:

H. Equipment

1. Will the event include tents? No Yes
Please specify quantity of tents per each size:
10 x 10 20 10 x 15 _____ 10 x 20 _____ 15 x 15 _____ 20 x 20 _____
Please list any other sizes and their quantity: 40 x 40 Hex Tent
2. Will you be placing banners and/or signs at your event? No Yes
How many? Vendor location Sizes? 10 x 10
Verbiage: _____
3. Please list the number and location of stages: 1, near grove park to the east of tennis courts
4. Please list the location of staff management command center: SRCA Tent in middle behind courts
5. Please provide your plan for public transportation access and service:

I. Sound and Lighting

1. Who will provide your audio and lighting: DJ's To Go & All Pro light tower

2. Will additional electrical services be needed? No Yes

Please list locations: _____

J. Street Closures and Security

1. Will the event require security (alcohol, monetary, overnight, etc.)? No Yes

2. Will the event require street closures? No Yes

Please indicate which streets will be closed and the times of closure and re-opening:

Street Closed: Hemingway + Biltmore Ave Time Closed: 6:30pm Time Re-Opened: 7:30pm

Street Closed: Grave Park + Hemingway Time Closed: ↓ Time Re-Opened: ↓

Street Closed: Grave Park + Belle Meade Time Closed: ↓ Time Re-Opened: ↓

Street Closed: Grave Park + Endicott Time Closed: ↓ Time Re-Opened: ↓

Grave Park + Longfellow
Grave Park + Mossy Creek

3. Will the event include a parade? No Yes Number of Entries: TBD

Will the parade have a reviewing stand? No Yes Announcer? No Yes

Parade Start Time: 7:00pm End Time: 7:30pm Setup Time: 6:30pm

Staging Area: Alleyway between Belle Meade & Hemingway

Note: The sponsor/event planner will be required to provide police barricade service through the City of Tallahassee Police Department for events that require street closures. In the event a state road is involved, the event planner must secure a permit from the Florida Department of Transportation through the Tallahassee Police Department.

K. Prohibited Practices

Games of Chance, Gambling and Raffles are prohibited.

L. Cancellations

Is a rain date scheduled? No Yes Date 7/5/2026

Note: There may be times when the District cannot accommodate a date change due to overlapping events. This will be handled on a case-by-case basis.

M. Site Plans and Maps

Please attach with your application a detailed site plan to reflect all venues, exhibits, activities,

equipment, trash receptacles, restrooms, street closures, staging, beer gardens, etc.

N. Insurance Requirements

General liability insurance or other insurance may be required as determined by the District's Board. The District, its staff, consultants and supervisors shall be named as an additional insured on any required general liability insurance. All food vendors and caterers are also required to provide a copy of their current general liability insurance certificate.

O. Indemnification

Each organization, group or individual reserving the use of a District Park Facility agrees to indemnify and hold harmless the Capital Region Community Development District and its respective officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District Park Facilities, including litigation or any appellate proceedings with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, F.S.

The District and its agents, employees, and officers shall not be liable for, and the user hereby releases all claims for damage to or loss of personal property sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's parks and recreational facilities.

P. Additional Terms

The District reserves the right to revoke any application approved for an activity, which is found to be in violation of any ordinance, law, or condition of approval.

I have read, understood and agree to abide by all District policies, rules and regulations regarding the use of the Park Facility.

Signature

May 27, 2026

Date

*****OFFICE USE ONLY*****

DEPOSIT: \$ _____ Date: _____

Received By: _____ Approved By: _____

Conditions of Approval: