CAPITAL REGION

Community Development District

September 10, 2026

AGENDA

Capital Region
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.mysouthwoodcdd.com

September 3, 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, September 10, 2026 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

I. Roll Call

II. Audience Comments (regarding agenda items listed below)

III. Approval of Consent Agenda
   A. Approval of the Minutes of the August 13, 2026 Meeting

   B. Check Register

IV. Consideration of Special Event Permit: FSU Film

V. Discussion of Request for Conveyance of Longfellow Road Parcel

VI. Staff Reports
   A. Attorney

   B. District Manager – Update to Agreement for Amenity Management and Operations & Maintenance On Site Services

   C. Property Management
      1. All Pro Reports

      2. Operations Memorandum

VII. Supervisors Requests

VIII. Audience Comments

IX. Next Scheduled Meeting: October 8, 2026 @ 6:30 p.m.

X. Adjournment

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

Sincerely,
Corbin deNagy
Corbin deNagy
District Manager

Community Interest:

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

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, August 13, 2026 at 6:32 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
Valerie Reglat	Supervisor
Kurt Christensen	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Director of Operations
Chrissy Barber	All-Pro
Kim Bishop	All-Pro
Kevin Eason	HOA
Corrie Vernick	HOA
Jim Thielen	Supervisor Elect

The following is a summary of the actions taken at the August 13, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Rojas called the meeting to order at 6:32 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident stated I have observed in the last three years that we have been mowing and managed to contribute transferring weeds and seeds from one location to another in the Southwood residential community. I suggest with the $10,000 that was raised for the budget, we buy some grass collection system. The damage has been done but at least this is a control. I suggest the board implement that as soon as possible.

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

A. Approval of the Minutes of the June 11, 2026 Meeting
B. Balance Sheet as of July 31, 2026 and Statement of Revenues & Expenditures for the Period Ending July 31, 2026
C. Allocation of Assessments

D. Check Register

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

FOURTH ORDER OF BUSINESS Consideration of Engagement Letter with Grau & Associates for Fiscal Year 2026

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit in the amount of $4,900 was approved.

FIFTH ORDER OF BUSINESS Consideration of Proposals

A. Precision Sidewalk Safety Proposal

Mr. Berlin stated we need authorization for $7,000 because that is the minimum proposal they will do.

Mr. deNagy stated we are not talking about city sidewalks we are talking about CDD maintained trails. You have already approved $35,000 from the capital reserve fund and this expense would also be out of the capital reserve.

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the proposal from Precision Sidewalk Safety in the amount of $7,000 was approved.

B. All Pro Proposal: Unit 1 Turf Renovation

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the proposal from All-Pro Landcare in the amount of $10,855.72 was approved.

C. Al Pro Proposal: Unit 2 Turf Renovation

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the proposal from All-Pro Landcare in the amount of $10,105.72 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Special Event Permit: Beyond Limits Adventure 5K**

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the special event permit for Beyond Limits Adventure 5K was approved.

SEVENTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

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

Mr. deNagy gave an overview of the approved fiscal year 2027 budget that reflects a proposed 4% increase in assessments.

Ms. Reglat stated you said we would need to come up with approximately $78,000 to not have an increase and it sounds like we have a lot of carry forward we can use to reduce the increase.

Mr. deNagy stated the district's actual revenues have exceeded the budgeted revenues, and total current expenditures are trending under the budgeted amount. Previous boards have looked at cost savings or additional assessment revenue that came in and applied those savings to prevent increases. You can certainly look to do that, I caution you to say that carryforward surplus is one-time funds, it is not recurring. I think what the district saw in years past where previous boards had applied surplus every year, and expenses keep growing the district hit a breaking point and one year had a 12% increase. You are talking about applying carryforward surplus in fiscal year 2027, which is only one year, so that is not an issue. I think the district has enough carryforward surplus if you want to do that.

Ms. Reglat stated we have done increases several years in a row.

Mr. deNagy stated I think they have been around 4%. I have received two comments on the budget, one person emailed and I responded and explained and outlined the budget and he was okay.

A resident asked what is the rationale for increasing 4%? We have $1.82 million going to All-Pro. The suggestion I had earlier I want to carry it over here for this purpose because of the aesthetics of the place and the entire area. It is mandatory almost to keep up with the aesthetics to get those grass catchers behind the equipment. The other thing in order to justify that also I suggest we get some shrubbery and beatify the north part of Four Oaks the roundabout and the unit 17 area.

With no other public comments, the Board took the following action:

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

A. Consideration of Resolution 2025-09 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. deNagy stated this is your last opportunity to make an adjustment before you approve the resolutions to adopt the budget and certify the assessment roll. I think the district is looking at roughly $85,000 if you wanted to do no increase. If you want to give me direction which way you want to go and whatever meets that dollar amount needs to be zero increase.

Mr. Christensen asked what are we saying? If we say use $85,000 there is no 4% increase and all the letters have to go out again?

Ms. Sandy stated no letters have to go out. There is a potential increase this year and there was a cost associated with that. It would just be keeping the assessments at the prior year. It can always be a decision not to do the assessment increase at this time so next year if you are again considering the budget and potentially if there is needs to be a 4% increase to keep up with costs, then you would be sending out letters again and have a hearing on a potential assessment increase.

Mr. Christensen asked what is the contingency? Don't we have a contingency amount in the budget?

Mr. deNagy stated the budget includes other contingencies for $42,800. I do want to point out the district does have a budget line item for landscape maintenance new units and street trees for $5,500. I have been working with Robert and All-Pro to get a better idea of the next unit we anticipate coming online. We have been told for many months that Lake Mary is going to be transferred to the CDD but the developer still has some cleanup they must do before the CDD will accept it. Right now, it is still under the developer's control. The district is looking at $36,000 annually to maintain that area and that would be a whole new unit.

Mr. Rojas stated no one enjoys an increase, but what would make you feel more comfortable? I want this neighborhood to look good and function how it should. If you feel that you need this 4% increase, which is $15 a year, I value your opinion. Would the board be better off with the 4% increase?

Mr. deNagy stated look at your actuals as of July 31st. Right now, you have collected $20,845 more than what was budgeted. There are two months left of interest earnings, you do have savings just from collecting more than you thought you would. If you wanted to plug the budget, just looking at those numbers would be okay.

After further discussion the board took the following action.

> On MOTION by Mr. Rojas seconded by Mr. Christensen with all in favor the engineering budget was reduced from $15,000 to $10,000.

> On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor Resolution 2026-09 was approved as amended by reducing engineering to $10,000, reduce assessment increase from 4% to 3% and utilize carry forward surplus for the difference to keep a balanced budget.

B. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

> On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor Resolution 2026-10 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Direct Collect Agreement with St. Joe**

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the direct collect agreement with St. Joe was approved.

NINTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, Consideration of Resolution 2026-11**

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

Ms. Sandy stated the rules of procedure are more administrative in nature and every five or so years we do a comprehensive update to reflect changes in the statutes.

Mr. Thielen asked are these more housekeeping in nature and applies with what the legislature did?

Ms. Sandy stated they do track statutes for the most part and the updates are reflective of changes made by the legislature but also some streamlining of things we found over the past five or six years.

Mr. Thielen stated you mentioned audit.

Ms. Sandy stated audit procurement, construction, maintenance, goods and materials.

Mr. Thielen stated just housekeeping, thank you.

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

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor Resolution 2026-11 was approved.

TENTH ORDER OF BUSNESS **Organizational Matters**

A. Appointment of New Supervisor to Fill Unexpired Term of Office (11//26)

B. Oath of Office for Newly Appointed Supervisor

C. Election of Officers, Resolution 2026-07

This item tabled.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Discussion of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the fiscal year meeting schedule was approved.

Discussion of Fiscal Year 2027 Goals & Objectives

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the fiscal year 2027 goals and objectives were approved.

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 stated I brought up a couple meetings ago about connecting the Orange Avenue 6-inch irrigation main. We measured the distance and All-Pro provided a quote to put in the 6-inch pipe and drop in a wire. We would do nothing else, there is no irrigation on that side of the road. We would also remove the clock. The quote is $27,000. It would provide more pressure for the district's irrigation. This would be a capital expense.

On MOTION by Mr. Rojas seconded by Ms. Reglat with all in favor irrigation main installation in the amount of $27,000 was approved.

Mr. Berlin stated there is a gentleman in the audience who has had problems in Unit 23 with parking in the greenspace in the common area and the district did some restoration work in there and he addressed the resident who is living there to not park there with no results. Yesterday, All-Pro put no parking signs across there as a reminder not to park on the district property. I don't think we have authority to tow cars.

Ms. Sandy stated we would have to go through a process to adopt a towing policy. On alleyways they are still technically limited jurisdiction for the enforcement.

Mr. Rojas stated let's see how the no parking signs work and we will revisit it if it is still an ongoing issue.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated there is an issue with weeds spreading all over the place and that is very important. It is very important because there are weeds growing all over. I got estimates for my lot and it was between $4,000 to $8,000 to get a small yard fixed. A lot of landscapers and the city perpetuate and spread the weeds through the process of mowing.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 10 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next meeting is September 10, 2026 at 6:30 p.m. in the same location and there being no further business to come before the board the meeting adjourned at 7:45 p.m.

____________________________ ____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Capital Region
Community Development District

Check Register Summary

August 31, 2026

Fund	Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll				
	8/17/26	50983-50985	$	369.40
		Sub-Total	$	369.40
Accounts Payable				
	8/5/26	3854-3855	$	107,916.45
	8/11/26	3856-3866		31,442.54
	8/18/26	3867-3868		13,214.66
	8/25/26	3869-3871		7,005.18
		Sub-Total	$	159,578.83
Autopayment ACH*				
	8/21/26	City of Tallahassee	$	5,983.42
		Sub-Total	$	5,983.42
		Total General Fund	**$**	**165,931.65**
Capital Reserve Fund - Wells Fargo				
Accounts Payable				
		-	$	-
		Total Capital Reserve Fund	**$**	**-**
		GRAND TOTAL	**$**	**165,931.65**

*The utility schedule and supporting invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50983	30	KURT V CHRISTENSEN	.00	8/17/2026
50984	29	VALERIE D. REGLAT	184.70	8/17/2026
50985	21	LUIS K ROJAS	184.70	8/17/2026
		TOTAL FOR REGISTER	369.40	

Attendance Confirmation
for
Board of Supervisors

District Name: Capital Region

Board Meeting Date: August 13, 2026

Seat	*Name*	*In Attendance Please*	*Fees Involved*
1	VACANT	☐	$ 200
2	Matthew Vogel	☐	$ 200
3	Kyle Rojas	☑	$ 200
4	Valerie Reglat	☑	$ 200
5	Kurt Christinsen	☑	$ 200

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for payment:

Corbin deNagy
District Manager Signature

8/14/2026
Date

RETURN SIGNED DOCUMENT TO TIZIANA CESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00024	7/28/26	199293	202607	320-57200-46490		*	3,250.00		
			EMERGENCY TREE REMOVAL							
						ALL-PRO LAND CARE OF TALLAHASSEE			3,250.00	003854
8/05/26	00024	8/01/26	199270	202608	320-57200-46225		*	219.04		
			AUG26 LANDSC NEW UNITS							
		8/01/26	199270	202608	320-57200-46200		*	97,638.86		
			AUG26 LANDSC CONTR UNITS							
		8/01/26	199270	202608	320-57200-46400		*	4,851.39		
			AUG26 IRRIG CONTR UNITS							
		8/01/26	199270	202608	320-57200-46950		*	1,957.16		
			AUG26 FUEL SURCHARGE							
						ALL-PRO LAND CARE OF TALLAHASSEE			104,666.45	003855
8/11/26	00024	8/04/26	199277	202607	320-57200-46450		*	8,271.19		
			UNIT #10 - MAINLINE LEAK							
						ALL-PRO LAND CARE OF TALLAHASSEE			8,271.19	003856
8/11/26	00024	8/04/26	199357	202607	320-57200-46900		*	69.87		
			LDR-5 COGON GRASS							
						ALL-PRO LAND CARE OF TALLAHASSEE			69.87	003857
8/11/26	00024	8/04/26	199358	202607	320-57200-46450		*	768.23		
			UNIT #31 - MAINLINE REPR							
						ALL-PRO LAND CARE OF TALLAHASSEE			768.23	003858
8/11/26	00024	8/04/26	199361	202607	320-57200-46450		*	604.05		
			UNIT #35-MAINLINE REPAIR							
						ALL-PRO LAND CARE OF TALLAHASSEE			604.05	003859
8/11/26	00024	8/04/26	199363	202607	320-57200-46450		*	294.57		
			UNIT #35 - IRRIG REPAIRS							
						ALL-PRO LAND CARE OF TALLAHASSEE			294.57	003860
8/11/26	00061	8/01/26	610	202608	320-57200-34000		*	13,129.75		
			JU 26 FACILITY MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES			13,129.75	003861
8/11/26	00061	8/01/26	609	202608	310-51300-34000		*	5,029.33		
			AUG26 MANAGEMENT FEES							
		8/01/26	609	202608	310-51300-35110		*	120.25		
			AUG26 WEBSITE ADMIN							
		8/01/26	609	202608	310-51300-35100		*	280.58		
			AUG26 INFORMATION TECH							
		8/01/26	609	202608	310-51300-31300		*	708.92		
			AUG26 DISSEMINATION SVCS							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	609	202608	310-51300-51000	*	.03		
			OFFICE SUPPLIES						
		8/01/26	609	202608	310-51300-42000	*	1.07		
			POSTAGE						
		8/01/26	609	202608	310-51300-42500	*	1.80		
			COPIES						
		8/01/26	609.AMEX	202608	320-57200-46900	*	8.40		
			JUL26 GOOGLE WORKSPACE						
					GOVERNMENTAL MANAGEMENT SERVICES			6,150.38	003862
8/11/26	00324	7/31/26	3780834	202606	310-51300-31500	*	760.50		
			JUN26 GENERAL COUNSEL						
					KUTAK ROCK LLP			760.50	003863
8/11/26	00324	7/31/26	3780837	202606	310-51300-31500	*	650.00		
			JUN26 MONTHLY MEETING						
					KUTAK ROCK LLP			650.00	003864
8/11/26	00374	7/29/26	512	202607	320-57200-47000	*	399.00		
			BRIDGE CLEANING						
					PRO EXTERIOR SERVICES LLC			399.00	003865
8/11/26	00028	8/05/26	2244123	202608	320-57200-46500	*	345.00		
			AUG26 LAKE MAINT - S WOOD						
					THE LAKE DOCTORS, INC.			345.00	003866
8/18/26	00024	8/05/26	199367	202608	320-57200-46490	*	1,020.63		
			(4) TREE REMOVALS						
		8/11/26	1993181	202608	320-57200-46490	*	2,520.00		
			TREE PRUNNING - UNIT#23						
		8/11/26	199373	202608	320-57200-46900	*	2,793.58		
			REMOVE OVERGROWTH						
		8/11/26	199375	202608	320-57200-46450	*	116.29		
			IRRIGATION REP - ARTEMIS						
		8/11/26	199376	202608	320-57200-46450	*	526.71		
			IRRIGATION - CTLR UNIT#35						
		8/11/26	199377	202608	320-57200-46450	*	232.06		
			IRRIGATION- CTLR#1 UNIT#5						
		8/11/26	199378	202608	320-57200-46450	*	389.10		
			IRRIGATION- CTRL#2 UNIT#5						
		8/11/26	199380	202608	320-57200-46450	*	245.21		
			IRRIGATION - CTLR UNIT#17						
		8/11/26	199382	202608	320-57200-46490	*	2,340.00		
			TREE REMOVAL - UNIT #26						
		8/12/26	199384	202608	320-57200-46900	*	1,837.50		
			RMV OVERGROWTH-GOLDENROD						
					ALL-PRO LAND CARE OF TALLAHASSEE			12,021.08	003867

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00373	7/31/26	7821800	202607	310-51300-48000		*	659.36		
			NTC-ASSESSMENT HEARING							
		7/31/26	7821800	202607	310-51300-48000		*	85.00		
			NTC-BOS MEETING 7/9							
		7/31/26	7821800	202607	310-51300-48000		*	119.86		
			NTC-RULE DEVELOPMENT							
		7/31/26	7821800	202607	310-51300-48000		*	191.24		
			NTC-RULEMAKING							
		7/31/26	7821800	202607	310-51300-48000		*	138.12		
			NTC-FY27 PROPOSED BUDGET							
						USA TODAY MEDIA CORP.			1,193.58	003868
8/25/26	00024	8/17/26	199391	202608	320-57200-47000		*	1,820.00		
			ASPHALT REPR-CENT PRK TRL							
		8/17/26	199392	202608	320-57200-46450		*	2,309.05		
			IRRIG CONTROLLER UPGRADE							
		8/17/26	199393	202608	320-57200-46450		*	1,507.09		
			IRRIG CONTROLLER UPGRADE							
		8/17/26	199394	202608	320-57200-46900		*	209.61		
			CONSERVATION MOW - UNIT17							
		8/17/26	199398	202608	320-57200-46450		*	241.83		
			IRRIGATION-CTLR23 UNIT17							
		8/19/26	199400	202608	320-57200-46650		*	167.70		
			SIGNS-NO PARKING/CAUTION							
						ALL-PRO LAND CARE OF TALLAHASSEE			6,255.28	003869
8/25/26	00370	8/18/26	QUO19281	202608	320-57200-46650		*	149.90		
			MEMORIAL PLAQUES							
						AWARDS4U			149.90	003870
8/25/26	00296	8/22/26	000571	202608	320-57200-46550		*	600.00		
			MOWING/BUSH HOG WEEDS							
						LONGVIEW LAND CLEARING LLC			600.00	003871

TOTAL FOR BANK B	159,578.83
TOTAL FOR REGISTER	159,578.83

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
7/28/2026	199293

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	8/27/2026

Description	Quantity	Rate	Amount
Emergency Tree Removal @ Central Park Lake near mulberry blvd - Remove Fallen Pine & damaged Oak from nature trail and grind the stump.			
Remove Fallen Pine & damaged Oak from nature trail and grind the stump.	1	3,250.00	3,250.00

RECEIVED
By Tara Lee at 10:04 am, Jul 29, 2026

46490
Corbin deNagy
7/28/2026

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	$3,250.00
Payments/Credits	$0.00
Balance Due	$3,250.00

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

INVOICE

Date	Invoice #
8/1/2026	199270

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 August 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

RECEIVED
By Tara Lee at 8:56 am, Jul 28, 2026

Corbin deNagy
7/15/2026

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.

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/4/2026	199277

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

P.O. No.	Terms	Due Date
	Net 30	9/3/2026

Description	Quantity	Rate	Amount
Controller 13; Unit 10 - Mainline Leak			
100 FT - 4" Pipe	1	564.38	564.38
2 - 4" repair coupling			
5 Bags Sakrete			
2 Rectangular Valve Boxes			
Mini-Excavator	1	450.00	450.00
Irrigation Labor - Technician	31.5	85.50	2,693.25
Irrigation Labor - Assistant	52.5	68.50	3,596.25
Centipede Sod w/ Install	1,000	0.62	620.00
Miscellaneous Materials & Consumables	1	212.31	212.31
Fuel Surcharge	1	135.00	135.00
Date of Service: 7/14/2026, 7/22/,2026, 7/23/2026, 7/24/2026, 7/29/2026, 7/30/2026			

RECEIVED
By Tara Lee at 11:13 am, Aug 05, 2026

46450
Corbin deNagy
8/4/2026

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

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

Total	$8,271.19
Payments/Credits	$0.00
Balance Due	$8,271.19

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/4/2026	199357

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

P.O. No.	Terms	Due Date
	Net 30	9/3/2026

Description	Quantity	Rate	Amount
LDR-5: Cogon Grass			
General Labor Rate	1	68.50	68.50
Fuel Surcharge	1	1.37	1.37

RECEIVED
By Tara Lee at 11:13 am, Aug 05, 2026

46900
Corbin deNagy
8/4/2026

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

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

Total	$69.87
Payments/Credits	$0.00
Balance Due	$69.87

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/4/2026	199358

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/3/2026

Description	Quantity	Rate	Amount
Controller 28; Unit 31 - Mainline Repair			
1 - 4" coupling	1	115.23	115.23
1 - 4" repair coupling			
Irrigation Labor - Technician	4	85.50	342.00
Irrigation Labor - Assistant	4	68.50	274.00
Miscellaneous Materials & Consumables	1	21.94	21.94
Fuel Surcharge	1	15.06	15.06
Date of Service: 7/27/2026			

RECEIVED
By Tara Lee at 11:13 am, Aug 05, 2026

46450
Corbin deNagy
8/4/2026

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

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

Total	$768.23
Payments/Credits	$0.00
Balance Due	$768.23

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/4/2026	199361

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

FNGLA CERTIFIED — We Know What Grows — Horticulture Professional

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

P.O. No.	Terms	Due Date
	Net 30	9/3/2026

Description	Quantity	Rate	Amount
Controller 18; Unit 35 - Mainline Repair			
1 - 4" coupling	1	35.96	35.96
1 - 4 x 2 bushing			
1 - 2" coupling			
1 - 2" 90			
Irrigation Labor - Technician	3.5	85.50	299.25
Irrigation Labor - Assistant	3.5	68.50	239.75
Miscellaneous Materials & Consumables	1	17.25	17.25
Fuel Surcharge	1	11.84	11.84
Date of Service: 7/30/2026			

RECEIVED
By Tara Lee at 11:14 am, Aug 05, 2026

46450
Corbin deNagy
8/4/2026

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

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

Total	$604.05
Payments/Credits	$0.00
Balance Due	$604.05

Invoice

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

Date	Invoice #
8/4/2026	199363

Phone: 850-656-0208

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

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/3/2026

Description	Quantity	Rate	Amount
Controller 18; Unit 35 - Valve Replace			
1 1/2" Hunter Valve	1	109.38	109.38
Irrigation Labor - Technician	2	85.50	171.00
Miscellaneous Materials & Consumables	1	8.41	8.41
Fuel Surcharge	1	5.78	5.78
Date of Service: 7/31/2026			
Damage Source: Normal			

46450
Corbin deNagy
8/4/2026

RECEIVED
By Tara Lee at 11:13 am, Aug 05, 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	$294.57
Payments/Credits	$0.00
Balance Due	$294.57

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

Invoice

Invoice #: 610
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		13,129.75	13,129.75

Alison Mossing
8-6-26

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

RECEIVED
By Tara Lee at 1:39 pm, Aug 10, 2026

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

Invoice

Invoice #: 609
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		5,029.33	5,029.33
Website Administration - August 2026		120.25	120.25
Information Technology - August 2026		280.58	280.58
Dissemination Agent Services - August 2026		708.92	708.92
Office Supplies		0.03	0.03
Postage		1.07	1.07
Copies		1.80	1.80
AMEX Charge 7/1/26- Google Workspace		8.40	8.40

Total	$6,150.38
Payments/Credits	$0.00
Balance Due	$6,150.38

RECEIVED
By Tara Lee at 12:08 pm, Aug 06, 2026

KUTAK ROCK LLP

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

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

[redacted]

July 31, 2026

Mr. Jim Oliver
Capital Region CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3780834
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

06/03/26	D. Wilbourn	0.40	80.00	Update and revise agreement with Lake Doctors
06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/09/26	S. Sandy	0.40	130.00	Review letter from Obos regarding Weldon Farms property; confer with deNagy regarding same
06/26/26	S. Sandy	1.60	520.00	Prepare letter to Obos regarding common area assessability; confer regarding same

TOTAL HOURS	2.50	
TOTAL FOR SERVICES RENDERED		$760.50
TOTAL CURRENT AMOUNT DUE		$760.50

Corbin deNagy
8/4/2026

RECEIVED
By Tara Lee at 2:27 pm, Aug 04, 2026

K U T A K R O C K L L P

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

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

July 31, 2026

[redacted]

Capital Region CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3780837
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

06/02/26	S. Sandy	0.20	65.00	Review draft agenda
06/04/26	S. Sandy	0.30	97.50	Confer with Sweeting regarding agenda
06/11/26	S. Sandy	1.50	487.50	Prepare for and attend board meeting; conduct follow-up regarding same

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED $650.00

TOTAL CURRENT AMOUNT DUE $650.00

RECEIVED
By Tara Lee at 2:26 pm, Aug 04, 2026

INVOICE

ProWash
533 E Jefferson St, Tallahassee FL, 32301
Brayden@ProWashFL.com
(850) 900 3231

Bill To

Capital Region CDD .

3712 Four Oaks Boulevard
Tallahassee, FL, USA

Invoice details

Invoice no.:	512
Terms:	Due Upon Receipt
Invoice date:	07/29/2026

PRODUCT OR SERVICE	AMOUNT
Bridge Cleaning	$399.00

Subtotal	$399.00
Total	**$399.00**
Payment	$0.00
Balance due	**$399.00**

Payment Required

GL # 47000
8/6/2026

Click To View Online Invoice

RECEIVED
By Tara Lee at 8:34 am, Aug 07, 2026

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
708277	8/5/2026	$345.00

ADDRESSEE

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

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

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

000000000185150010000000397630000000003450074

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

SOUTHWOOD **3770 Cunard Dr Tallahassee, FL 32311**

Invoice Due Date 8/14/2026 **Invoice 2244123** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/4/2026	Water Management - Monthly		$345.00	$0.00	$345.00

The algae seems to be under control. I will continue to inspect the pond this month. Please contact Jim Hawkins with any questions. Thank you

RECEIVED
By Tara Lee at 10:28 am, Aug 10, 2026

46500
Corbin deNagy
8/10/2026

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: $345.00

This Invoice Total: $345.00

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

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/5/2026	199367

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

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/4/2026

Description	Quantity	Rate	Amount
Tree Removal			
3 Trees in Maple Ridge			
1 Tree in Artemis Way			
Cat Loader	1	250.00	250.00
General Labor Rate	11.25	68.50	770.63

RECEIVED
By Tara Lee at 12:02 pm, Aug 11, 2026

46490
Corbin deNagy
8/10/2026

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

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

Total	$1,020.63
Payments/Credits	$0.00
Balance Due	$1,020.63

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Invoice

Date	Invoice #
8/11/2026	199381

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Tree Pruning: Unit 23: Green Space next to 4260 Four Oaks Blvd			
Aggressively prune the two live oak trees to remove low-hanging limbs and increase roadway clearance. Trim the low-growing branches over the yellow house and along O'Toole. Clean up and haul all debris.	1	2,520.00	2,520.00
*Note: Trimming will not exceed more than 30% of the Live Green Canopy			

RECEIVED
By Tara Lee at 8:33 am, Aug 12, 2026

46490
Corbin deNagy
8/12/2026

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	$2,520.00
Payments/Credits	$0.00
Balance Due	$2,520.00

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

Phone: 850-656-0208

Invoice

Date	Invoice #
8/11/2026	199373

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Remove Overgrowth			
Biltmore	32.68	68.50	2,238.58
Mossy Creek			
Cat Loader	1	500.00	500.00
Fuel Surcharge	1	55.00	55.00

RECEIVED
By Tara Lee at 3:38 pm, Aug 11, 2026

46900
Corbin deNagy
8/11/2026

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	$2,793.58
Payments/Credits	$0.00
Balance Due	$2,793.58

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199375

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Controller 30, Unit 30 - Artemis Way - Irrigation Repair			
1 Rotor	1	25.19	25.19
2 - 1/2" 90 male x barb			
2 - 1/2" barb coupling			
2 Nozzles			
Irrigation Labor - Technician	1	85.50	85.50
Miscellaneous Materials & Consumables	1	3.32	3.32
Fuel Surcharge	1	2.28	2.28
Date of Service: 8/5/2026			

RECEIVED
By Tara Lee at 3:37 pm, Aug 11, 2026

46450
Corbin deNagy
8/11/2026

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	$116.29
Payments/Credits	$0.00
Balance Due	$116.29

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199376

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

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Irrigation: Controller 18, Unit 35			
6 - 6" sprayheads	1	116.34	116.34
6 Nozzles			
3 - 1/2" barb coupling			
4 - 1/2" 90			
Irrigation Labor - Technician	2.5	85.50	213.75
Irrigation Labor - Assistant	2.5	68.50	171.25
Miscellaneous Materials & Consumables	1	15.04	15.04
Fuel Surcharge	1	10.33	10.33
Date of Service: 8/5/2026			

RECEIVED
By Tara Lee at 3:38 pm, Aug 11, 2026

46450
Corbin deNagy
8/11/2026

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	$526.71
Payments/Credits	$0.00
Balance Due	$526.71

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199377

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Irrigation: Controller 1, Unit 5			
4 sprayheads	1	66.88	66.88
4 Nozzles			
Irrigation Labor - Technician	1	85.50	85.50
Irrigation Labor - Assistant	1	68.50	68.50
Miscellaneous Materials & Consumables	1	6.63	6.63
Fuel Surcharge	1	4.55	4.55
Date of Service: 8/6/2026			

RECEIVED
By Tara Lee at 3:38 pm, Aug 11, 2026

46450
Corbin deNagy
8/11/2026

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	$232.06
Payments/Credits	$0.00
Balance Due	$232.06

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199378

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Irrigation: Controller 2, Unit 5			
2 Rotors	1	139.36	139.36
4 - 4" sprayhead			
4 Nozzles			
4 DBR			
Solenoid			
Irrigation Labor - Technician	1.5	85.50	128.25
Irrigation Labor - Assistant	1.5	68.50	102.75
Miscellaneous Materials & Consumables	1	11.11	11.11
Fuel Surcharge	1	7.63	7.63

RECEIVED
By Tara Lee at 3:38 pm, Aug 11, 2026

46450
Corbin deNagy
8/11/2026

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	$389.10
Payments/Credits	$0.00
Balance Due	$389.10

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199380

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Irrigation: Controller 23, Unit 17			
2 Rectangular Valve Boxes	1	79.40	79.40
Irrigation Labor - Technician	1	85.50	85.50
Irrigation Labor - Assistant	1	68.50	68.50
Miscellaneous Materials & Consumables	1	7.00	7.00
Fuel Surcharge	1	4.81	4.81
Date of Service: 8/7/2026			

RECEIVED
By Tara Lee at 3:39 pm, Aug 11, 2026

46450
Corbin deNagy
8/11/2026

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	$245.21
Payments/Credits	$0.00
Balance Due	$245.21

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/11/2026	199382

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/10/2026

Description	Quantity	Rate	Amount
Tree Removal: Unit 26: Trail off Biltmore Ave			
Cut down two dead pine trees along the Biltmore Nature Trail. Leave the debris in the natural area, and leave the stumps approximately 20 feet tall, if possible.	1	2,340.00	2,340.00

RECEIVED
By Tara Lee at 8:34 am, Aug 12, 2026

46490
Corbin deNagy
8/12/2026

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

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/12/2026	199384

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

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/11/2026

Description	Quantity	Rate	Amount
Remove Overgrowth - Goldenrod			
General Labor	19	68.50	1,301.50
Cat Loader	1	500.00	500.00
Fuel Surcharge	1	36.00	36.00

RECEIVED
By Tara Lee at 9:41 am, Aug 13, 2026

46900
Corbin deNagy
8/13/2026

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	$1,837.50
Payments/Credits	$0.00
Balance Due	$1,837.50

USA TODAY CO.

LocaliQ

ACCOUNT NAME	ACCOUNT #	INV DATE
Capital Region Community	1127543	07/31/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007821800	Jul 1- Jul 31, 2026	$1,193.58

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$1,193.58**

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 31, 2026

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.

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

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$86.66
7/20/26	PAYMENT - THANK YOU	-$86.66

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/16/26	TAL Tallahassee Democrat	12482060	Capital Region CDD - Assessment Hearing		1	2.0000 x 16.5 in	$659.36

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/1/26	12428146	TAL Tallahassee Democrat	Southwood Community		$85.00
7/2/26	12353751	TAL Tallahassee Democrat	Rule Development		$119.86
7/9/26	12353766	TAL Tallahassee Democrat	Notice of Rulemaking		$191.24
7/23/26	12482028	TAL Tallahassee Democrat	Budget Notice		$138.12

RECEIVED
By Tara Lee at 2:01 pm, Aug 17, 2026

USA TODAY CO.
LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Capital Region Community	1127543	Jul 1- Jul 31, 2026	07/31/26

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	$1,193.58
Service Fee 3.99%	$47.62
*Cash/Check/ACH Discount	-$47.62
*Payment Amount by Cash/Check/ACH	$1,193.58
Payment Amount by Credit Card	$1,241.20

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Capital Region Community	1127543	0007821800	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$1,193.58	$0.00	$0.00	$0.00	$0.00	$0.00	**$1,193.58**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$1,241.20

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

000112754300000000000000782180000119358671175

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , 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 07/16/2026

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 07/16/2026

Kya
Legal Clerk

Nancy Heyrman
Notary, State of WI, County of Brown

5.15.27
My commission expires

Publication Cost:	$659.36		
Tax Amount:	$0.00		
Payment Cost:	$659.36		
Order No:	12482060	# of Copies:	
Customer No:	1127543	1	
PO #:			

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Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

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

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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

Land Use	Total # of Units / Acres	ERU	Proposed O&M Assessment Per Unit (including collection costs/ early payment discounts)
Apartment Unit (Apt)	1,745	.59	$ 286.73
ACLF	101	.26	$ 144.81
Townhome (TH)	298	.50	$ 275.92
30'	53	.55	$ 302.20
40'	332	.58	$ 321.91
55'	371	.71	$ 390.83
65'	382	.88	$ 482.86
75'	209	1.00	$ 551.83
85'	111	1.09	$ 600.58
90'	26	1.23	$ 678.85
100'	205	1.25	$ 689.81
½ Acre	160	1.50	$ 827.77
1 Acre	40	1.96	$ 1,080.69
Southwood House	39	5.83	$ 3,219.85
Catholic School	1	1	$ 16,961.21
Golf Club	1	5.83	$ 17,681.53
Commercial (Acres)	143.516	32.04	$ 3,219.85
Undeveloped Land (Acres)	397.25	Various	$ 782.57

Includes collection costs and early payment discounts

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Leon County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

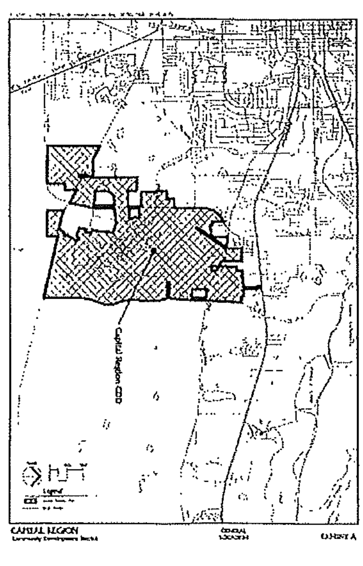
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at http://www.mysouthwoodcdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Corbin deNagy
District Manager



USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

TAL Tallahassee Democrat 07/01/2026
TAL tallahassee.com 07/01/2026

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 07/01/2026

Legal Clerk

Nancy Heyrman
Notary, State of WI, County of Brown

5.15.27
My commission expires

Publication Cost:	$85.00	
Tax Amount:	$0.00	
Payment Cost:	$85.00	
Order No:	12428146	# of Copies:
Customer No:	1127543	1
PO #:		

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Meeting
Capital Region Community Development District (Southwood)

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, July 9, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Corbin deNagy
District Manager
PUBLICATION 7/1/26

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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TAL Tallahassee Democrat 07/02/2026
TAL tallahassee.com 07/02/2026

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 07/02/2026

Legal Clerk

Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost:	$119.86		
Tax Amount:	$0.00		
Payment Cost:	$119.86		
Order No:	12353751	# of Copies:	
Customer No:	1127543	1	
PO #:			

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Capital Region Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 3196 Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311, Phone (904) 940-5850 ext. 409.

Corbin deNagy, District Manager
Capital Region Community Development District
Run Date: July 2, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

TAL Tallahassee Democrat 07/09/2026
TAL tallahassee.com 07/09/2026

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 07/09/2026

Legal Clerk

Nancy Heyrman
Notary, State of WI, County of Brown

5·15·27
My commission expires

Publication Cost:	$191.24
Tax Amount:	$0.00
Payment Cost:	$191.24
Order No:	12353766
Customer No:	1127543
PO #:	

# of Copies:
1

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Capital Region Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Tallahassee Democrat on July 2, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on August 13, 2026, at [illegible] at the SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 120.017(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.57, 120.81, 189.053, 189.069, 190.006, 190.007, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, [illegible] Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311, Phone (904) 940-5850 ext. 400, cdenagy@gmsnf.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Corbin deNagy, District Manager
Capital Region Community Development District
Run Date: July 9, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

TAL Tallahassee Democrat 07/23/2026
TAL tallahassee.com 07/23/2026

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 07/23/2026

Legal Clerk

Nancy Heyrman
Notary, State of WI, County of Brown

5/15/27
My commission expires

Publication Cost:	$138.12		
Tax Amount:	$0.00		
Payment Cost:	$138.12		
Order No:	12482028	# of Copies:	
Customer No:	1127543	1	
PO #:			

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NANCY HEYRMAN
Notary Public
State of Wisconsin

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Capital Region Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at http://www.mysouthwoodcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Corbin deNagy
District Manager
Run Date: July 23, 2026

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/17/2026	199391

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

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

P.O. No.	Terms	Due Date
	Net 30	9/16/2026

Description	Quantity	Rate	Amount
Asphalt Repair Central Park Trail			
Three areas totaling approximately 45 linear feet along the edge of the paved path.	1	1,820.00	1,820.00
Cut asphalt back approximately 1 foot.			
Remove existing asphalt.			
Replace with compacted hot-mix asphalt.			

RECEIVED
By Tara Lee at 10:41 am, Aug 18, 2026

47000
Corbin deNagy
8/17/2026

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

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

Total	$1,820.00
Payments/Credits	$0.00
Balance Due	$1,820.00

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/17/2026	199392

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

Bill To

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

P.O. No.	Terms	Due Date
	Net 30	9/16/2026

Description	Quantity	Rate	Amount
Irrigation Controller Upgrade – Controller 5, Unit 3			
8 STA HUNTER ICC2 BASE CONTROLLER W/ FLOW PASTIC WALL MOUNT (1)	1	1,921.766	1,921.77
4 STA HUNTER MODULE FOR ICC2 (1)			
HUNTER DECODER OUTPUT MODULE FOR HCC AND ICC2 CONTROLLERS (1)			
HUNTER SINGLE STATION DECODER (11)			
Irrigation Labor - Technician	4	85.50	342.00
Fuel Surcharge	1	45.28	45.28
*Lightning Strike			

RECEIVED
By Tara Lee at 10:42 am, Aug 18, 2026

46450
Corbin deNagy
8/17/2026

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

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

Total	$2,309.05
Payments/Credits	$0.00
Balance Due	$2,309.05

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Invoice

Date	Invoice #
8/17/2026	199393

FNGLA CERTIFIED — FNGLA — We Know What Grows — Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/16/2026

Description	Quantity	Rate	Amount
Irrigation Controller Upgrade – Controller 15, Orange Ave			
8 STA HUNTER ICC2 BASE CONTROLLER W/ FLOW PASTIC WALL MOUNT (1)	1	1,135.09	1,135.09
8 STA HUNTER 8 STA MODULE FOR ICC2 (3)			
Irrigation Labor - Technician	4	85.50	342.00
Fuel Surcharge	1	30.00	30.00
*Lightning Strike			

RECEIVED
By Tara Lee at 10:41 am, Aug 18, 2026

46450
Corbin deNagy
8/17/2026

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

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

Total	$1,507.09
Payments/Credits	$0.00
Balance Due	$1,507.09

Invoice

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

Phone: 850-656-0208

Date	Invoice #
8/17/2026	199394

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/16/2026

Description	Quantity	Rate	Amount
Unit 17: Conservation Area off Four Oaks - Mowing			
General Labor Rate	3	68.50	205.50
Fuel Surcharge	1	4.11	4.11

RECEIVED
By Tara Lee at 10:42 am, Aug 18, 2026

46900
Corbin deNagy
8/17/2026

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

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

Total	$209.61
Payments/Credits	$0.00
Balance Due	$209.61

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/17/2026	199398

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

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

P.O. No.	Terms	Due Date
	Net 30	9/16/2026

Description	Quantity	Rate	Amount
Controller 23, Unit 17 - Irrigation Repair			
2 Rectangular Valve Boxes	1	76.18	76.18
Irrigation Labor - Technician	1	85.50	85.50
Irrigation Labor - Assistant	1	68.50	68.50
Miscellaneous Materials & Consumables	1	6.91	6.91
Fuel Surcharge	1	4.74	4.74

RECEIVED
By Tara Lee at 10:41 am, Aug 18, 2026

46450
Corbin deNagy
8/17/2026

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

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

Total	$241.83
Payments/Credits	$0.00
Balance Due	$241.83

Invoice

ALL PRO LANDCARE MAINTENANCE

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

Phone: 850-656-0208

Date	Invoice #
8/19/2026	199400

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

FNGLA CERTIFIED FNGLA We Know What Grows Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	9/18/2026

Description	Quantity	Rate	Amount
Signs			
(2) No Parking Signs	1	167.70	167.70
(1) Caution Yellow Jacket Sign			

46650
Corbin deNagy
8/20/2026

RECEIVED
By Tara Lee at 1:34 pm, Aug 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	$167.70
Payments/Credits	$0.00
Balance Due	$167.70

AWARDS4U

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

Quote
#QUO19281
Order Date:8/18/2026

Bill To

Capital Region Community Development District
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092
United States

Ship To

Capital Region Community Development District
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092
United States

TOTAL

$149.90

Contact	Email	Phone
Robert Berlin	rberlin@gmsnf.com	850-251-1237

Memo
WAITING ON CHECK

Payment Terms	Customer PO#	Shipping Method	Sales Rep	Date Scheduled
CIA		Pick-Up In Store	Pam Cuppy	8/27/2026

Quantity	Item	Reference	Unit Price	Amount
1	**N73034** CAST ALUMINUM, BLACK, 4x6	692273.cdr// NEW PRODUCT	$64.95	$64.95
1	**GS46** GARDEN STAKE w/ROD, 4 X 6	692273.cdr	$79.95	$79.95
1	**PROOF** PREP CHARGE		$5.00	$5.00

RECEIVED
By Tara Lee at 11:01 am, Aug 25, 2026

Subtotal	$149.90
Shipping	$0.00
Discount	
Tax Total (0%)	$0.00
Paid	
Balance Due	$149.90

REMIT TO:

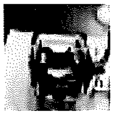
1387 E Lafayette St
Tallahassee FL 32301
United States
FEIN #: 59-2788623

Per Robert's eamil code to: 46650

$25.00 returned check fee.

Valid for 30 days from issue.

QUO19281



rberlin@gmsnf.com

Mon, Aug 24, 1:02 PM (22 hours ago)

to me

Good afternoon Tara.
Please see attached file containing a “quote” for memorial plaques to be displayed in Southwood’s Central Park. The vendor, Awards4U is set up in our system, and I was hoping you could cut a check for the amount shown (Balance Due $149.90) so that we could move forward with obtaining the plaques. Once I deliver the check, Awards4U will generate a “Sales Order” showing as “Paid”. I then would forward that to you for your records.

Also, can you have the check delivered to my home address? Mail delivery at our Tallahassee office is “iffy at best”.

My address is: 2618 S. Hannon Hill Dr. Tallahassee, FL. 32309

Thank you for your assistance in this matter.

Robert Berlin
Director of Operations GMS LLC
3196 Merchants Row Blvd Suite 130
Tallahassee, FL. 32309
Office: 850-727-5310
Cell: 850-251-1237
rberlin@gmsnf.com

Longview Land Clearing LLC
longviewlandclearing@gmail.com | (850) 545-2519

Invoice #000571

Issue date
Aug 22, 2026

August 21 Mowing

080 pond orange ave

Total: $600

Please make checks payable to Longview Land Clearing. Address: 1190 Concord Rd Havana FL 32333.

Thanks for your business!

Customer	**Invoice Details**	**Payment**
Capital Region Cdd cdenagy@gmsnf.com	PDF created August 24, 2026 $600.00	Due August 22, 2026 $600.00

Items	Quantity	Price	Amount
Mulching	1	$600.00	$600.00
Subtotal			$600.00

Total Due $600.00

RECEIVED
By Tara Lee at 12:12 pm, Aug 24, 2026

46550

Corbin deNagy

8/24/2026

Pay online

To pay your invoice go to https://squareup.com/u/fuHn6xMX

Or open the camera on your mobile device and place the QR code in the camera's view.

FOURTH ORDER OF BUSINESS

From: **Your Southwood CDD** noreply@mysouthwoodcdd.com
Subject: New submission from Special Event Permit
Date: September 2, 2026 at 12:12 PM
To: info@mysouthwoodcdd.com, cdenagy@gmsnf.com, jfallis@gmsnf.com

General Information

Event Name:

FSU College of Motion Picture Arts Student Filming

Date:

10/09/2026

Start Time:

09:00 am

End Time:

10:00 pm

Set Up Time:

09:00 am

Break Down Complete By:

10:00 pm

Facility / Park Requested:

The tree with the roots going into the ground near the playground & some of the trees surrounding the lake.

Name of Applicant or Applying Organization:

Ayden Kostzer - FSU Film Student

Mailing Address:

282 Champions Way
Tallahassee, Florida 32306
United States
Map It

Phone:

(954) 655-4139

Contact Name:

Ayden Kostzer

Contact Mailing Address:

282 Champions Way
Tallahassee, Florida 32306
United States
Map It

Contact Phone:

(954) 655-4139

Contact Email:

ak22de@fsu.edu

Event Information

Type of Event

Filming for a student FSU College of Motion Picture Arts film

Estimated Attendance:

30 people or fewer

Cancelation

In the event of inclement weather, is a rain date scheduled?

No

Additional Terms

I have read, understood and agree to abide by all District policies, rules and regulations regarding the use of the Park Facility.

- I agree.

FIFTH ORDER OF BUSINESS

Zoom to

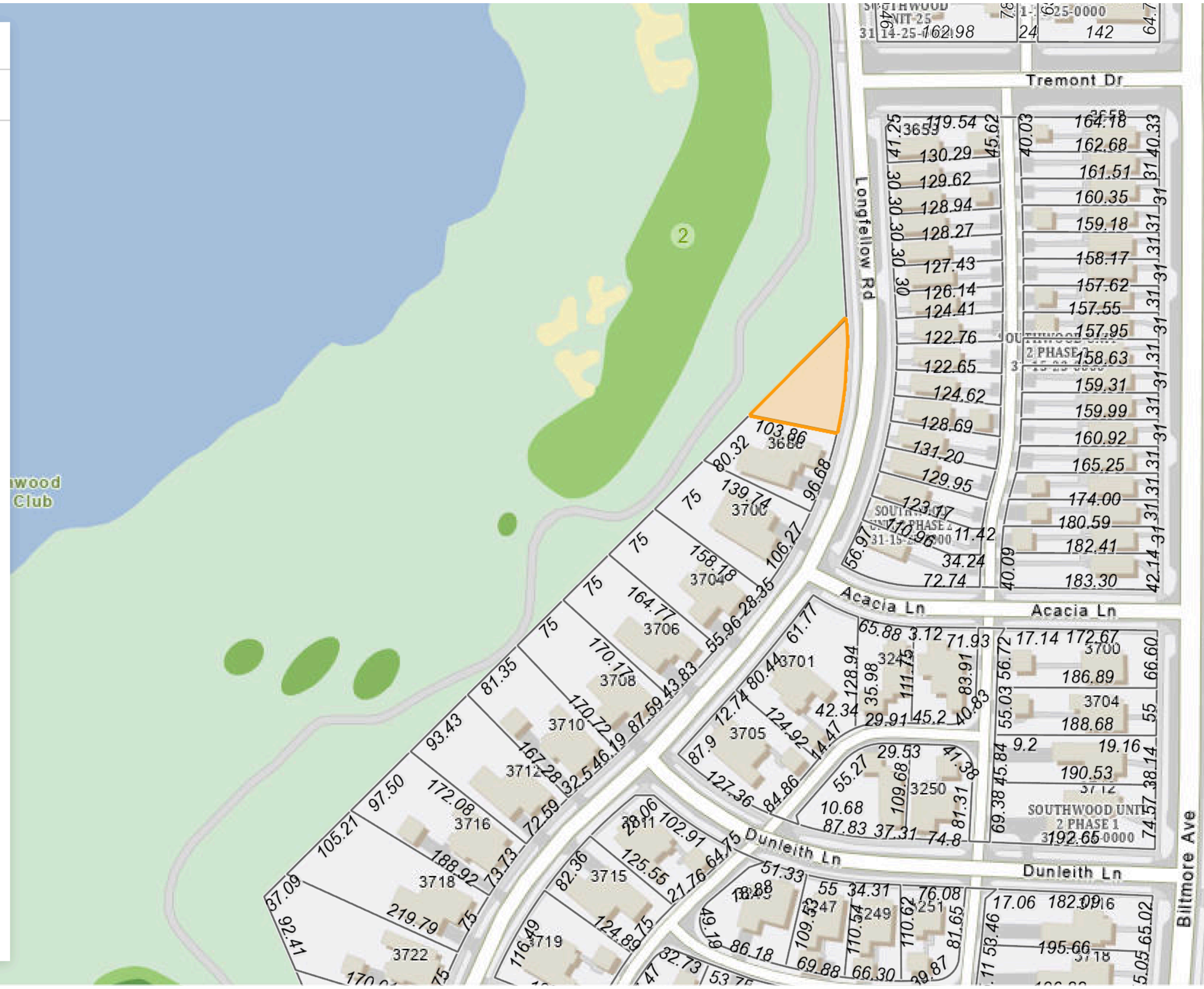
Parcel Information	
Parcel ID	311524 0001
Location	Vacant/No Address
Owner(s)	CAPITAL REGION COMMUNITY DEVELOPMENT, DISTRICT
Owner Address	475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092
Tax District	City of Tallahassee
Area (GIS)	4.10 Acres +/-
Building Base	No Buildings Assessed
Assessed Use	Residential Common Areas/Elements
Homestead Exempt	No
Legal	SOUTHWOOD UNIT 2 PHASE 1 14 & 15 1S 1E COMMONS AREAS

Property Information Report

Clerk of Court

Permit History

Tax Collector



SIXTH ORDER OF BUSINESS

C.

1.

CRCDD Weekly Review

Monday	Tuesday	Wednesday	Thursday	Friday
7/27/26	**7/28/26**	**7/29/26**	**7/30/26**	**7/31/26**
Weather of the Week				
98° Hi 76° Lo	96° Hi 73° Lo	101° Hi 77° Lo	96° Hi 76° Lo	95° Hi 75° Lo
0.00" Rain	0.00" Rain	0.00" Rain	0.00" Rain	0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park	Blair Stone Rd (Units 5,17)	Bermuda Plot (CP)	LSF-7:ROW, Common Area, Pond	Central Park:FL131 Swale
Four Oaks Blvd (Units 1,17,29)	LSF-7:Biltmore ROW	Biltmore Ave (Units 16,2,25)	UNIT 1:Mulberry Park Blvd	Central Park:Tot Lot
NON-UNIT:Artemis Way	LSF-7:ROW, Common Area, Pond	Esplanade Way (Unit 5)	UNIT 1:TC1 Pond (FL130)	FL080
Shumard Oak Blvd (Units 3,5)	NON-UNIT:Goldenrod & FL162	Hemingway Blvd & Trail (Units 2,4)	UNIT 2:Newberry Parks	UNIT 2:Butterfly Parks
UNIT 14:Avon Park	Schoolhouse Rd (Units 3,4)	LSF-3:Maple Ridge Common Areas & ROW	UNIT 21 & Arch Site:Arch Site Exterior	UNIT 2:Newberry Parks
UNIT 14:Buffers	Shumard Oak Blvd (Units 3,5)	Mossy Creek Lane (Units 4,6,9)	UNIT 23:Parks, Ponds & Green Spaces	WD090S (Pond)
UNIT 18:Cummings Park	UNIT 1:Mulberry Park Blvd	UNIT 1:Barringer Hill Nature Trail	UNIT 27:New Village	
UNIT 2:Butterfly Parks	UNIT 10:Green Spaces (2)	UNIT 1:Iberville Park	UNIT 31:Magnolia Park (Rows, Parks & Pond)	
UNIT 2:Tremont	UNIT 10:New Dawn Park	UNIT 14:Green Space	UNIT 31:Parks, Green Space, Rows, Lift Station	
UNIT 23:Riverton Park (Four Oaks to Summ	UNIT 10:Overlook Park	UNIT 19:Twain Park	Unit 32:Alley Way	
UNIT 25:Longfellow Park & Pocket Parks	UNIT 10:Trails	UNIT 2:Carollton Park	Unit 32:Green Space	
UNIT 26:Strolling Way Parks	UNIT 10:WD141	UNIT 2:Endicott Park	Unit 32:Jasmine Hill	
UNIT 35:Merchants Row Entry Feature	UNIT 10:WD160	UNIT 20:Esplanade North (Unit 20)	Unit 32:Lantana Lane	
UNIT 36:Bluff Oak Way	UNIT 16:FL230	Unit 32:Coneflower ROW	Unit 32:Overcup Way	
UNIT 5:Merchants Row	UNIT 16:Poe Park	Unit 32:Overcup Way	Unit 32:Park (off Mossy & Coneflower)	
UNIT 7:Riverton (Grove Park to Four Oaks)	UNIT 16:Salinger & Sidewalk, Poe, Faulkne	UNIT 37:Esplanade Nature Trail		
UNIT 8:WD140	UNIT 16:Salinger Way	UNIT 37:Green Space		
	UNIT 29:Coneflower Park	UNIT 4:Grove Park Dr		
	UNIT 30:Woodland Fields Park	UNIT 5:Drayton Drive		
	UNIT 4:Terrebone Dr.	UNIT 7:Grove Park Dr		
Standard Maintenance				
NON-UNIT:SB111B	Central Park	Central Park	Central Park	Central Park:Butterfly Garden
TR105	LSF-7:FL263	LSF-3:Maple Ridge Buffer	UNIT 27:TR221A	NON-UNIT:FL040 - Mossy Creek
UNIT 1:WD240	LSF-7:Swale & GS (Upon Request)	NON-UNIT:Espl/Blair/Overlook Field	UNIT 27:TR221B	NON-UNIT:Mossy Creek Nature Trail
UNIT 17:Shady View Pond (WD260)	NON-UNIT:Espl/Blair/Overlook Field	NON-UNIT:SB131	UNIT 31:FL070	
UNIT 17:Verdura Lake Green Space	NON-UNIT:LDR-5 (ph 1 & 2)	UNIT 20:WD162 on Esplanade North	UNIT 31:FL170 & Buffer	
UNIT 17:WD253	NON-UNIT:LDR-5 (ph 3)	UNIT 31:Jasmine Hill	UNIT 31:FL265	
UNIT 17:WD284	NON-UNIT:SB111B	UNIT 5:Capital Circle SE Buffer		
UNIT 18:WD281	TR105			
UNIT 5:Four Oaks (Shumard to Tram)	UNIT 16:Salinger Drainage Easement (LF)			
UNIT 5:SE Field on CC / TR216	UNIT 26:Mossy Creek Nature Trail Ext.			
Debris Cleanup				
ROWS, Parks, Ponds & Common Areas			ROWS, Parks, Ponds & Common Areas	
UNIT 27:New Village				
UNIT 35:Merchants Row West				
Hand Weeding				
				Blair Stone Rd (Units 5,17)
				UNIT 10:WD160
Pruning				
Trees - Remove sucker growth		Trees - Remove sucker growth	Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Ranger Pro				
Orange Ave	Blair Stone Rd (Units 5,17)	Central Park:FL131	Central Park:Memorial Walk (CP)	NON-UNIT:Dog Park
UNIT 17:WD253	Mossy Creek Lane (Units 4,6,9)	Central Park:Tot Lot	Central Park:Tot Lot	UNIT 10:WD160
UNIT 17:WD284	UNIT 5:Drayton Drive	FL080	UNIT 1:Barringer Hill Nature Trail	
UNIT 18:WD281		UNIT 17:Shady View Pond (WD260)	UNIT 1:TC1 Pond (FL130)	
UNIT 36:Bluff Oak Way			UNIT 1:WD240	
			UNIT 10:WD141	
			UNIT 17:Shady View Pond (WD260)	
			UNIT 8:WD140	
Irrigation Repairs				
Controller	**Unit Number**	**Date**	**Repair**	**Invoice Number**
18	35	7/31	Valve Replace	#199363
13	10	7/14, 7/22, 7/23, 7/24, 7/29, 7/30	Mainline Repair	#199277
28	31	7/27	Mainline Repair	#199358
18	35	7/30	Mainline Repair	#199361
Additional Contracted Work				
Invoice Number	**Description**			**Date**
#199357	LDR-5: Cogon Grass			7/30/2026
#199293	Emergency Tree Removal @ Central Park Lake near Mulberry Blvd - Remove fallen Pine & Damaged Oak from nature trail and gri			7/28/2026
#199286	Unit 10: Tree Removal			7/24/2026
Proposals				
Description				**Proposal Number**
15				#063650
Irrigation Controller Upgrade - Controller 5				#063649
N/C Services:				
Unit	**Date**	**Description**		
31	7/28/26	3481 Jasmine Hill / Fence Repair		

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	Tuesday	Wednesday	Thursday	Friday
8/3/26	**8/4/26**	**8/5/26**	**8/6/26**	**8/7/26**
		Weather of the Week		
92° Hi 74° Lo 0.53" Rain	91° Hi 73° Lo 0.00" Rain	93° Hi 72° Lo 0.00" Rain	89° Hi 74° Lo 0.00" Rain	94° Hi 73° Lo 0.00" Rain
		Full Maintenance		
	Blair Stone Rd (Units 5,17)	Blair Stone Rd (Units 5,17)	Bermuda Plot (CP)	Central Park:FL131 Swale
	LSF-3:Maple Ridge Common Areas & ROWS	Esplanade Way (Unit 5)	Shumard Oaks Blvd West (Unit 35)	Central Park:Tot Lot
	LSF-7:Biltmore ROW	Hemingway Blvd & Trail (Units 2,4)	TR209A	Community Garden
	NON-UNIT:Goldenrod & FL162	Orange Ave	UNIT 1:TC1 Pond (FL130)	NON-UNIT:Dog Park
	Schoolhouse Rd (Units 3,4)	Shumard Oak Blvd (Units 3,5)	UNIT 21 & Arch Site:Arch Site Exterior	NON-UNIT:Schoolhouse Rd. & Biltmore Ext.
	UNIT 1:Iberville Park	UNIT 1:Barringer Hill Nature Trail	UNIT 23:Parks, Ponds & Green Spaces	UNIT 2:Butterfly Parks
	UNIT 1:Mulberry Park Blvd	UNIT 14:Green Space	UNIT 31:Magnolia Park (Rows, Parks & Pon	UNIT 2:Newberry Parks
	UNIT 10:Green Spaces (2)	UNIT 20:Esplanade North (Unit 20)	UNIT 31:Parks, Green Space, Rows, Lift Sta	UNIT 7:Collenton Court
	UNIT 10:New Dawn Park	UNIT 29:Orange Ave (Mossy Creek to Four	Unit 32:Alley Way	WD090N (Pond)
	UNIT 10:Overlook Park	Unit 32:Orange Ave	Unit 32:Green Space	WD290 (Pond)
	UNIT 10:Trails	UNIT 37:Esplanade Nature Trail	Unit 32:Jasmine Hill	
	UNIT 10:WD141	UNIT 37:Green Space	Unit 32:Lantana Lane	
	UNIT 10:WD160	UNIT 7:Grove Park Dr	Unit 32:Overcup Way	
	UNIT 16:FL230		Unit 32:Park (off Mossy & Coneflower)	
	UNIT 16:Poe Park		UNIT 35:Merchants Row West	
	UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park		UNIT 5:Drayton Drive	
	UNIT 16:Salinger Way			
	UNIT 18:Cummings Park			
	UNIT 19:Twain Park			
	UNIT 29:Coneflower Park			
	UNIT 30:Woodland Fields Park			
	UNIT 4:Grove Park Dr			
	UNIT 4:Terrebone Dr.			
		Standard Maintenance		
TR105	LSF-3:Maple Ridge Buffer	UNIT 20:WD162 on Esplanade North	UNIT 21 & Arch Site:Arch Site Conservation	Central Park
Central Park	LSF-7:FL263	UNIT 21 & Arch Site:Arch Site Conservation	UNIT 31:FL070	Central Park:Butterfly Garden
	LSF-7:Swale & GS (Upon Request)	UNIT 5:Capital Circle SE Buffer	UNIT 31:FL170 & Buffer	NON-UNIT:SB161
	NON-UNIT:Merchants Row / Four Oaks Field		UNIT 31:FL265	
	UNIT 16:Salinger Drainage Easement (LF)			
	UNIT 26:Mossy Creek Nature Trail Ext.			
		Debris Cleanup		
ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
UNIT 10:Green Spaces (2)				
UNIT 10:New Dawn Park				
UNIT 10:Overlook Park				
UNIT 10:Trails				
UNIT 27:New Village				
UNIT 35:Merchants Row West				
		Hand Weeding		
UNIT 30:Woodland Fields Park				UNIT 30:Woodland Fields Park
				Unit 32:Lantana Lane
		Mulch Installation - Maint.		
		UNIT 14:Buffers	UNIT 14:Buffers	UNIT 14:Avon Park
		Pruning		
Trees - Remove sucker growth	Trees - Remove sucker growth	Biltmore Ave (Units 16,2,25)	Trees - Remove sucker growth	
	UNIT 14:Avon Park	Trees - Remove sucker growth		
		UNIT 19:Twain Park		
		Non-Selective: Product used - Diquat & Ranger Pro		
	Four Oaks Blvd (Units 1,17,29)	Biltmore Ave (Units 16,2,25)	NON-UNIT:Artemis Way	Shumard Oaks Blvd West (Unit 35)
	UNIT 14:Avon Park	Four Oaks Blvd (Units 1,17,29)	Shumard Oaks Blvd West (Unit 35)	TR209A
	UNIT 14:Buffers	UNIT 1:Iberville Park	UNIT 35:Merchants Row West	UNIT 2:Belle Meade Alley Way
		UNIT 1:Verdura Point Park		
		Insecticide: Advion / Extinguish Plus		
Central Park				
		Irrigation Inspection		
Controller 18, Unit 35	Controller 18, Unit 35	Controller 30, Unit 30 - Artemis Way	Controller 1, Unit 5	
			Controller 2, Unit 5	
		Irrigation Troubleshooting (In Contract)		
Controller	**Unit Number**	**Date**	**Description**	
01	5	8/3	Stuck Valve	
02	5	8/3	Stuck Valve	
23	17	8/3	Stuck Valve	
		Irrigation Repairs		
Controller	**Unit Number**	**Date**	**Repair**	**Invoice Number**
01	5	8/6	Irrigation Repair	#199377
30	30	8/5	Irrigation Repair	#199375
18	35	8/5	Irrigation Repair	#199376
23	17	8/7	Irrigation Repair	#199380
02	5	8/11	Irrigation Repair	#199378
		Additional Contracted Work		
Invoice Number	**Description**			**Date**
#199367	Tree Removals			8/5/2026
#199373	Remove Overgrowth			8/11/2026
		N/C Services:		
Unit	**Date**	**Description**		
36	8/5/26	Remove limbs		

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	Tuesday	Wednesday	Thursday	Friday
8/10/26	**8/11/26**	**8/12/26**	**8/13/26**	**8/14/26**
		Weather of the Week		
94° Hi 74° Lo	97° Hi 74° Lo	96° Hi 75° Lo	96° Hi 73° Lo	97° Hi 75° Lo
0.00" Rain	0.00" Rain	0.00" Rain	0.00" Rain	0.00" Rain
		Full Maintenance		
Central Park:Park Crossing Trail Park	Blair Stone Rd (Units 5,17)	Bermuda Plot (CP)	FL080	Central Park:FL131 Swale
Four Oaks Blvd (Units 1,17,29)	NON-UNIT:Artemis Way	Biltmore Ave (Units 16,2,25)	UNIT 1:Barringer Hill Nature Trail	Central Park:Tot Lot
UNIT 14:Avon Park	Schoolhouse Rd (Units 3,4)	Esplanade Way (Unit 5)	UNIT 1:Iberville Park	FL080
UNIT 14:Buffers	Shumard Oak Blvd (Units 3,5)	Hemingway Blvd & Trail (Units 2,4)	UNIT 1:TC1 Pond (FL130)	Community Garden
UNIT 18:Cummings Park	UNIT 1:Mulberry Park Blvd	Mossy Creek Lane (Units 4,6,9)	UNIT 19:Twain Park	UNIT 2:Butterfly Parks
UNIT 23:Riverton Park (Four Oaks to Sumn	UNIT 10:Green Spaces (2)	UNIT 1:Barringer Hill Nature Trail	UNIT 20:Esplanade North (Unit 20)	UNIT 2:Newberry Parks
UNIT 35:Merchants Row Entry Feature	UNIT 10:New Dawn Park	UNIT 14:Green Space	UNIT 21 & Arch Site:Arch Site Exterior	WD090S (Pond)
UNIT 36:Bluff Oak Way	UNIT 10:Overlook Park	UNIT 2:Carollton Park	UNIT 23:Parks, Ponds & Green Spaces	
UNIT 5:Merchants Row	UNIT 10:Trails	UNIT 2:Endicott Park	UNIT 27:New Village	
UNIT 7:Riverton (Grove Park to Four Oaks)	UNIT 10:WD141	UNIT 31:Magnolia Park (Rows, Parks & Por	UNIT 31:Parks, Green Space, Rows, Lift Station	
UNIT 8:WD140	UNIT 10:WD160	UNIT 7:Grove Park Dr	Unit 32:Alley Way	
	UNIT 16:FL230		Unit 32:Green Space	
	UNIT 2:Tremont		Unit 32:Jasmine Hill	
	UNIT 25:Longfellow Park & Pocket Parks		Unit 32:Lantana Lane	
	UNIT 26:Strolling Way Parks		Unit 32:Overcup Way	
	UNIT 36:Bluff Oak Way		Unit 32:Park (off Mossy & Coneflower)	
			UNIT 37:Esplanade Nature Trail	
			UNIT 37:Green Space	
			UNIT 5:Drayton Drive	
		Standard Maintenance		
NON-UNIT:Espl/Blair/Overlook Field	NON-UNIT:LDR-5 (ph 1 & 2)	UNIT 27:SW Field on CC	Central Park:Butterfly Garden	Central Park
UNIT 17:Shady View Pond (WD260)	NON-UNIT:LDR-5 (ph 3)	UNIT 31:FL265	NON-UNIT:SB131	Central Park:Butterfly Garden
UNIT 17:Verdura Lake Green Space	UNIT 3:SB111A		UNIT 17:Lake Verdura Conservation	NON-UNIT:FL040 - Mossy Creek
UNIT 17:WD253			UNIT 20:WD162 on Esplanade North	NON-UNIT:Mossy Creek Nature Trail
UNIT 17:WD284			UNIT 27:TR221A	
UNIT 18:WD281			UNIT 27:TR221B	
UNIT 3:SB111A			UNIT 3:SB111A	
UNIT 31:Jasmine Hill			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	
		Hand Weeding		
		NON-UNIT:LDR-5 (ph 1 & 2)		
		Pruning		
	Trees - Remove sucker growth	Trees - Remove sucker growth		Biltmore Ave (Units 16,2,25)
		Post-Emergent: Celsius XTRA		
			UNIT 1:Mulberry Park Blvd	
		Non-Selective: Product used - Diquat & Ranger Pro		
	Blair Stone Rd (Units 5,17)	LSF-3:Maple Ridge Common Areas & ROW	LSF-3:WD282	
	Central Park:Park Crossing Trail Park	LSF-3:WD282	Orange Ave	
	NON-UNIT:Goldenrod & FL162	NON-UNIT:LDR-5 (ph 1 & 2)	UNIT 23:Parks, Ponds & Green Spaces	
	Schoolhouse Rd (Units 3,4)	NON-UNIT:LDR-5 (ph 3)	UNIT 31:FL170 & Buffer	
	Shumard Oak Blvd (Units 3,5)	UNIT 29:Coneflower Park	UNIT 31:FL265	
	UNIT 19:Twain Park	UNIT 31:Goldenrod Way		
	UNIT 2:Butterfly Parks	UNIT 31:Parks Ponds and Rows		
	UNIT 2:Carollton Park	Unit 32:Jasmine Hill		
	UNIT 2:Newberry Parks	Unit 32:Lantana Lane		
	UNIT 2:Tremont			
	UNIT 20:Esplanade North (Unit 20)			
	UNIT 30:Woodland Fields Park			
	UNIT 31:FL070			
	UNIT 4:Terrebone Dr.			
	UNIT 5:Capital Circle SE Buffer			

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
23	17	8/17	Irrigation Repair	#199398
15	Orange Ave	8/17	Install Irrigation Controller	#199393
05	3	8/17	Install Irrigation Controller	#199392

Additional Contracted Work

Invoice Number	Description	Date
#199394	Unit 17: Conservation Area off Four Oaks - Mowing	8/17/2026
#199381	Tree Pruning: Unit 23: Green Space next to 4260 Four Oaks Blvd	8/11/2026
#199391	Asphalt Repair Central Park Trail	8/17/2026
#199382	Tree Removal: Unit 26: Trail off Biltmore Ave	8/11/2026
#199384	Remove Overgrowth - Goldenrod	8/12/2026

Proposals

Description	Proposal Number
Asphalt Repair Central Park Trail	#063666
Unit 10: Overlook - Remove Shumard Oak	#063660

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	Tuesday	Wednesday	Thursday	Friday
8/17/26	**8/18/26**	**8/19/26**	**8/20/26**	**8/21/26**
		Weather of the Week		
100° Hi 79° Lo 0.00" Rain	99° Hi 77° Lo 0.00" Rain	94° Hi 74° Lo 0.00" Rain	94° Hi 72° Lo 0.00" Rain	94° Hi 74° Lo 0.00" Rain
		Full Maintenance		
Central Park:Park Crossing Trail Park	Blair Stone Rd (Units 5,17)	Bermuda Plot (CP)	Shumard Oaks Blvd West (Unit 35)	Central Park:FL131 Swale
Four Oaks Blvd (Units 1,17,29)	LSF-3:Maple Ridge Common Areas & ROW	Esplanade Way (Unit 5)	TR209A	Central Park:Tot Lot
NON-UNIT:Artemis Way	LSF-7:Biltmore ROW	Hemingway Blvd & Trail (Units 2,4)	UNIT 1:TC1 Pond (FL130)	Community Garden
Shumard Oak Blvd (Units 3,5)	NON-UNIT:Goldenrod & FL162	Mossy Creek Lane (Units 4,6,9)	UNIT 23:Parks, Ponds & Green Spaces	NON-UNIT:Dog Park
UNIT 14:Avon Park	Schoolhouse Rd (Units 3,4)	Orange Ave	UNIT 27:New Village	Shumard Oaks Blvd West (Unit 35)
UNIT 16:Poe Park	UNIT 1:Mulberry Park Blvd	UNIT 1:Barringer Hill Nature Trail	UNIT 31:Magnolia Park (Rows, Parks & Por	TR209A
UNIT 18:Cummings Park	UNIT 10:Green Spaces (2)	UNIT 1:Iberville Park	UNIT 31:Parks, Green Space, Rows, Lift St	UNIT 2:Butterfly Parks
UNIT 2:Butterfly Parks	UNIT 10:New Dawn Park	UNIT 14:Green Space	Unit 32:Alley Way	UNIT 2:Newberry Parks
UNIT 2:Tremont	UNIT 10:Overlook Park	UNIT 19:Twain Park	Unit 32:Green Space	UNIT 25:Longfellow Park & Pocket Parks
UNIT 23:Riverton Park (Four Oaks to Sumr	UNIT 10:Trails	UNIT 2:Endicott Park	Unit 32:Jasmine Hill	UNIT 27:New Village
UNIT 25:Longfellow Park & Pocket Parks	UNIT 10:WD141	UNIT 20:Esplanade North (Unit 20)	Unit 32:Lantana Lane	UNIT 35:Merchants Row West
UNIT 26:Strolling Way Parks	UNIT 10:WD160	UNIT 21 & Arch Site:Arch Site Exterior	Unit 32:Overcup Way	WD090N (Pond)
UNIT 36:Bluff Oak Way	UNIT 16:FL230	UNIT 29:Orange Ave (Mossy Creek to Four	Unit 32:Park (off Mossy & Coneflower)	WD290 (Pond)
UNIT 7:Riverton (Grove Park to Four Oaks)	UNIT 16:Salinger & Sidewalk, Poe, Faulkne	Unit 32:Orange Ave	UNIT 35:Merchants Row West	
	UNIT 16:Salinger Way	UNIT 37:Esplanade Nature Trail	UNIT 5:Drayton Drive	
	UNIT 29:Coneflower Park	UNIT 37:Green Space		
	UNIT 30:Woodland Fields Park	UNIT 4:Grove Park Dr		
	UNIT 4:Terrebone Dr.	UNIT 5:Capital Circle SE Buffer		
		UNIT 7:Grove Park Dr		
		Standard Maintenance		
Central Park	Central Park	Central Park	Central Park	Central Park
Central Park:West Side	LSF-3:Maple Ridge Buffer	Central Park:West Side	UNIT 27:TR221A	Central Park:Butterfly Garden
NON-UNIT:Dog Park	LSF-7:FL263	UNIT 20:WD162 on Esplanade North	UNIT 27:TR221B	UNIT 27:TR221A
UNIT 1:WD240	LSF-7:Swale & GS (Upon Request)		UNIT 31:FL070	UNIT 27:TR221B
UNIT 14:Avon Park	UNIT 16:Salinger Drainage Easement (LF)		UNIT 31:FL170 & Buffer	
UNIT 17:Shady View Pond (WD260)	UNIT 20:WD162 on Esplanade North		UNIT 31:FL265	
UNIT 17:Verdura Lake Green Space	UNIT 26:Mossy Creek Nature Trail Ext.			
UNIT 5:TR216				
		Debris Cleanup		
UNIT 23:WD230	ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas	
UNIT 27:New Village				
UNIT 35:Merchants Row West				
		Hand Weeding		
		UNIT 35:Merchants Row Entry Feature	UNIT 18:Cummings Park	UNIT 23:Parks, Ponds & Green Spaces
		Mulch Installation - Maint.		
UNIT 37:Green Space	UNIT 37:Green Space			
		Pruning		
	Trees - Remove sucker growth		Trees - Remove sucker growth	
		Non-Selective: Product used - Diquat & Ranger Pro		
Hemingway Blvd & Trail (Units 2,4)	Central Park:FL131	Central Park:Tot Lot	Central Park:Trail	UNIT 26:Strolling Way Parks
Orange Ave	Four Oaks Blvd (Units 1,17,29)	Central Park:Trail	Esplanade Way (Unit 5)	
UNIT 16:Poe Park	TR209A	UNIT 23:WD230	UNIT 1:Barringer Hill Nature Trail	
UNIT 16:Salinger Way	UNIT 2:Butterfly Parks	UNIT 35:Merchants Row Entry Feature	UNIT 1:TC1 Pond (FL130)	
UNIT 23:Parks, Ponds & Green Spaces	UNIT 2:Newberry Parks	UNIT 7:Grove Park Dr	UNIT 18:Cummings Park	
UNIT 23:WD235	Utility Boxes		UNIT 5:Drayton Drive	
UNIT 5:TR216				
		Irrigation Inspection		
	Controller 5, Unit 3	Controller 3, Unit 1		
	Controller 6, Central Park			
		Irrigation Repairs		
Controller	**Unit Number**	**Date**	**Repair**	**Invoice Number**
15	Orange Ave	8/17	Irrigation Repair	#199403
3	1	8/17	Irrigation Repair	#199404
06	CP	8/18	Irrigation Repair	#199405
04	1	8/19	Irrigation Repair	#199406
03	1	8/19	Irrigation Repair	#199407
03	1	8/20	Irrigation Repair	#199408
		Additional Contracted Work		
Invoice Number	**Description**			**Date**
#199400	Signs			8/19/2026
		Proposals		
Description				**Proposal Number**
Controller 28, Unit 31 - Install Controller				#063675
Tree Pruning: Four Oaks				#063677
		N/C Services:		
Unit	**Date**	**Description**		
1	8/20/26	Mower Damage		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates throughout the district.

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

2.

Capital Region
Community Development District

To: Board of Supervisors

From: Corbin deNagy and Robert Berlin, GMS

Subject: Operations Report – August 2026

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

Week 1 (August 3 – August 7)

- Received call regarding a downed tree on Artemis Way. Requested All Pro cut the tree and throw it back on St. Joe property.
- Accepted All Pro proposals for irrigation replacement/upgrades to controllers 15 and 5 (both were damaged by lightning).
- Drove/walked MDR-11N site (Lake Mary Estates) and emailed 68 Ventures that site was not being maintained. Also requested update on turnover status to CDD.
- Working with Atkins (supplied .pdf of civil drawings) and All Pro on Lake Mary Estates quantities for future monthly maintenance costs. Received first take from All Pro and met with Kim Bishop on field measurements and additional areas of concern.
- Met with homeowner and All Pro concerning downed tree across nature trail in Maple Ridge and requested All Pro removal of same.
- Received request from HOA to address fallen limb at 2119 Sunlight Terr. This was found to be a resident's tree and not maintained by the District. Informed HOA of same.
- Received call from HOA office requesting type of "street tree" in front of 2489 Mount Vernon (LDR-5). Resident needed to replace. Tree type is Tulip Poplar and was conveyed to HOA.
- Received quantities for Lake Mary estates from Atkins. Areas agree with All Pro supplied take off. Still need field measurements.

Week 2 (August 10 – August 14)

- Met with All Pro to show areas needed for clearing of low branches and vines on Biltmore and Goldenrod.
- Met with Pro Wash and showed them access area to reach the Unit 26 trail head at the Mossy Creek/golf cart path entry and requested pressure washing of section north to the boardwalk.
- Received dogi-pot waste dispensers and delivered them to the All Pro compound for installation.
- Met with Kim Bishop and inspected old "Southwood" pylon signs for possible repurposing. Due to their age, signs suffered from extensive wood rot and paint fading.
- Met with All Pro on Mossy Creek nature trail and asked that vines and overgrowth be trimmed from large oak hanging over homeowner's rear fence. This was in response to homeowner request.
- Received drawings for bridge on Unit 10 trail adjacent to Merchants Row Blvd. from Patrick Hodges LSA.

- During general inspections, found abandoned, rentable scooter on Blair Stone. Relocated scooter to Blair Stone and Capital Circle so it's not as visible to the flow of traffic. Also found deteriorated roadway and street drain on Blair Stone. Reported issue to the City of Tallahassee via DigiTally (reference # 18545341).
- Approved All Pro proposal to remove one dead tree in Unit 10.
- Completed Certification of Financial Capability for the proposed stormwater pond in MDR-20. Requested additional information from Kimley-Horn regarding common area acreage and signage requirements (not a CDD issue, but helpful information).
- Approved All Pro proposal for Central Park trail repair.
- Received email from resident regarding parking and dog waste in a Unit 23 common area. Requested All Pro place temporary No Parking signs in the common area. Responded to the resident.
- Met with Chrissy Barber to review and prepare preliminary costs estimates for future maintenance in Lake Mary Estates.
- Received call regarding water slides and trash build up in the vacant Town Center lot. Went on-site to take a picture and let the owner of the lot know. Not a CDD issue.
- Prepared for and attended Board meeting (including Community Center set up).
- General inspection of stormwater pond WD-235.
  - Requested All Pro remove the willow tree growing next to the spillway and get a proposal from Miller's to cut one large tree leaning over the stormwater pond.
  - While on-site, noticed a section of the conservation easement had been re-cleared. Walked the site and found several piles of vegetative debris. Contacted Longview Land Clearing and All Pro and both were unaware of any work in this area. While on-site, a resident came over and explained he had cleared this area. Made the resident aware the site is under a conservation easement.
- Following Board approval, sent signed All Pro proposals for Unit 1 and Unit 2 turf renovation.
- Received check for memorial plaque in Central Park.

Week 3 (August 17 – August 21)

- Met with Awards4U to place order for two memorial plaques and will request check for total amount from accounting.
- Emailed Precision Concrete and requested updated proposal not to exceed 7K for final nature trail concrete grinding.
- Received request for additional information from Kimley Horn via Northwest Florida Water Management District. Provided information about the district's establishment and responsibilities.
- Accepted All Pro proposal for leader trimming on a tree along Four Oaks.
- Out of office: August 20th.
- Met with Cole Brown Land Clearing at SWMF FL080 and mowed about 90% of pond bottom. Remaining 10% too wet to complete.

Week 4 (August 24 – August 31)

- Worked with All Pro on mainline irrigation repair on Grove Park Dr. adjacent to 4624. Main has been damaged in 12 places with punctures in 10 due to directional bore. Replaced 20' of 4" PVC. Will energize main tomorrow and continue to check for additional damage.
- Picked up deposit check for Independence Landing 5K special use permit.
- Grove Park mainline appears to be repaired as no additional leaks are found.

- Out of office: August 26th.
- Pro Wash starts pressure washing Unit 26 nature trail between south trail head and west start of boardwalk.
- Spoke with homeowner concerning weeds in LDR-5 at the corners of Mount Vernon and Coneflower.
- Heavy rains in early afternoon (August 27). Field operations shut down.
- Drove Lake Mary Estates. Pond bottoms and open space swale not mowed.
- Reviewed weed concerns in LDR-5.
- Received contact from resident (via HOA via City of Tallahassee) regarding concern with gaps in the Unit 29 alleyway grates. Reviewed trench gate in alleyway parallel to Goldenrod way in Unit 29 and will begin method of repair next week.
- Active land work in Unit 27 (Dunkin and Sherwin Williams). General inspection of stormwater ponds TR-221A and TR-221B. No apparent issues in TR-221B from construction site. Silt fence is around both sites.
- Received email regarding maintenance in and around Mission Lake. Responded to resident that this property is owned by St. Joe and not maintained by the CDD.
- Met with Kim Bishop on repairs to trench drain grates in Unit 29. Will begin test repair on 2 September.
- Mailed checks for memorial plaques to GMS staff and dropped off payment to Awards4U for same.
- Drove Lake Mary Estates site. No additional work completed on stormwater facilities or common area swales. Curb demo and replacement in Phase 2 (no second lift asphalt) was remarked.
- Visited common areas in LDR-5 Phase 3 with All Pro in response to excessive weed infestation.

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