

CAPITAL REGION

Community Development District

October 8, 2026

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

October 1, 2026

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Capital Region Community Development District is scheduled for **Thursday, October 8, 2026 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the September 10, 2026 Meeting
 - B. Balance Sheet as of August 31, 2026 and Statement of Revenues & Expenditures for the Period Ending August 31, 2026
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Consideration of All Pro Proposals
 - A. Orange Avenue Trees
 - B. Monthly Fuel Surcharge
- V. Discussion of Request for Conveyance for Longfellow Road Parcel
- VI. Consideration of CALM Agreement
- VII. Staff Reports
 - A. Attorney

B. District Manager – Fiscal Year 2026 Goals & Objectives

C. Property Management

1. All Pro Reports

2. Operations Memorandum

VIII. Supervisors Requests

IX. Audience Comments

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

XI. Adjournment

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

Sincerely,

Corbin deNagy

Corbin deNagy

District Manager

Community Interest:

A. Roadways – *Supervisor Urban*

B. Landscaping Conservation Areas – *Supervisor Reglat*

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

D. Budget / Bond Refinancing – *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, September 10, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel by telephone
Robert Berlin	GMS Operations
Kim Bishop	All-Pro
Chrissy Barber	All-Pro
Robin Barber	All-Pro

The following is a summary of the actions taken at the September 10, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 13, 2026 Meeting**
- B. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Special Event Permit: FSU Film

Mr. deNagy stated this request is in your agenda package and came from FSU College of Motion Picture Arts student filming. We get these requests from time to time. This one we are bringing before you because of the length of time the students want to use the space, October 9, 2026. They wanted it all day.

Mr. Rojas asked do they have insurance and all that we always require?

Mr. deNagy stated we will work with the student on the insurance.

Mr. Vogel asked is this going to limit the use of the playground area for the kids?

Mr. deNagy stated this isn't at the playground. I think they are talking about the trees on the far side of the playground.

Mr. Berlin stated we try to direct them to the area by the butterfly garden.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request for the special event permit by FSU Motion Picture Arts student filming was approved.

FIFTH ORDER OF BUSINESS

Discussion of Request for Conveyance of Longfellow Road Parcel

Mr. deNagy stated there are multiple common areas within the parent parcel, this request is specific to the common area that is highlighted on the map in the agenda package. It is sandwiched between the golf course and Longfellow Road. It is my understanding the person who is purchasing the home next to the common area would like to ask the district if they could buy that to extend their lot. The district has done this in the past and the board authorized district counsel to finalize all the documents, get an appraisal, make sure there is fair market value, and the district would ask the homeowner that they pay all those costs.

Ms. Sandy stated typically the district makes sure there are no improvements in the property or need for the property by the District for the operation of its CIP, which Corbin and Robert confirmed both. Additionally, the buyer would typically get an appraisal on its own and bring that to the Board, with an offer price to purchase the property, before the Board approved moving forward with the sale.

Mr. Rojas stated I'm not going to vote on this issue, I'm representing the buyer.

After discussion staff was directed to work with the buyer on the possible purchase of the parcel, including let the buyer know the District was open to discussing selling parcel and asking the buyer to get an appraisal and bring the Board an offer at the next meeting.

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

There being none, the next item followed.

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

Mr. deNagy stated I'm asking for authorization to work with the chair and district counsel to finalize an agreement that essentially would move field operation services that we currently have through GMS, which is me and Robert, from GMS to a sister company called CALM. Nothing will change in terms of the scope or hours, or price, the only change would be it wouldn't be GMS it would be CALM. It would not change me as district manager, that would still be GMS, but it would for the field operations agreement. There is no cost to the district, GMS would cover District counsels costs since it is coming from GMS.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the Chair and District Counsel were authorized to finalize separating out the District Management and Field Operations Agreement and the chair was authorized to execute the revised agreements to be ratified at the next meeting.

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

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

2. Operations Memorandum

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

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

Mr. Vogel stated I appreciate Corbin looking into the trash dumping going on at the Town Center.

Mr. Christensen stated something to consider for our beautification budget is on Orange we have a huge median strip of grass that comes down from Mossy Creek to Jasmine Hill to Biltmore to be consistent coming in from Blair Stone with trees down the middle and coming in from Orange we have trees in the median. But there are no oak trees in that wide open space. It would be a nice beautification process to be considered in the budget.

Mr. Berlin stated I agree, it doesn't look like anything else in Southwood.

Mr. Rojas stated we will get a quote from All-Pro for the next meeting.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Bishop asked what happened to the American Flag?

Mr. Berlin stated I have the original flag that they used, and they didn't want to spend the money on a flagpole. I started using the boy scout's flag.

Mr. Davis stated my brother intends to use that parcel of land as a buffer.

NINTH ORDER OF BUSINESS

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

Mr. Rojas stated the next meeting is scheduled for October 8, 2026 at 6:30 p.m. in the same location and the meeting adjourned at 7:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
August 31, 2026



Capital Region
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 232,429	\$ -	\$ -	\$ 232,429
Capital Reserve Account	-	-	566	566
Due from General Fund - Series 2013	-	32	-	32
Due from General Fund - Series 2018A1	-	106,904	-	106,904
Due from General Fund Series 2018A2	-	12	-	12
Due from General Fund - Series 2021	-	15	-	15
<u>Investments:</u>				
State Board of Administration (SBA)	981,634	-	696,897	1,678,532
<u>Series 2013</u>				
Revenue	-	156,169	-	156,169
<u>Series 2018A1</u>				
Reserve	-	590,998	-	590,998
Revenue	-	126,416	-	126,416
Prepayment	-	55,073	-	55,073
<u>Series 2018A2</u>				
Reserve	-	128,920	-	128,920
Revenue	-	46,944	-	46,944
Prepayment	-	22,265	-	22,265
<u>Series 2021</u>				
Revenue	-	76,929	-	76,929
Liabilities:				
Accounts Payable	\$ 4,482	\$ -	\$ -	\$ 4,482
FICA Payable	15	-	-	15
Due to Debt Service 2013	32	-	-	32
Due to Debt Service 2018A1	106,904	-	-	106,904
Due to Debt Service 2018A2	12	-	-	12
Due to Debt Service 2021	15	-	-	15
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,310,679	\$ -	\$ 1,310,679
Assigned for:				
Capital Reserve Fund	-	-	697,464	697,464
Unassigned	1,102,603	-	-	1,102,603
Total Liabilities & Fund Balance	\$ 1,214,063	\$ 1,310,679	\$ 697,464	\$ 3,222,206

Capital Region
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,845,935	\$ 1,845,935	\$ 1,858,891	\$ 12,956
Special Assessments - Direct St Joe	278,003	278,003	278,003	-
Interest	30,509	30,509	41,422	10,913
Miscellaneous Revenue	2,000	2,000	2,435	435
Total Revenues	\$ 2,156,446	\$ 2,156,447	\$ 2,180,751	\$ 24,304
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,200	\$ 4,800
PR-FICA	918	842	474	367
Engineering	15,000	13,750	2,125	11,625
Attorney	37,000	33,917	14,805	19,111
Annual Audit	4,025	4,025	4,800	(775)
Assessment Administration	13,826	13,826	13,826	-
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	8,507	7,798	7,798	-
Trustee Fees	15,520	15,520	16,287	(767)
Management Fees	60,352	55,323	55,323	-
Information Technology	3,367	3,086	3,086	-
Website Maintenance	1,443	1,322	1,323	-
Telephone	-	-	254	(254)
Postage & Delivery	1,000	1,000	4,880	(3,880)
Insurance General Liability	13,957	13,142	13,142	-
Printing & Binding	200	183	126	58
Legal Advertising	3,500	3,208	2,178	1,030
Other Current Charges	2,500	2,292	1,860	432
Office Supplies	50	46	1	45
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,138	\$ 182,254	\$ 150,463	\$ 31,792

Capital Region
Community Development District
General Fund

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

Operations & Maintenance

Field Expenditures

Property Insurance	\$	15,174	\$	12,978	\$	12,978	\$	-
Management Fees		157,557		144,427		144,427		-
Utilities-Electric/Water		60,000		55,000		45,203		9,797
Landscape Maintenance - Contract		1,164,365		1,067,335		1,074,027		(6,693)
Landscape Maintenance - Fuel Surcharge		-		-		9,786		(9,786)
Landscape Maint - New Units/Street Trees		5,500		5,042		876		4,166
Pond Maintenance - Contract		13,512		13,512		16,679		(3,167)
Pond Repairs - Current Units		50,000		45,833		14,357		31,476
Irrigation Maintenance - Contract		58,200		53,350		53,365		(15)
Irrigation Maintenance - New Units		500		458		-		458
Irrigation Repairs - Current Units		45,000		45,000		73,128		(28,128)
Preserve Maintenance		40,000		36,667		30,544		6,122
Tot Lot Inspection/Maintenance		4,800		4,800		7,302		(2,502)
Tree Removal/Trimming/Cleanup		38,000		38,000		45,766		(7,766)
Alleyway Maintenance		10,000		9,167		3,033		6,134
Miscellaneous Maintenance		20,000		20,000		30,116		(10,116)
Special Events		12,000		11,000		10,020		980
Other-Contingency		50,000		45,833		14,407		31,427
Capital Expenditures		25,000		22,917		5,027		17,889
Common Area Maintenance		23,000		23,000		31,541		(8,541)
Enhancement/Beautification		20,000		18,333		18,269		65

Excess (Deficiency) of Revenues over Expenditures	\$	148,700	\$	301,541	\$	389,435	\$	87,896
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Other Financing Sources/(Uses):

Reserve for Capital - Transfer Out		(148,700)	\$	(148,700)	\$	(148,700)	\$	-
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Total Other Financing Sources/(Uses)	\$	(148,700)	\$	(148,700)	\$	(148,700)	\$	-
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Net Change in Fund Balance	\$	-	\$	152,841	\$	240,735	\$	87,896
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Fund Balance - Beginning	\$	-			\$	861,868		
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Fund Balance - Ending	\$	-			\$	1,102,603		
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Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Actual vs Budget %
Revenues:															
Special Assessments - Tax Roll	\$ 1,845,935	\$ -	\$ 187,927	\$ 1,438,572	\$ 95,654	\$ 36,607	\$ 19,568	\$ 50,145	\$ 8,577	\$ 21,758	\$ -	\$ 83	\$ -	\$ 1,858,891	100.70%
Special Assessments - Direct St Joe	278,003	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	46,334	-	278,003	100.00%
Interest	30,509	2,200	1,913	1,662	4,554	5,041	5,310	4,783	4,621	4,116	3,846	3,376	-	41,422	135.77%
Miscellaneous Revenue	2,000	400	918	-	918	-	-	-	-	-	200	-	-	2,435	121.75%
Total Revenues	\$ 2,156,446	\$ 25,767	\$ 213,924	\$ 1,463,401	\$ 124,292	\$ 64,814	\$ 48,045	\$ 78,095	\$ 36,365	\$ 49,042	\$ 27,213	\$ 49,794	\$ -	\$ 2,180,751	101.13%
Expenditures:															
<u>General & Administrative:</u>															
Supervisor Fees	\$ 12,000	\$ 400	\$ 400	\$ 800	\$ 1,000	\$ 800	\$ -	\$ 800	\$ 800	\$ 600	\$ -	\$ 600	\$ -	\$ 6,200	51.67%
PR-FICA	918	31	31	61	77	61	-	61	61	46	-	46	-	474	51.67%
Engineering	15,000	-	-	578	722	-	-	300	-	-	-	526	-	2,125	14.17%
Attorney	37,000	992	1,415	1,996	1,528	1,268	2,386	1,719	2,093	-	-	1,411	-	14,805	40.01%
Annual Audit	4,025	-	-	4,800	-	-	-	-	-	-	-	-	-	4,800	119.25%
Assessment Administration	13,826	13,826	-	-	-	-	-	-	-	-	-	-	-	13,826	100.00%
Arbitrage Rebate	1,800	-	-	600	-	600	-	600	-	-	-	-	-	1,800	100.00%
Dissemination Agent	8,507	709	709	709	709	709	709	709	709	709	709	709	-	7,798	91.67%
Trustee Fees	15,520	-	-	4,445	-	-	-	11,842	-	-	-	-	-	16,287	104.94%
Management Fees	60,352	5,029	5,029	5,029	5,029	5,029	5,029	5,029	5,029	5,029	5,029	5,029	-	55,323	91.67%
Information Technology	3,367	281	281	281	281	281	281	281	281	281	281	281	-	3,086	91.68%
Website Maintenance	1,443	120	120	120	120	120	120	120	120	120	120	120	-	1,323	91.69%
Telephone	-	7	-	7	192	24	21	1	1	1	-	-	-	254	0.00%
Postage & Delivery	1,000	145	-	175	124	157	94	9	14	-	4,161	1	-	4,880	488.05%
Insurance General Liability	13,957	13,142	-	-	-	-	-	-	-	-	-	-	-	13,142	94.16%
Printing & Binding	200	3	1	40	34	38	4	-	1	1	2	2	-	126	62.85%
Legal Advertising	3,500	92	87	170	-	85	88	87	175	87	115	1,194	-	2,178	62.24%
Other Current Charges	2,500	691	56	79	-	28	110	355	151	158	109	122	-	1,860	74.40%
Office Supplies	50	-	-	0	-	0	0	-	-	-	-	0	-	1	1.02%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
Total General & Administrative	\$ 195,138	\$ 35,643	\$ 8,128	\$ 19,890	\$ 9,815	\$ 9,200	\$ 8,843	\$ 21,913	\$ 9,435	\$ 7,030	\$ 10,526	\$ 10,040	\$ -	\$ 150,463	77.11%

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	Actual vs Budget %
<i>Operations & Maintenance</i>															
Field Expenditures															
Property Insurance	\$ 15,174	\$ 15,610	\$ -	\$ -	\$ -	\$ -	\$ (2,632)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,978	85.53%
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	13,130	-	144,427	91.67%
Utilities-Electric/Water	60,000	5,402	3,806	2,704	2,307	2,446	4,282	4,856	5,045	4,449	4,894	5,011	-	45,203	75.34%
Landscape Maintenance - Contract	1,164,365	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	-	1,074,027	92.24%
Landscape Maintenance - Fuel Surcharge	-	-	-	-	-	-	-	1,957	1,957	1,957	1,957	1,957	-	9,786	-
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	219	219	219	219	-	876	15.93%
Pond Maintenance - Contract	13,512	342	342	3,342	342	342	6,905	870	1,752	342	1,755	345	-	16,679	123.44%
Pond Repairs - Current Units	50,000	-	-	3,963	-	-	341	6,711	-	-	2,742	600	-	14,357	28.71%
Irrigation Maintenance - Contract	58,200	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	-	53,365	91.69%
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Irrigation Repairs - Current Units	45,000	7,000	9,153	4,080	810	2,393	5,811	11,170	9,610	2,307	2,939	17,856	-	73,128	162.51%
Preserve Maintenance	40,000	211	-	-	-	-	4,684	7,574	10,610	3,724	1,523	2,219	-	30,544	76.36%
Tot Lot Inspection/Maintenance	4,800	3,321	2,700	1,181	-	-	-	-	-	100	-	-	-	7,302	152.12%
Tree Removal/Trimming/Cleanup	38,000	9,540	-	-	1,008	11,643	2,470	2,819	-	6,028	3,128	9,131	-	45,766	120.44%
Alleyway Maintenance	10,000	-	-	-	-	206	2,828	-	-	-	-	-	-	3,033	30.33%
Miscellaneous Maintenance	20,000	4,926	1,372	7,620	14	1,054	310	4,817	-	481	4,604	4,919	-	30,116	150.58%
Special Events	12,000	7,057	2,964	-	-	-	-	-	-	-	-	-	-	10,020	83.50%
Other-Contingency	50,000	7,211	95	-	-	4,318	2,400	-	-	65	-	318	-	14,407	28.81%
Capital Expenditures	25,000	2,400	-	1,496	14	(7)	1,125	-	-	-	-	-	-	5,027	20.11%
Common Area Maintenance	23,000	1,856	27,025	2,090	-	-	325	245	-	-	-	-	-	31,541	137.13%
Enhancement/Beautification	20,000	-	-	-	-	-	18,269	-	-	-	-	-	-	18,269	91.34%
Subtotal Field Expenditures	\$ 1,812,608	\$ 180,496	\$ 163,077	\$ 142,096	\$ 120,114	\$ 138,013	\$ 162,737	\$ 156,638	\$ 144,814	\$ 135,292	\$ 139,380	\$ 158,195	\$ -	\$ 1,640,853	90.52%
Total Operations & Maintenance	\$ 1,812,608	\$ 180,496	\$ 163,077	\$ 142,096	\$ 120,114	\$ 138,013	\$ 162,737	\$ 156,638	\$ 144,814	\$ 135,292	\$ 139,380	\$ 158,195	\$ -	\$ 1,640,853	90.52%
Total Expenditures	\$ 2,007,747	\$ 216,140	\$ 171,205	\$ 161,986	\$ 129,929	\$ 147,213	\$ 171,580	\$ 178,551	\$ 154,248	\$ 142,322	\$ 149,907	\$ 168,235	\$ -	\$ 1,791,316	89.22%
Excess (Deficiency) of Revenues over Expenditures	\$ 148,700	\$ (190,373)	\$ 42,719	\$ 1,301,415	\$ (5,637)	\$ (82,399)	\$ (123,535)	\$ (100,457)	\$ (117,884)	\$ (93,281)	\$ (122,693)	\$ (118,441)	\$ -	\$ 389,435	
Other Financing Sources/Uses:															
Transfer In/(Out)	\$ (148,700)	\$ -	\$ -	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,700)	100.00%
Total Other Financing Sources/Uses	\$ (148,700)	\$ -	\$ -	\$ (148,700)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,700)	100.00%
Net Change in Fund Balance	\$ -	\$ (190,373)	\$ 42,719	\$ 1,152,715	\$ (5,637)	\$ (82,399)	\$ (123,535)	\$ (100,457)	\$ (117,884)	\$ (93,281)	\$ (122,693)	\$ (118,441)	\$ -	\$ 240,735	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 323,381	\$ 325,755	\$ 2,374
Special Assessments - Commercial Tax Roll	432,569	432,569	429,232	(3,337)
Interest Income	8,000	8,000	11,160	3,160
Total Revenues	\$ 763,949	\$ 763,949	\$ 766,146	\$ 2,197
Expenditures:				
Interest - 11/1	\$ 125,619	\$ 125,619	\$ 125,619	\$ -
Interest - 5/1	125,619	125,619	125,619	-
Principal - 5/1	510,000	510,000	510,000	-
Total Expenditures	\$ 761,238	\$ 761,238	\$ 761,238	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,712	\$ 2,712	\$ 4,909	\$ 2,197
Net Change in Fund Balance	\$ 2,712	\$ 2,712	\$ 4,909	\$ 2,197
Fund Balance - Beginning	\$ 153,291		\$ 151,292	
Fund Balance - Ending	\$ 156,003		\$ 156,201	

Capital Region
Community Development District
Debt Service Fund Series 2018A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Residential	\$ 298,247	\$ 298,247	\$ 300,437	\$ 2,190
Special Assessments - Commercial Tax Roll	202,415	202,415	203,873	1,458
Special Assessments - Direct St Joe	712,537	605,657	605,657	-
Special Assessments - Prepayments	-	-	5,231	5,231
Interest Income	20,000	20,000	31,145	11,145
Total Revenues	\$ 1,233,199	\$ 1,126,319	\$ 1,146,343	\$ 20,024
Expenditures:				
Interest - 11/1	\$ 300,816	\$ 300,816	\$ 300,816	\$ -
Special Call - 11/1	-	-	120,000	(120,000)
Interest - 5/1	300,816	300,816	297,803	3,012
Principal - 5/1	605,000	605,000	600,000	5,000
Special Call - 5/1	-	-	15,000	(15,000)
Total Expenditures	\$ 1,206,631	\$ 1,206,631	\$ 1,333,619	\$ (126,988)
Excess (Deficiency) of Revenues over Expenditures	\$ 26,568	\$ (80,313)	\$ (187,276)	\$ (106,963)
Net Change in Fund Balance	\$ 26,568	\$ (80,313)	\$ (187,276)	\$ (106,963)
Fund Balance - Beginning	\$ 458,541		\$ 1,066,668	
Fund Balance - Ending	\$ 485,109		\$ 879,392	

Capital Region
Community Development District
Debt Service Fund Series 2018A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 274,147	\$ 275,846	\$ 1,699
Interest Income	5,000	5,000	8,057	3,057
Total Revenues	\$ 279,147	\$ 279,147	\$ 283,903	\$ 4,756
Expenditures:				
Interest - 11/1	\$ 31,050	\$ 31,050	\$ 31,050	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	31,050	31,050	30,935	115
Principal - 5/1	200,000	200,000	200,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 262,100	\$ 262,100	\$ 271,985	\$ (9,885)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,047	\$ 17,047	\$ 11,918	\$ (5,129)
Net Change in Fund Balance	\$ 17,047	\$ 17,047	\$ 11,918	\$ (5,129)
Fund Balance - Beginning	\$ 51,319		\$ 186,223	
Fund Balance - Ending	\$ 68,366		\$ 198,141	

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 318,937	\$ 321,055	\$ 2,118
Interest Income	3,250	3,250	5,533	2,283
Total Revenues	\$ 322,187	\$ 322,187	\$ 326,588	\$ 4,401
Expenditures:				
Interest - 11/1	\$ 22,063	\$ 22,063	\$ 22,063	\$ -
Interest - 5/1	22,063	22,063	22,063	-
Principal - 5/1	275,000	275,000	275,000	-
Total Expenditures	\$ 319,125	\$ 319,125	\$ 319,125	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,062	\$ 3,062	\$ 7,463	\$ 4,401
Net Change in Fund Balance	\$ 3,062	\$ 3,062	\$ 7,463	\$ 4,401
Fund Balance - Beginning	\$ 69,079		\$ 69,481	
Fund Balance - Ending	\$ 72,141		\$ 76,944	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest	\$ 20,300	\$ 20,300	\$ 24,186	\$ 3,886
Total Revenues	\$ 20,300	\$ 20,300	\$ 24,186	\$ 3,886
Expenditures:				
Capital Outlay	\$ 170,507	\$ 156,298	\$ -	\$ 156,298
Sidewalk Safety	-	-	35,000	(35,000)
Other Charges	600	600	717	(117)
Total Expenditures	\$ 171,107	\$ 156,898	\$ 35,717	\$ 121,181
Excess (Deficiency) of Revenues over Expenditures	\$ (150,807)	\$ (136,598)	\$ (11,531)	\$ 125,067
Other Financing Sources/(Uses)				
Reserve for Capital - Transfer In	\$ 148,700	\$ 148,700	\$ 148,700	\$ -
Total Other Financing Sources (Uses)	\$ 148,700	\$ 148,700	\$ 148,700	\$ -
Net Change in Fund Balance	\$ (2,107)	\$ 12,102	\$ 137,169	\$ 125,067
Fund Balance - Beginning	\$ 572,475		\$ 560,295	
Fund Balance - Ending	\$ 570,368		\$ 697,464	

Capital Region
Community Development District
Long Term Debt Report

Series 2013, Capital Improvement Refunding Bonds	
Interest Rate:	5.050% - 6.000%
Maturity Date:	5/1/2032
Reserve Fund Definition	n/a
Reserve Fund Requirement	\$0
Reserve Fund Balance	\$0
Bonds Outstanding - 8/15/24	\$ 4,805,000
Less: Principal Payment - 5/1/25	(485,000)
Less: Special Call 5/1/25	(40,000)
Less: Principal Payment - 5/1/26	(510,000)
Current Bonds Outstanding	\$ 3,770,000

Series 2018 A 1, Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.125% - 5.125%
Maturity Date:	5/1/2039
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$590,998
Reserve Fund Balance	590,998
Bonds Outstanding - 3/12/18	\$ 16,935,000
Less: Principal Payment - 5/1/19	(490,000)
Less: Special Call - 5/1/19	(25,000)
Less: Special Call - 11/1/19	(5,000)
Less: Principal Payment - 5/1/20	(510,000)
Less: Special Call - 5/1/20	(15,000)
Less: Principal Payment - 5/1/21	(530,000)
Less: Special Call - 5/1/21	(10,000)
Less: Principal Payment - 5/1/22	(550,000)
Less: Special Call - 5/1/23	(20,000)
Less: Principal Payment - 5/1/23	(575,000)
Less: Principal Payment - 5/1/24	(600,000)
Less: Special Call 5/1/24	(925,000)
Less: Special Call 11/1/24	(50,000)
Less: Principal Payment - 5/1/25	(580,000)
Less: Special Call 5/1/25	(125,000)
Less: Special Call 11/1/25	(120,000)
Less: Principal Payment - 5/1/26	(600,000)
Less: Special Call 5/1/26	(15,000)
Current Bonds Outstanding	\$ 11,190,000

Capital Region
Community Development District
Long Term Debt Report

Series 2018 A 2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$128,920	
Reserve Fund Balance	128,920	
Bonds Outstanding - 3/12/18		\$ 2,675,000
Less: Principal Payment - 5/1/19		(160,000)
Less: Special Call 5/1/19		(10,000)
Less: Principal Payment - 5/1/20		(165,000)
Less: Special Call 5/1/20		(5,000)
Less: Special Call 5/1/22		(10,000)
Less: Principal Payment - 5/1/21		(170,000)
Less: Principal Payment - 5/1/22		(175,000)
Less: Special Call 5/1/22		(5,000)
Less: Principal Payment - 5/1/23		(180,000)
Less: Special Call 5/1/23		(10,000)
Less: Special Call 11/1/23		(5,000)
Less: Principal Payment - 5/1/24		(190,000)
Less: Special Call 5/1/24		(5,000)
Less: Special Call 11/1/24		(5,000)
Less: Principal Payment - 5/1/25		(195,000)
Less: Special Call 5/1/25		(35,000)
Less: Special Call 11/1/25		(5,000)
Less: Principal Payment - 5/1/26		(200,000)
Less: Special Call 5/1/26		(5,000)
Current Bonds Outstanding		\$ 1,140,000

Series 2021, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 2/18/21		\$ 2,800,000
Less: Principal Payment - 5/1/22		(250,000)
Less: Principal Payment - 5/1/23		(255,000)
Less: Principal Payment - 5/1/24		(260,000)
Less: Principal Payment - 5/1/25		(270,000)
Less: Principal Payment - 5/1/26		(275,000)
Current Bonds Outstanding		\$ 1,490,000
Total Bonds Outstanding		\$ 17,590,000

C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2026

ASSESSED TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2026 O&M	TOTAL ASSESSED
ST JOE COMPANY	397.25	-	712,537.13	-	-	-	-	712,537.13	278,003.19	990,540.32
LEON CO TAX ROLL	4178.91	298,246.88	202,415.28	318,937.68	274,147.35	323,380.60	426,162.86	1,843,290.65	1,845,934.81	3,689,225.46
TOTAL NET ASSESSED	4576.16	298,246.88	914,952.41	318,937.68	274,147.35	323,380.60	426,162.86	2,555,827.78	2,123,938.00	4,679,765.78

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2026 O&M	TOTAL COLLECTED NET
ST JOE COMPANY		-	605,656.58	-	-	-	-	605,656.58	278,003.19	883,659.77
TOTAL DUE DIRECT INVOICE		-	106,880.55	-	-	-	-	106,880.55	-	106,880.55
LEON CO DIST 1	11/19/25	1,011.38	-	1,575.03	-	1,096.61	-	3,683.02	3,933.12	7,616.14
LEON CO DIST 2	11/20/25	27,895.41	27,526.98	34,052.40	2,940.36	30,246.20	57,955.00	180,616.35	183,993.63	364,609.98
LEON CO DIST 3	12/18/25	197,043.10	30,453.16	205,029.59	52,263.94	213,648.22	64,115.75	762,553.76	791,641.48	1,554,195.24
LEON CO DIST 4	12/22/25	47,286.58	108,539.37	45,573.83	194,888.01	51,271.49	228,517.56	676,076.84	646,930.28	1,323,007.12
LEON CO DIST 5	01/05/26	4,245.94	23,398.23	9,395.80	2,135.35	4,603.75	49,262.38	93,041.45	92,132.95	185,174.40
INTEREST	01/30/26	568.55	389.14	605.73	516.81	616.46	819.28	3,515.97	3,521.42	7,037.39
LEON CO DIST 6	02/19/26	3,574.77	2,932.81	7,497.99	13,821.39	3,876.03	6,174.71	37,877.70	36,606.53	74,484.23
LEON CO DIST 7	03/12/26	753.55	3,910.57	4,457.86	1,445.61	817.05	8,233.27	19,617.91	19,568.39	39,186.30
LEON CO DIST 8	04/14/26	12,055.97	4,159.09	7,252.95	3,383.40	13,071.95	8,756.50	48,679.86	49,764.86	98,444.72
INTEREST	04/23/26	29.33	19.70	34.39	33.39	31.80	41.47	190.08	189.65	379.73
LEON CO DIST 9	05/18/26	1,126.43	158.23	1,735.31	4,405.66	1,221.36	333.14	8,980.13	8,576.66	17,556.79
LEON CO DIST 10	06/16/26	1,082.27	-	60.69	-	1,173.48	-	2,316.44	2,436.30	4,752.74
TAX CERTIFICATE SALES	06/19/26	3,747.24	2,378.67	3,768.53	-	4,063.03	5,008.02	18,965.49	19,512.16	38,477.65
INTEREST	08/18/26	16.27	6.93	15.20	12.03	17.64	14.59	82.66	83.36	166.02
TOTAL RECEIVED TAX ROLL		300,436.79	203,872.88	321,055.30	275,845.95	325,755.07	429,231.67	1,856,197.66	1,858,890.79	3,715,088.45
TOTAL DUE TAX ROLL		(2,189.91)	(1,457.60)	(2,117.62)	(1,698.60)	(2,374.47)	(3,068.81)	(12,907.01)	(12,955.98)	(25,862.99)

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2026 O&M	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	85.00%	0.00%	0.00%	0.00%	0.00%	85.00%	100.00%	89.21%
% RECEIVED TAX ROLL	100.73%	100.72%	100.66%	100.62%	100.73%	100.72%	100.70%	100.70%	100.70%

D.

Capital Region
Community Development District

Check Register Summary

September 30, 2026

Fund	Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll	9/11/26	50986-50989	\$ 554.10
Sub-Total			\$ 554.10
Accounts Payable	9/1/26	3872	\$ 107,017.02
	9/11/26	3873-3882	133,867.82
	9/22/26	3883-3886	41,588.89
	9/29/26	3887-3889	109,302.56
Sub-Total			\$ 391,776.29
Autopayment ACH*	9/21/26	City of Tallahassee	\$ 8,186.52
Sub-Total			\$ 8,186.52
Total General Fund			\$ 400,516.91
Capital Reserve Fund - Wells Fargo			
Accounts Payable		-	\$ -
Total Capital Reserve Fund			\$ -
GRAND TOTAL			\$ 400,516.91

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

PR300R	PAYROLL CHECK REGISTER		RUN	9/11/26	PAGE	1
CHECK	EMP #	EMPLOYEE NAME	CHECK	CHECK		
#			AMOUNT	DATE		
50986	30	KURT V CHRISTENSEN	.00	9/11/2026		
50987	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
50988	- - - 29 -	VALERIE D. REGLAT	184.70	9/11/2026		
50989	- - - 21 -	LUIS K ROJAS	184.70	9/11/2026		
	- - - 27 -	MATTHEW A VOGEL	184.70	9/11/2026		
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
	TOTAL FOR REGISTER		554.10			

CAPR CAPITAL REGION TLEE

Attendance Confirmation

for

Board of Supervisors

District Name: Capital Region

Board Meeting Date: Thursday, September 10, 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

9/11/2026
Date

****RETURN SIGNED DOCUMENT TO Oksana Kuzmuk****

DATE	CHECK	VEND#	INVOICE.....	EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
			DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT #
9/01/26	00024		8/25/26	199403	202608 320-57200-46450	*	389.20	
					IRRIGATION REPR-CNTLR#15			
			8/25/26	199404	202608 320-57200-46450	*	641.76	
					IRRIG REPR-CNTLR#3 UNIT#1			
			8/25/26	199405	202608 320-57200-46450	*	381.73	
					IRRIG REPR-CNTLR#6 PARK			
			8/25/26	199406	202608 320-57200-46450	*	289.83	
					IRRIG REPR-CNTLR#4 UNIT#1			
			8/25/26	199407	202608 320-57200-46450	*	97.30	
					IRRIG REPR-CNTLR#3 UNIT#1			
			8/25/26	199408	202608 320-57200-46450	*	550.75	
					IRRIG REPR-CNTLR#3 UNIT#1			
			9/01/26	199388	202609 320-57200-46225	*	219.04	
					SEP26 LANDSC NEW UNITS			
			9/01/26	199388	202609 320-57200-46200	*	97,638.86	
					SEP26 LANDSC CONTR UNITS			
			9/01/26	199388	202609 320-57200-46400	*	4,851.39	
					SEP26 IRRIG CONTR UNITS			
			9/01/26	199388	202609 320-57200-46950	*	1,957.16	
					SEP26 FUEL SURCHARGE			
					ALL-PRO LAND CARE OF TALLAHASSEE			107,017.02 003872
9/11/26	00024		9/01/26	199468	202609 320-57200-46490	*	1,050.00	
					PRUNE LIVE OAK/RMV SUCKER			
			9/01/26	199471	202609 320-57200-46450	*	1,166.83	
					IRRIGATION-CTLR24 UNIT#2			
			9/02/26	199474	202609 320-57200-46490	*	1,120.00	
					REMOVE OAK & GRIND STUMP			
			9/02/26	199476	202609 320-57200-46450	*	1,096.35	
					MAINLINE REPAIR-CTLR#15			
			9/08/26	199486	202609 320-57200-46490	*	980.00	
					TREE REMOVAL UNIT #26			
					ALL-PRO LAND CARE OF TALLAHASSEE			5,413.18 003873
9/11/26	00126		9/09/26	2072467	202608 310-51300-31100	*	525.57	
					PROF SVCS THROUGH AUG26			
					ATKINS NORTH AMERICA INC			525.57 003874
9/11/26	00106		9/02/26	09022026	202609 300-20700-10800	*	106,903.77	
					FY26 ASSESSMNTS DS2018 A1			
					CAPITAL REGION CDD - SERIES 2018A1			106,903.77 003875
9/11/26	00130		9/02/26	09022026	202609 300-20700-11000	*	12.03	
					FY26 ASSEMNTS DS2018-A2			
					CAPITAL REGION CDD - SERIES 2018A2			12.03 003876
					CAPR CAPITAL REGION TLEE			

CHECK	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/26	00148	9/02/26	09022026	202609	300	20700	10900			*	32.23		
			FY26 ASSESSMENTS DS 2013						CAPITAL REGION CDD - SERIES 2013			32.23	003877
9/11/26	00300	9/02/26	09022026	202609	300	20700	10000			*	15.20		
			FY26 ASSESSMENTS DS 2021						CAPITAL REGION CDD - SERIES 2021			15.20	003878
9/11/26	00061	9/01/26	612	202609	320	57200	34000			*	13,129.75		
			SEP26 FACILITY MANAGEMENT						GOVERNMENTAL MANAGEMENT SERVICES			13,129.75	003879
9/11/26	00061	9/01/26	611	202609	310	51300	34000			*	5,029.33		
			SEP MANAGEMENT FEES							*	120.25		
		9/01/26	611	202609	310	51300	35110			*	280.58		
			SEP WEBSITE ADMIN							*	708.92		
		9/01/26	611	202609	310	51300	31300			*	.27		
			SEP INFORMATION TECH							*	63.25		
		9/01/26	611	202609	310	51300	51000			*	27.75		
			SEP DISSEMINATION SVCS							*	8.40		
		9/01/26	611	202609	310	51300	42000			*			
			OFFICE SUPPLIES							*			
		9/01/26	611	202609	310	51300	42500			*			
			POSTAGE							*			
		9/01/26	611	202609	310	51300	46900			*			
			COPIES							*			
		9/01/26	611.AMEX	202608	320	57200	46900			*			
			AUG26 GOOGLE WORKSPACE						GOVERNMENTAL MANAGEMENT SERVICES			6,238.75	003880
9/11/26	00374	8/28/26	598	202608	320	57200	47000			*	1,482.46		
			NATURE TRAIL CLEANING						PRO EXTERIOR SERVICES LLC			1,482.46	003881
9/11/26	00373	8/31/26	7866307	202608	310	51300	48000			*	114.88		
			NOTICE - FY27 BOS MTGS						USA TODAY MEDIA CORP			114.88	003882
9/22/26	00024	9/10/26	199493	202609	320	57200	46910			*	10,855.72		
			TURF RENOVATION							*	333.69		
		9/10/26	199495	202609	320	57200	46450			*	393.58		
			VALVE RPL-CNTRL#10 UNIT29							*	334.66		
		9/10/26	199496	202609	320	57200	46450			*			
			VALVE RPL-CNTRL#23 UNIT17							*			
		9/10/26	199497	202609	320	57200	46450			*			
			IRRG RPR-CNTRL#19 UNIT#5										

CAPR CAPITAL REGION TLEE

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
9/10/26	199499	202609	320-57200-46450	IRRG RPR-CNTRL#3 UNIT#1	*	89.00		
9/10/26	199501	202609	320-57200-46450	REPLACE DECODERS C#19/U#5	*	2,919.24		
9/14/26	199508	202609	320-57200-46490	TREE PRUNING: FOUR OAKS	*	980.00		
				ALL-PRO LAND CARE OF TALLAHASSEE			15,905.89	003883
9/22/26	00114	9/14/26	33987 202609 300-15500-10000	FY27 INSURANCE RENEWAL	*	24,660.00		
				EGIS INSURANCE ADVISORS, LLC			24,660.00	003884
9/22/26	00028	9/15/26	2244124 202609 320-57200-46500	SEP26 LAKE MAINT - S WOOD	*	345.00		
				THE LAKE DOCTORS, INC.			345.00	003885
9/22/26	00028	9/19/26	2219309 202609 320-57200-46500	SEP26 WATER MGMT-WD290	*	678.00		
				THE LAKE DOCTORS, INC.			678.00	003886
9/29/26	00106	9/28/26	09282026 202609 300-20700-10800	FY26 ASSMTS DS 2018-A1	*	106,880.56		
				CAPITAL REGION CDD - SERIES 2018A1			106,880.56	003887
9/29/26	00028	9/21/26	2185975 202609 320-57200-46500	SEP26 WATER MGMT-VERDURA	*	732.00		
				THE LAKE DOCTORS, INC.			732.00	003888
9/29/26	00296	9/27/26	593 202609 320-57200-46550	MULCHING-PONDS/FENCE LINE	*	1,690.00		
				LONGVIEW LAND CLEARING LLC			1,690.00	003889
TOTAL FOR BANK B						391,776.29		
TOTAL FOR REGISTER						391,776.29		

CAPR CAPITAL REGION TLEE



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

Invoice

Date	Invoice #
8/25/2026	199403

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 15, Unit Orange Ave - Irrigation Repair			
1 - 2" Hunter Valve	1	156.71	156.71
2 DBR			
Irrigation Labor - Technician	2.5	85.50	213.75
Miscellaneous Materials & Consumables	1	11.11	11.11
Fuel Surcharge	1	7.63	7.63
Date of Service: 8/17/2026			
RECEIVED By Tara Lee at 10:24 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$389.20
Payments/Credits	\$0.00
Balance Due	\$389.20



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

Invoice

Date	Invoice #
8/25/2026	199404

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 3, Unit 1 - Irrigation Repair			
1 - 2" Toro Valve	1	268.85	268.85
2 DBR			
1 - 2" Cap			
Irrigation Labor - Technician	4	85.50	342.00
Miscellaneous Materials & Consumables	1	18.33	18.33
Fuel Surcharge	1	12.58	12.58
Date of Service: 8/17/2026 Damage Source: Normal Damage			
RECEIVED By Tara Lee at 10:23 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$641.76
Payments/Credits	\$0.00
Balance Due	\$641.76



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

Invoice

Date	Invoice #
8/25/2026	199405

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 6, Central Park - Irrigation Repair			
2 Rotors (I-40)	1	230.98	230.98
Irrigation Labor - Technician	1.5	85.50	128.25
Miscellaneous Materials & Consumables	1	13.34	13.34
Fuel Surcharge	1	9.16	9.16
Date of Service: 8/18/2026			
RECEIVED By Tara Lee at 10:24 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$381.73
Payments/Credits	\$0.00
Balance Due	\$381.73



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

Invoice

Date	Invoice #
8/25/2026	199406

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 4, Unit 1 & TC1 Pond - Irrigation Repair			
5 Sprayheads	1	141.44	141.44
5 Nozzles			
4 Rotors			
2 - 3/4" 90 male x barb			
Irrigation Labor - Technician	1.5	85.50	128.25
Miscellaneous Materials & Consumables	1	11.94	11.94
Fuel Surcharge	1	8.20	8.20
Date of Service: 8/19/2026 Damage Source: Normal Damage			
RECEIVED By Tara Lee at 10:24 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$289.83
Payments/Credits	\$0.00
Balance Due	\$289.83



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

Invoice

Date	Invoice #
8/25/2026	199407

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 3, Unit 1 - Irrigation Repair			
1 - 3/4" tee	1	3.00	3.00
1 - 3/4" 90 male x barb			
Irrigation Labor - Technician	1	85.50	85.50
Miscellaneous Materials & Consumables	1	5.22	5.22
Fuel Surcharge	1	3.58	3.58
Date of Service: 8-19-2026			
RECEIVED By Tara Lee at 10:24 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$97.30
Payments/Credits	\$0.00
Balance Due	\$97.30



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

Invoice

Date	Invoice #
8/25/2026	199408

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	9/24/2026

Description	Quantity	Rate	Amount
Controller 3, Unit 1 - Irrigation Repair			
5 Rotors	1	139.22	139.22
4 Sprayheads			
4 Nozzles			
Irrigation Labor - Technician	2.5	85.50	213.75
Irrigation Labor - Assistant	2.5	68.50	171.25
Miscellaneous Materials & Consumables	1	15.73	15.73
Fuel Surcharge	1	10.80	10.80
Date of Service: 8-20-26			
RECEIVED By Tara Lee at 10:24 am, Aug 26, 2026 46450 <i>Corbin deNagy</i> 8/25/2026			

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	\$550.75
Payments/Credits	\$0.00
Balance Due	\$550.75

**All-Pro Land Care of
Tallahassee, Inc.**

P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
9/1/2026	199388

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 September 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 10:42 am, Aug 18, 2026 <i>Corbin deNagy</i> 8/17/2026		

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 Land Care of Tallahassee,
Inc.
PO Box 38355
Tallahassee, FL 32315-8355

chrissy@allproemail.com
+1 (850) 656-0208



CRCDD (CRCDD02):Additional Contracted Work

Bill to

CRCDD

Attn: Corbin deNagy

3196 Merchants Row, Suite 130

Tallahassee, FL 32311

RECEIVED

By Tara Lee at 3:39 pm, Sep 02, 2026

Invoice details

Invoice no.: 199468

Terms: Net 30

Invoice date: 09/01/2026

Due date: 10/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.		Tree Pruning: Unit 23 Common Area adjacent to 4198 Four Oaks			\$0.00
2.					\$0.00
3.					\$0.00
4.	Additional Contracted Work	Select prune the Live Oak away from the house. Remove sucker growth on the roof. Reduce the weight on the low limbs hanging over the patio and trim to increase the clearance by approximately 3-5 ft. Clean up and haul all debris.	1	\$1,050.00	\$1,050.00
5.					\$0.00
6.					\$0.00
7.		*Note: Trimming will not exceed 30% of the live green canopy.			\$0.00

Total

\$1,050.00

Note to customer

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

46490
Corbin deNagy
9/2/2026

INVOICE

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

chrissy@allproemail.com
+1 (850) 656-0208



CRCDD (CRCDD02):Irrigation:Controller 24, Unit 2

Bill to

Irrigation

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

Invoice details

Invoice no.: 199471

Terms: Due on receipt

Invoice date: 09/01/2026

Due date: 09/01/2026

RECEIVED

By Tara Lee at 3:46 pm, Sep 02, 2026

#	Product or service	Description	Qty	Rate	Amount
1.		Mainline Repair			
2.	ACW - Irrigation Parts	1 - 4" coupling 1 - 4" repair coupling 20 FT 4" Pipe	1	\$190.90	\$190.90
3.	ACW - IR Labor Tech	Irrigation Labor - Technician	6	\$85.50	\$513.00
4.	ACW - IR Labor Asst	Irrigation Labor - Assistant	6	\$68.50	\$411.00
5.	Misc Materials	Miscellaneous Materials & Consumables	1	\$33.45	\$33.45
6.	Fuel Surcharge	Fuel Surcharge	1	\$18.48	\$18.48

Total **\$1,166.83**

Ways to pay

BANK

Overdue

09/01/2026

Note to customer

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

46450

Corbin deNagy

9/2/2026

[View and pay](#)



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
CRCDD
Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE 199474
DATE 09/02/2026
TERMS Net 30
DUE DATE 10/02/2026

DESCRIPTION	QTY	RATE	AMOUNT
Unit 10: Overlook Park			
Across from 2112 New Dawn, remove the Shumard Oak and grind the stump.	1	1,120.00	1,120.00

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	1,120.00
TAX	0.00
TOTAL	1,120.00
BALANCE DUE	\$1,120.00

Ways to pay

BANK

[View and pay](#)

RECEIVED
By Tara Lee at 3:44 pm, Sep 02, 2026

46490
Corbin deNagy
9/2/2026



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199476
DATE 09/02/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Mainline Repair Controller 15; Orange Ave			
1 - 6" coupling	1	279.47	279.47
1 - 6" repair coupling			
Irrigation Labor - Technician	5	85.50	427.50
Irrigation Labor - Assistant	5	68.50	342.50
Miscellaneous Materials & Consumables	1	31.48	31.48
Fuel Surcharge	1	15.40	15.40

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	1,096.35
TAX	0.00
TOTAL	1,096.35
BALANCE DUE	\$1,096.35

Ways to pay

BANK

[View and pay](#)

RECEIVED
By Tara Lee at 3:41 pm, Sep 02, 2026

46450
Corbin deNagy
9/2/2026



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
Corbin Denagy
Capital Region Comm. Deve
CRCDD
Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE 199486
DATE 09/08/2026
TERMS Net 30
DUE DATE 10/08/2026

DESCRIPTION	QTY	RATE	AMOUNT
Unit 26: Tree Removal			
Remove the dead tree across from 3214 Salinger Way. Lightly grind the stump. Clean up and haul all debris.	1	980.00	980.00T

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

Ways to pay

BANK

SUBTOTAL	980.00
TAX	0.00
TOTAL	980.00
BALANCE DUE	\$980.00

View and pay

RECEIVED
By Tara Lee at 12:45 pm, Sep 08, 2026

46490
Corbin deNagy
9/8/2026



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

Invoice Date: September 09, 2026
Project #: 100065121
Invoice #: 2072467

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

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13
Invoice Comments:
Invoicing Period: April 01, 2026 to August 31, 2026

Basic Services	Current
Multiplier Labor	525.57
Total Invoice	525.57
Total Due this Invoice	<u>USD 525.57</u>

Contract Amount:	30,000.00
Previous Billed:	27,049.69
Billed to Date	27,575.26
Contract Balance:	2,424.74

Remit to:
ATKINSREALIS USA INC.
PO Box 409357
Atlanta, GA 30384-9357
Tax ID: 59-0896138

Wire Payments: Routing No. 026009593, Acct No 4451286495
ACH EFT Payments: Routing 111000012, Acct No 4451286495

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2072467
Date 09-SEP-26

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	3.50	51.78	181.23
Subtotal - Project Manager		3.50		181.23
Subtotal Labor				181.23
Multiplier	2.9			
TOTAL				525.57

Corbin deNagy
9/9/2026

RECEIVED

By Tara Lee at 8:06 am, Sep 10, 2026

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
September 2, 2026	\$106,903.77	Oksana Kuzmuk

Payable to:

Vendor # 106 Capital Region CDD - Series 2018 A1
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10800
------	---------------------

Intended Use of Funds Requested:

FY26 Assessments DS 2018-A1
(Attach supporting documentation for request.)

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 2, 2026	\$12.03	Oksana Kuzmuk

Payable to:

Vendor # 130 Capital Region CDD - Series 2018 A2
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.11000
------	---------------------

Intended Use of Funds Requested:

FY26 Assessments DS 2018-A2
(Attach supporting documentation for request.)

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
September 2, 2026	\$32.23	Oksana Kuzmuk

Payable to:

Vendor # 148 Capital Region CDD - Series 2013

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10900
------	---------------------

Intended Use of Funds Requested:

FY26 Assessments DS 2013
(Attach supporting documentation for request.)

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
September 2, 2026	\$15.20	Oksana Kuzmuk

Payable to:

Vendor # 300 Capital Region CDD - Series 2021

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10000
------	---------------------

Intended Use of Funds Requested:

FY26 Assessments DS 2021
(Attach supporting documentation for request.)

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

Invoice

Invoice #: 612
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		13,129.75	13,129.75
<i>Alison Moring</i> <i>9-4-26</i>			

RECEIVED

By Tara Lee at 12:41 pm, Sep 08, 2026

Total \$13,129.75

Payments/Credits \$0.00

Balance Due \$13,129.75

Governmental Management Services, LLC

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

Invoice**Invoice #:** 611**Invoice Date:** 9/1/26**Due Date:** 9/1/26**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 - September 2026		5,029.33	5,029.33
Website Administration - September 2026		120.25	120.25
Information Technology - September 2026		280.58	280.58
Dissemination Agent Services - September 2026		708.92	708.92
Office Supplies		0.27	0.27
Postage		63.25	63.25
Copies		27.75	27.75
AMEX Purchase 8/1/26 - Google Workspace		8.40	8.40

Total \$6,238.75**Payments/Credits** \$0.00**Balance Due** \$6,238.75**RECEIVED***By Tara Lee at 11:14 am, Sep 08, 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.: 598

Terms: Due Upon Receipt

Invoice date: 08/28/2026

Due date: 08/28/2026

PRODUCT OR SERVICE

AMOUNT

Nature Trail Cleaning

\$1,482.46

Pressure washing the nature trail sidewalk from the golf cart path to the wooden bridge

RECEIVED

By Tara Lee at 2:05 pm, Sep 02, 2026

Subtotal \$1,482.46

Total \$1,482.46

Payment \$0.00

Balance due \$1,482.46

Payment Required

John B. Q.
9/2/2026
47000

[Click To View Online Invoice](#)

USA TODAY CO.



ACCOUNT NAME Capital Region Community		ACCOUNT # 1127543	INV DATE 08/31/26
INVOICE # 0007866307	INVOICE PERIOD Aug 1- Aug 31, 2026	CURRENT INVOICE TOTAL \$114.88	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$114.88	

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: SEPTEMBER 30, 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
8/1/26	Balance Forward	\$1,193.58
8/24/26	PAYMENT - THANK YOU	-\$1,193.58

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/28/26	12573676	TAL Tallahassee Democrat	Budget Notice		\$114.88

RECEIVED

By Tara Lee at 12:47 pm, Sep 08, 2026

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	\$114.88
Service Fee 3.99%	\$4.58
*Cash/Check/ACH Discount	-\$4.58
*Payment Amount by Cash/Check/ACH	\$114.88
Payment Amount by Credit Card	\$119.46

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Capital Region Community		ACCOUNT NUMBER 1127543		INVOICE NUMBER 0007866307		AMOUNT PAID
CURRENT DUE \$114.88	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$114.88
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 \$119.46
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001127543000000000000078663070001148867170

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

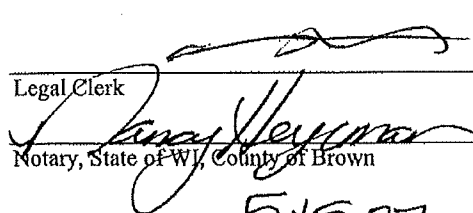
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public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

TAL Tallahassee Democrat 08/28/2026
TAL tallahassee.com 08/28/2026

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 08/28/2026

Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$114.88
Tax Amount: \$0.00
Payment Cost: \$114.88
Order No: 12573676 # of Copies: 1
Customer No: 1127543
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will hold their regularly scheduled public meetings for Fiscal Year 2027 at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311 at 6:30 p.m. on the second Thursday of each month as follows or otherwise noted:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings are 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 each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. 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 the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Corbin deNagy
District Manager
8/28/26 12573676



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
CRCDD
Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE 199493
DATE 09/10/2026
TERMS Net 30
DUE DATE 10/10/2026

DESCRIPTION	QTY	RATE	AMOUNT
Perform turf renovation on the bare center median and shoulder along Four Oaks Boulevard between Verdura Drive and Piney Grove.			0.00
Spray existing centipede sod with Roundup.			
Root prune five (5) live oak trees.			
Dress the area with topsoil - 6 yards			
Install fourteen (14) pallets of St. Augustine sod.			0.00
Round-up - 50 gal	1	58.72	58.72
Topsoil - 6 yds	1	600.00	600.00
IPM Asst. Labor Rate per hour	4	68.50	274.00
Root Prune	6	68.50	411.00
Grade + Topsoil	8	68.50	548.00
St. Augustine per sqft w/ install - 14 pallets	6,300	1.28	8,064.00
Sod Roller	1	250.00	250.00
Cat Loader	1	500.00	500.00
Fuel Surcharge	1	150.00	150.00

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL 10,855.72
TAX 0.00
TOTAL 10,855.72
BALANCE DUE **\$10,855.72**

Ways to pay

BANK



RECEIVED
By Tara Lee at 1:04 pm, Sep 11, 2026

\$35 fee for all returned checks

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

46910

Corbin deNagy

9/11/2026



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199495
DATE 09/10/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Valve Replace Controller 10 unit 29			
1 1/2 Hunter valve	1	110.22	110.22
2 DBR			
Irrigation Labor - Technician	2.50	85.50	213.75
Miscellaneous Materials & Consumables	1	9.72	9.72

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	333.69
TAX	0.00
TOTAL	333.69
BALANCE DUE	\$333.69

Ways to pay

BANK

[View and pay](#)

RECEIVED

By Tara Lee at 1:05 pm, Sep 11, 2026

46450

Corbin deNagy
9/11/2026

\$35 fee for all returned checks

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



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199496
DATE 09/10/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Valve Replace Controller 23 unit 17			
1 Hunter Valve	1	125.62	125.62
2 -1 1/2 " Maleadapter			
2-1 1/2 " 90			
1- Bushing 2"x1 1/2"			
1- 2" 90			
Irrigation Labor - Technician	3	85.50	256.50
Miscellaneous Materials & Consumables	1	11.46	11.46

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

Ways to pay

BANK

SUBTOTAL 393.58
TAX 0.00
TOTAL 393.58
BALANCE DUE **\$393.58**

[View and pay](#)

RECEIVED
By Tara Lee at 1:06 pm, Sep 11, 2026

46450

Corbin deNagy
9/11/2026



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199497
DATE 09/10/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 19 Unit 5 Irrigation Repair			
1- 2" Hunter Valve	1	153.91	153.91
2- DBR			
Irrigation Labor - Technician	2	85.50	171.00
Miscellaneous Materials & Consumables	1	9.75	9.75

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	334.66
TAX	0.00
TOTAL	334.66
BALANCE DUE	\$334.66

Ways to pay

BANK

[View and pay](#)

RECEIVED
By Tara Lee at 1:05 pm, Sep 11, 2026

46450
Corbin deNagy
9/11/2026



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199499
DATE 09/10/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation Repair Controller 3 Unit 1 Damage Source- Metronet Damaged			
1/2" 90	1	0.91	0.91
Irrigation Labor - Technician	1	85.50	85.50
Miscellaneous Materials & Consumables	1	2.59	2.59

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	89.00
TAX	0.00
TOTAL	89.00
BALANCE DUE	\$89.00

Ways to pay

BANK

[View and pay](#)

RECEIVED

By Tara Lee at 1:05 pm, Sep 11, 2026

46450
Corbin deNagy
9/11/2026

\$35 fee for all returned checks

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



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE 199501
DATE 09/10/2026
TERMS Due on receipt
DUE DATE 10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 19; Unit 5 Irrigation Repair - Replace Decoders			
10 ICD-100 Decoders	1	2,235.71	2,235.71
12 DBR			
2 Toro Solenoids			
Irrigation Labor - Technician	7	85.50	598.50
Miscellaneous Materials & Consumables	1	85.03	85.03

Note: Lightning Damage

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	2,919.24
TAX	0.00
TOTAL	2,919.24
BALANCE DUE	\$2,919.24

Ways to pay

BANK

[View and pay](#)

RECEIVED

By Tara Lee at 1:05 pm, Sep 11, 2026

46450

Corbin deNagy

9/11/2026

\$35 fee for all returned checks

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



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
CRCDD
Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE 199508
DATE 09/14/2026
TERMS Net 30
DUE DATE 10/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
Tree Pruning: Four Oaks			0.00
			0.00
			0.00
On the Live Oak in front of 3757 Four Oaks Blvd, prune the leader growing toward the front door back to the trunk. Reduce the weight on the leader growing over the Crape Myrtle. Clean up and haul away all debris.	1	980.00	980.00

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Thank you for your business! Please make checks payable to the address listed above. Pricing may vary. Fuel surcharges may apply.

SUBTOTAL	980.00
TAX	0.00
TOTAL	980.00
BALANCE DUE	\$980.00

Ways to pay

BANK

[View and pay](#)

RECEIVED
By Tara Lee at 9:44 am, Sep 15, 2026

46490
Corbin deNagy
9/15/2026



Capital Region Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Capital Region Community Development District
Acct #	280
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

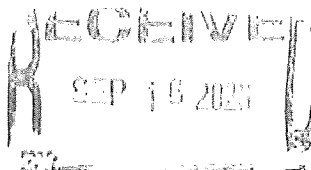
Payment Information	
Invoice Summary	\$ 24,660.00
Payment Amount	
Payment for:	Invoice#33987
100126542	

Thank You

Please detach and return with payment

Customer: Capital Region Community Development District

Invoice	Effective	Transaction	Description	Amount
33987	10/01/2026	Renew policy	Policy #100126542 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	24,660.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 12:03 pm, Sep 16, 2026

Total

\$ 24,660.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrelive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/14/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

708277

9/15/2026

\$345.00

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

00000000018515001000000040912700000003450071

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 9/25/2026

Invoice 2244124

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/15/2026	Water Management - Monthly		\$345.00	\$0.00	\$345.00

I treated the pond for algae. I will return with beneficial bacteria and muck biotics to help reduce future algae growth. Please contact Jim Hawkins with any questions. Thank you

RECEIVED

By Tara Lee at 9:39 am, Sep 17, 2026

46500
Corbin deNagy
9/17/2026

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, okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

CAPITAL REGIONAL CDD
3196 Merchants Row Blvd
STE 130
Tallahassee, FL 32311

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

731680

9/15/2026

\$678.00

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

00000007316805001000000040912200000006780076

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

SOUTHWOOD WD290

2300 Bluff Oak Way Tallahassee, FL 32311

Invoice Due Date 9/19/2026

Invoice 2219309

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/9/2026	Water Management - Quarterly		\$678.00	\$0.00	\$678.00

The weeds are almost knocked back to the ponds edge. Please contact Jim Hawkins with any questions. Thank you

RECEIVED**By Tara Lee at 9:38 am, Sep 17, 2026**

46500
Corbin deNagy
9/17/2026

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:

\$678.00

This Invoice Total:

\$678.00

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

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

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

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

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
September 28, 2026	\$106,880.56	Oksana Kuzmuk

Payable to:

Vendor # 106 Capital Region CDD - Series 2018 A1
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10800
------	---------------------

Intended Use of Funds Requested:

FY26 Assessments DS 2018-A1
<i>(Attach supporting documentation for request)</i>

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

Capital Region CDD
CORBIN DENAGY
3196 Merchants Row Blvd
Tallahassee, FL 32311

ACCOUNT NUMBER	DATE	BALANCE
732481	9/21/2026	\$732.00

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

00000007324810001000000041025300000007320035

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

LAKE VERDURA

3196 Merchants Row Blvd Tallahassee, FL 32311

Invoice Due Date 9/27/2026

Invoice 2185975

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/17/2026	Water Management - Monthly		\$732.00	\$0.00	\$732.00

The muck treatment worked great the water clarity is very good. We treated the shoreline and the lilies in the pond. Please contact Jim Hawkins with any questions. Thank you

RECEIVED**By Tara Lee at 9:12 am, Sep 22, 2026**

46500
Corbin deNagy
9/22/2026

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:

\$732.00

This Invoice Total:

\$732.00

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

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

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

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



LONGVIEW
LAND CLEARING

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

Invoice #000593

Issue date
Sep 27, 2026

September 23rd-24th mulching

2 small ponds one large pond and fence line mulching
7.5 hrs

Total: \$1690

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

Thanks for your business!

Customer

Capital Region Cdd
cdenagy@gmsnf.com

Invoice Details

PDF created September 28, 2026
\$1,690.00

Payment

Due September 27, 2026
\$1,690.00

Items	Quantity	Price	Amount
Mulching	1	\$1,690.00	\$1,690.00
Subtotal			\$1,690.00
Total Due			\$1,690.00

RECEIVED

By Tara Lee at 10:07 am, Sep 28, 2026

46550

Corbin deNagy

9/28/2026



Pay online

To pay your invoice go to <https://squareup.com/u/8c0QdKpu>

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

FOURTH ORDER OF BUSINESS

A.



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

Estimate

ADDRESS

Corbin Denagy
Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

ESTIMATE

1013

DATE

09/23/2026

DESCRIPTION	QTY	RATE	AMOUNT
Orange Ave Tree Beautification - Install (26) 30gal Live Oaks			
Installation of (26) 30gal Live Oaks 2" CAL 8` HT., 5` SPR.	26	390.00	10,140.00
Tree Stakes	26	30.00	780.00
Pine Straw Bales	26	8.50	221.00
Equipment Rent/Use	1	950.00	950.00
Hand-watering (30 days)	30	100.00	3,000.00
Irrigation Adjustments, includes labor and parts	1	850.00	850.00
Topsoil	1	600.00	600.00

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Orange Ave Tree Beautification - Install () 30gal Live Oaks

SUBTOTAL 16,541.00

TAX 0.00

TOTAL **\$16,541.00**

Accepted By

Accepted Date



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

Estimate

ADDRESS

Corbin Denagy
Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

ESTIMATE

1017

DATE

09/23/2026

DESCRIPTION	QTY	RATE	AMOUNT
Orange Ave Tree Beautification - Install (26) 45gal Live Oaks			
Installation of (26) 45gal Live Oaks 3" CAL 10' HT.	26	750.00	19,500.00
Tree Stakes	26	30.00	780.00
Pine Straw Bales	26	8.50	221.00
Equipment Rent/Use	1	950.00	950.00
Hand-watering (30 days)	30	100.00	3,000.00
Irrigation Adjustments, includes labor and parts	1	850.00	850.00
Topsoil	1	600.00	600.00

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.
Orange Ave Tree Beautification - Install () 30gal Live Oaks

SUBTOTAL	25,901.00
TAX	0.00
TOTAL	\$25,901.00

Accepted By

Accepted Date

B.



All Pro Land Care of Tallahassee, Inc.

PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

Estimate

ADDRESS

CRCDD

Attn: Corbin deNagy

3196 Merchants Row, Suite 130

Tallahassee, FL 32311

ESTIMATE

1008

DATE

09/15/2026

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Fuel Surcharge Rates (Effective October1, 2026 - December 31, 2026)			0.00
			0.00
Monthly Fuel Surcharge	3	1,957.16	5,871.48
			0.00

*Monthly Fuel Surcharge Rates will take effect October 1, 2026, and may remain in place until December 31, 2026; subject to the terms herein. The monthly fuel surcharge is calculated as 2% of the monthly Contracted Maintenance amount for FY Budget 2025-26 for a not to exceed amount of \$1,957.16 (i.e., \$97,857.90 x 2% = 1,957.16) payable on a monthly basis. For purposes of this Monthly Fuel Surcharge, the base price for (1) gallon of regular unleaded fuel shall be \$3.00. In the event the average price of unleaded fuel is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. This Monthly Fuel Surcharge shall be suspended from all future invoices when the average gallon price of regular unleaded fuel drops below \$3.00 per gallon; provided however, during the term provided herein, the surcharge may again be implemented should the average gallon price of regular unleaded fuel again escalate over the established \$3.00 base price.

We currently accept traditional Checks or ACH payments via QuickBooks Online at this time. There is a 1% fee for ACH payments.

SUBTOTAL	5,871.48
TAX	0.00
TOTAL	\$5,871.48

Accepted By

Accepted Date

SIXTH ORDER OF BUSINESS

**AGREEMENT BETWEEN
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
AND
COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
FOR
FACILITY MANAGEMENT AND FIELD OPERATIONS MANAGEMENT SERVICES**

This Agreement (“Agreement”) is made and entered into as of October 1st, 2026 (“Effective Date”), by and between:

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Leon County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 (“Contractor” or “CALM III”) and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains landscape, hardscape, and irrigation improvements, entrance features, common areas, open space, stormwater system improvements, and certain outdoor recreation facilities (collectively, the “Facilities”); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Facilities; and

WHEREAS, Contractor has a background in the operation, management, and maintenance of recreation and amenity facilities and is willing to provide such operation, management, and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to operate, manage, and maintain the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Facilities.

3. DESCRIPTION OF SERVICES. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. To the extent the terms of this Agreement and **Exhibit A** conflict, this Agreement shall control.

4. COMPENSATION. The Agreement shall be for a one-year period, renewable or terminable pursuant to the provisions herein. Contractor shall be compensated for providing the Services described in Section 3 of this Agreement.

A. Fees and Expenses:

- i. The District shall pay the Contractor the following annual fee for the Services in accordance with **Exhibit A**:
 - Facility Management and Field Operations Management Services: One Hundred Fifty-Seven Thousand Five Hundred Fifty-Seven Dollars and No Cents (\$157,557.00) per year.

The total annual fee for the foregoing fixed Services is One Hundred Fifty-Seven Thousand Five Hundred Fifty-Seven Dollars and No Cents (\$157,557.00), which shall be invoiced and paid in equal monthly installments during the Fiscal Year.

- ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.
- iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature may be invoiced in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees must comply with the amendment procedure in this Agreement.
- v. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee

amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- B.** Services will be billed monthly pursuant to the fee schedule shown in **Exhibit B**. Additional work or services, as such terms are used in Section 5.C, will either be billed monthly at the Contractor's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- E.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.
- F.** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

5. GENERAL PROVISIONS.

- A.** The Services provided by Contractor shall be as provided for in **Exhibit A** and as

set forth in this Agreement.

- B.** Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- C.** The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- D.** At all times during operation of the Facilities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor- related businesses.
- E.** In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- F.** All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or sub-contractors who are hired and compensated by the Contractor (1099 individuals).
- G.** Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the

District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.

- H. Contractor shall promptly respond to any and all emergencies or problems related to the Facilities and shall report to the District all known problems related to the Facilities.
 - I. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.
 - J. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
 - K. When and if applicable, Contractor shall require all applicable registration forms and waivers to be executed prior to use of the Facilities.
 - L. The Parties agree that the Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.
 - M. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.
6. **CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property

of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

9. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Facilities;
- B. vacate any portion of the Facilities then accessed by the Contractor as a consequence of this Agreement; and
- C. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

10. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

- i. Workers Compensation - statutory limits
- ii. General liability insurance with the following limits:
 - \$2,000,000 General Aggregate
 - \$1,000,000 Products/Completed Operations
 - \$1,000,000 Personal & Advertising Injury
 - \$1,000,000 Each Occurrence
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

11. INDEMNIFICATION.

A. **Contractor Indemnification.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B. District Indemnification.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Contractor, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Contractor only if such indemnification obligation is covered by the District's insurance.
- C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- D.** For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, invitees, contractors, subcontractors or employees includes, but is not limited to, the operation and management of the Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.
- E.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

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

13. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees,

paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

14. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

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

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

17. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

- A. If to District:** Capital Region Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Corbin deNagy
CdeNagy@gmsnf.com
- With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Sarah Sandy
Sarah.Sandy@Kutakrock.com
- B. If to the Contractor:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: President, Darrin Mossing
DMossing@gmstnn.com
- With a copy to:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Chief Operating Officer, Keith Nelson
KNelson@calmfla.com
- And:** Community Association And Lifestyle Management III, LLC
393 Palm Coast Parkway SW, Suite 4,
Palm Coast, FL 32137
Attn: Vice President, Alison Mossing

AMossing@gmstnn.com

And:

Community Association And Lifestyle Management III, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
Kurt@zimmermanlaw.com

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

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

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Leon County, Florida.

21. EFFECTIVE DATE. This Agreement shall be effective as of the Effective Date and extend through September 30, 2027.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Corbin deNagy** ("Public Records Custodian"). Among other requirements and to the extent applicable by law,

Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, INFO@GMSNF.COM WITH A COPY TO CDENAGY@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

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

24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

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

26. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

27. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise

be barred under the Doctrine of Sovereign Immunity or by operation of law.

28. COMPLIANCE WITH E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. Term. The term of this Agreement shall be from the Effective Date, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one-year terms, unless terminated pursuant to its terms. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget or under a separate written amendment to the Service fees approved and executed by both Parties in accordance with the amendment procedures in this Agreement.

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

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

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

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

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

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

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with section 787.06(14), *Florida Statutes*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto execute this Agreement to be effective as of the Effective Date first written above.

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print: _____

Its: _____

Chairperson/Vice Chairperson,
Board of Supervisors

**COMMUNITY ASSOCIATION AND
LIFESTYLE MANAGEMENT III, LLC**

By: _____

Print: _____

Its: _____

Exhibit A: Scope of Services

Exhibit B: Fee Schedule

Exhibit C: Proposal

Exhibit D: Certificates Of Insurance

Exhibit E: Anti-Human Trafficking Affidavit

**ACKNOWLEDGEMENT OF CESSATION OF
FACILITY MANAGEMENT SERVICES AND FIELD OPERATIONS MANAGEMENT SERVICES**

Effective Date: October 1, 2026

To: Capital Region Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Facility Management Services and Field Operations Management Services

Governmental Management Services, L.L.C. (“GMS-NF”) provides services to Capital Region Community Development District (the “District”) under three separate agreements: (i) the Agreement for District Management Services between the District and GMS-NF, dated January 5, 2006 (the “District Management Agreement”); (ii) the Field Operations Management Services Agreement between the District and GMS-NF, dated January 13, 2009, as amended by the First Amendment thereto dated October 23, 2009 (the “Field Operations Agreement”), under which Facility Management and Field Operations Management services have been provided to the District; and (iii) the Agreement for Website Auditing, Remediation, and Maintenance Services between the District and GMS-NF, dated February 10, 2022 (the “Website Services Agreement”), which identifies the contracting party as “Governmental Management Services - North Florida, LLC.” The District and GMS-NF acknowledge and agree that the correct contracting party under the Website Services Agreement is Governmental Management Services, L.L.C., and that the Website Services Agreement is otherwise unchanged.

GMS-NF hereby acknowledges that the Field Operations Agreement, and the Facility Management and Field Operations Management services provided thereunder, will terminate and cease effective September 30, 2026. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC (“CALM III”) under a separate agreement between the District and CALM III.

Governmental Management Services, L.L.C. will continue to provide, without interruption, district management, information technology, dissemination agent, and assessment roll administration services as District Management Services under the in-force District Management Agreement, and website auditing, remediation, and maintenance services under the Website Services Agreement. Each agreement remains in full force and effect, and its terms are unchanged by this Acknowledgement.

Approved:

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____

Its: Chairperson/Vice Chairperson, Board of Supervisors

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: _____

Print: Darrin Mossing

Its: President

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District’s Facilities.

Description of Services
<u>Facility Management and Field Operations Management Services:</u> Services provided to include: • Coordinate and meet vendors onsite for field operations services. • Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda. • Various other tasks assigned by management and the Board of Supervisors. • Provide onsite field operations management services, including management and oversight of all contractors providing services for landscape, hardscape, stormwater/pond, and irrigation maintenance. • Monitor and manage all utility accounts including water, wastewater, reuse water, and electric utility accounts, and provide any needed miscellaneous field operation management services as necessary to ensure District services are being adequately performed, and District Facilities are thus adequately maintained. • Serve as the District liaison for resident requests, complaints, and concerns regarding District field operation and maintenance issues. • Provide budgetary and financial monitoring and management, and cooperate and coordinate with all District staff (District Engineer, District Manager, and District Counsel) concerning day-to-day operational issues.
<u>General Infrastructure Maintenance:</u> • Assess property damage, neglect and depreciation and estimate costs associated with repair and/or replacement. • Prepare and maintain a long-term facility replacement schedule. • Maintain an operations and maintenance manual complete with current drawings. • Implement District-approved capital projects, and make recommendations for future needs. • Purchase such supplies as need may arise for maintenance purposes. • Secure prior Board approval for any extraordinary expenditure with a cost greater than \$5,000, unless emergency circumstances necessitate immediate action.

Description of Services

Oversight/Coordination of Outside Contractual Service Providers:

- Arrange, bid, and supervise work of outside contractors hired by the District when directed by the Board or District Manager, and otherwise assist in negotiating, purchasing, and bidding of contracted services.
- Endeavor to obtain a minimum of three (3) bids for any outside contractual services, goods, or materials to be secured the cost of which exceeds \$5,000.
- Review and understand contractual obligations of all service provider agreements, and maintain contract and warranty records for all District service providers.
- Ensure service provider adherence to applicable service contracts and all applicable state and local regulations.
- Assess the performance of all service providers, and advise the Board of appropriate remedial action to ensure proper performance.
- Communicate and coordinate with the District Engineer regarding inspection of newly constructed facilities to identify operation and maintenance issues prior to final review of construction.
- Coordinate, manage, and oversee expansion of service providers' scope of work and extension of utility services as additional District facilities are brought online.
- Landscaping: oversee the common area landscape maintenance provider's performance through weekly meetings and weekly "drive-through" inspections of the District, and generate "to-do" lists to document and monitor problem resolution.
- Lake/Pond Maintenance: oversee performance of the stormwater management system service provider, and ensure debris does not collect in or is removed from outfall structures to prevent flooding.
- Develop and standardize procedures and operations plans for the District as needed.
- Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.
- Review and authorize payment of all service provider invoices.

Budget/Fiscal Responsibilities:

- Provide financial oversight of field operations and make recommendations accordingly.
- Monitor budgeted versus actual operations and maintenance expenditures on a monthly basis.
- Assist the District Manager in preparation of the annual District operating budget.
- Prepare and submit a proposed operating budget, capital budget, and maintenance plan for the operation, repair, and maintenance of the District's infrastructure improvements.
- Manage field operating, capital, and maintenance budgets.

Description of Services
• Develop and manage a process for accounting for and incorporating additional landscape, stormwater, or other District infrastructure improvements for operation and maintenance with regard to budget considerations.
<u>Familiarity With Applicable Laws and Regulations:</u> • Review and understand all District, local, state, and federal policies, procedures, ordinances, rules, laws, regulations, and conservation easements applicable to the Property Manager and any maintenance service providers. • Apply for, obtain, and maintain all licenses and permits required in connection with the management, operation, and maintenance of the District’s Facilities. • Promptly remedy any known violation of applicable law, ordinance, rule, regulation, or conservation easement within the Property Manager’s control, and promptly notify the District Manager, District Counsel, and the District Chair or Vice-Chair of any such violation. • Implement and adhere to all policies and procedures established by the District relating to the maintenance and management of the District’s Facilities, including adopted rules of procedure and park policies.
<u>Reporting Responsibilities:</u> • Provide a monthly written report summarizing the Property Manager’s activities for the prior period. • Attend each Board meeting to be available for Board and resident questions and provide any supplemental oral report.
<u>Liaison Responsibilities:</u> • Act as the District’s liaison to District residents and respond to resident concerns and inquiries regarding the operation and maintenance of District Facilities. • Act as the District’s liaison to the City of Tallahassee, Leon County, and HOA regarding operation and maintenance of District Facilities and any city-, county-, or HOA-maintained improvements within the District boundaries, including streets, streetlights, and rights-of-way.

Description of Services

Coordination of Property Manager's Activities:

- Coordinate, as needed, all activities with the District Board's Chair or Vice-Chair, District staff, and City or County staff, including activities in any areas subject to conservation easements held by the City.

Staffing and Work Schedule:

- Maintain staffing levels sufficient to effectively and efficiently meet the District's property management needs, and train and supervise any staff, remaining responsible for all work performed by staff.
- Be available on-site on a daily basis, and as may otherwise be needed, with a flexible work schedule to monitor resident requests, contractors, and after-hours emergencies.

Miscellaneous Required Skills/Experience:

- Be competent in insurance claim processing and have competent computer skills to efficiently perform the scope of services described herein.
- Have the ability to perform physical labor necessary for on-site monitoring and management of field operations.
- Have experience in all aspects of master planned community maintenance, including, but not limited to, landscaping, pond and stormwater maintenance, arboring, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.

General Provisions:

- Contractor shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- Reasonable reimbursement for the expense of copies, office supplies, travel, etc.
- All supplies and materials needed for maintenance within the District shall be paid for by the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES (“SERVICES”): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District’s Facilities.

1. FACILITY MANAGEMENT SERVICES:

Service Descriptions & Fee Schedule *		Fiscal Year 2027 Fees
Facility Management and Field Operations Management Services: Annual Fee paid in equal monthly payments.		\$157,557
Out of Pocket Reimbursable Expenses: Reimbursable expenses to be itemized on invoicing each month.		At CALM III Standard Rate or Cost
Additional Services: All other requested items not specifically denoted in Exhibit “A” or Exhibit “B” will be subject to either a flat rate proposal or an hourly rate proposal to the District.		To Be Negotiated
* Fiscal Year Calendar: - Fiscal Year 2027 represents dates between October 1st, 2026 to September 30th, 2027. - Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.		

2. ADDITIONAL SERVICES:

All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit C
Proposal



September 10th, 2026

Corbin deNagy, District Manager
Capital Region Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Facility Management and Field Operations Management Services

Dear Corbin:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Capital Region Community Development District starting 10/01/2026:

<u>Services</u>	<u>FY2026 Budget</u>	<u>FY2026 Fees</u>	<u>FY2027 Proposed Fees</u>
Facility Management and Field Operations Management Services	\$157,557	\$157,557	\$157,557

The proposed fees for Facility Management and Field Operations Management were unchanged between FY2026 and FY2027 and reflect no additional cost-of-living increase. The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration of our request to help offset the continued rise in the cost of operating your facility. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 • PALM COAST, FL 32137 • (813) 344-4844 • FACSIMILE (954) 721-9202

[HTTPS://CALMFLA.COM/](https://calmfla.com/)



Exhibit A

Scope of Services

Facility Management and Field Operations Management

- Coordinate and meet vendors onsite for field operations services.
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda.
- Various other tasks assigned by management and the Board of Supervisors.
- Provide onsite field operations management services, including management and oversight of all contractors providing services for landscape, hardscape, stormwater/pond, and irrigation maintenance.
- Monitor and manage all utility accounts including water, wastewater, reuse water, and electric utility accounts, and provide any needed miscellaneous field operation management services as necessary to ensure District services are being adequately performed, and District Facilities are thus adequately maintained.
- Serve as the District liaison for resident requests, complaints, and concerns regarding District field operation and maintenance issues.
- Provide budgetary and financial monitoring and management, and cooperate and coordinate with all District staff (District Engineer, District Manager, and District Counsel) concerning day-to-day operational issues.

General Infrastructure Maintenance

- Assess property damage, neglect and depreciation and estimate costs associated with repair and/or replacement.
- Prepare and maintain a long-term facility replacement schedule.
- Maintain an operations and maintenance manual complete with current drawings.
- Implement District-approved capital projects, and make recommendations for future needs.
- Purchase such supplies as need may arise for maintenance purposes.
- Secure prior Board approval for any extraordinary expenditure with a cost greater than \$5,000, unless emergency circumstances necessitate immediate action.

Oversight/Coordination of Outside Contractual Service Providers

- Arrange, bid, and supervise work of outside contractors hired by the District when directed by the Board or District Manager, and otherwise assist in negotiating, purchasing, and bidding of contracted services.
- Endeavor to obtain a minimum of three (3) bids for any outside contractual services, goods, or materials to be secured the cost of which exceeds \$5,000.
- Review and understand contractual obligations of all service provider agreements, and maintain contract and warranty records for all District service providers.
- Ensure service provider adherence to applicable service contracts and all applicable state and local regulations.
- Assess the performance of all service providers, and advise the Board of appropriate remedial action to ensure proper performance.



- Communicate and coordinate with the District Engineer regarding inspection of newly constructed facilities to identify operation and maintenance issues prior to final review of construction.
- Coordinate, manage, and oversee expansion of service providers' scope of work and extension of utility services as additional District facilities are brought online.
- Landscaping: oversee the common area landscape maintenance provider's performance through weekly meetings and weekly "drive-through" inspections of the District, and generate "to-do" lists to document and monitor problem resolution.
- Lake/Pond Maintenance: oversee performance of the stormwater management system service provider, and ensure debris does not collect in or is removed from outfall structures to prevent flooding.
- Develop and standardize procedures and operations plans for the District as needed.
- Maintain inventory control of maintenance items, including preparation of preventative maintenance programs.
- Review and authorize payment of all service provider invoices.

Budget/Fiscal Responsibilities

- Provide financial oversight of field operations and make recommendations accordingly.
- Monitor budgeted versus actual operations and maintenance expenditures on a monthly basis.
- Assist the District Manager in preparation of the annual District operating budget.
- Prepare and submit a proposed operating budget, capital budget, and maintenance plan for the operation, repair, and maintenance of the District's infrastructure improvements.
- Manage field operating, capital, and maintenance budgets.
- Develop and manage a process for accounting for and incorporating additional landscape, stormwater, or other District infrastructure improvements for operation and maintenance with regard to budget considerations.

Familiarity With Applicable Laws and Regulations

- Review and understand all District, local, state, and federal policies, procedures, ordinances, rules, laws, regulations, and conservation easements applicable to the Property Manager and any maintenance service providers.
- Apply for, obtain, and maintain all licenses and permits required in connection with the management, operation, and maintenance of the District's Facilities.
- Promptly remedy any known violation of applicable law, ordinance, rule, regulation, or conservation easement within the Property Manager's control, and promptly notify the District Manager, District Counsel, and the District Chair or Vice-Chair of any such violation.
- Implement and adhere to all policies and procedures established by the District relating to the maintenance and management of the District's Facilities, including adopted rules of procedure and park policies.

Reporting Responsibilities

- Provide a monthly written report summarizing the Property Manager's activities for the prior period.



- Attend each Board meeting to be available for Board and resident questions and provide any supplemental oral report.

Liaison Responsibilities

- Act as the District's liaison to District residents and respond to resident concerns and inquiries regarding the operation and maintenance of District Facilities.
- Act as the District's liaison to the City of Tallahassee, Leon County, and HOA regarding operation and maintenance of District Facilities and any city-, county-, or HOA-maintained improvements within the District boundaries, including streets, streetlights, and rights-of-way.

Coordination of Property Manager's Activities

- Coordinate, as needed, all activities with the District Board's Chair or Vice-Chair, District staff, and City or County staff, including activities in any areas subject to conservation easements held by the City.

Staffing and Work Schedule

- Maintain staffing levels sufficient to effectively and efficiently meet the District's property management needs, and train and supervise any staff, remaining responsible for all work performed by staff.
- Be available on-site on a daily basis, and as may otherwise be needed, with a flexible work schedule to monitor resident requests, contractors, and after-hours emergencies.

Miscellaneous Required Skills/Experience

- Be competent in insurance claim processing and have competent computer skills to efficiently perform the scope of services described herein.
- Have the ability to perform physical labor necessary for on-site monitoring and management of field operations.
- Have experience in all aspects of master planned community maintenance, including, but not limited to, landscaping, pond and stormwater maintenance, arboring, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.

Exhibit D

Certificates of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567		CONTACT NAME: Kathy Wilson PHONE (A/C, No, Ext): 865-588-7200 FAX (A/C, No): E-MAIL: ADDRESS:															
INSURED Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Houston Specialty Insurance Co</td> <td>12936</td> </tr> <tr> <td>INSURER B : SKYWARD SPECIALY INSURANCE GRO</td> <td></td> </tr> <tr> <td>INSURER C : ACCIDENT FUND INSURANCE COMPAN</td> <td>10166</td> </tr> <tr> <td>INSURER D : Berkley Regional Insurance Com</td> <td>29580</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A : Houston Specialty Insurance Co	12936	INSURER B : SKYWARD SPECIALY INSURANCE GRO		INSURER C : ACCIDENT FUND INSURANCE COMPAN	10166	INSURER D : Berkley Regional Insurance Com	29580	INSURER E :		INSURER F :	
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INSURER D : Berkley Regional Insurance Com	29580																
INSURER E :																	
INSURER F :																	

COVERAGES

CERTIFICATE NUMBER: 1265914709

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:		ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY					
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐ N / A	WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Crime		BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible 500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Capital Region Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER

CANCELLATION

Capital Region Community Development District 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/24/2026

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 	Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra Beach, FL 32082	CONTACT NAME: Stephanie Marciani PHONE (A/C, No, Ext): 904-425-4054 E-MAIL: Stephanie@EdieWilliams.com ADDRESS: Stephanie Marciani	FAX (A/C, No): 904-425-4046
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Community Association and Lifestyle Management III, LLC 1001 Bradford Way Kingston, TN 37763		INSURER A: State Farm Automobile Insurance Company	25178
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☐ OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						
	☐ ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ OWNED AUTOS ONLY						BODILY INJURY (Per person) \$ 1,000,000
	☒ HIRED AUTOS ONLY						BODILY INJURY (Per accident) \$ 1,000,000
	☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$ 1,000,000
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ OCCUR ☐ CLAIMS-MADE						\$
	DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						PER STATUTE ☐ OTH-ER ☐ \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.

The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.

Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.

If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER	CANCELLATION
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT 393 Palm Coast Parkway SW, Suite 4 Palm Coast, FL 32137	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Stephanie Marciani</i>

ACORD 25 (2016/03)

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1001486 132849.14 04-13-2022



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/24/2026

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	CONTACT NAME: Vicky Zelen PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com														
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Bridgefield Casualty Insurance Company</td><td></td></tr><tr><td>INSURER B: Great American Insurance Company</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Bridgefield Casualty Insurance Company		INSURER B: Great American Insurance Company		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Bridgefield Casualty Insurance Company															
INSURER B: Great American Insurance Company															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED: ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y ☐ N	N/A	196-23349	03/01/2026	10/16/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							

CERTIFICATE HOLDER	CANCELLATION
Capital Region CDD 393 Palm Coast Pkwy SW Ste 4 Palm Coast, FL 32137	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <LFU>

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ACORD 25 (2016/03)

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE
MANAGEMENT III, LLC.

By: _____

Name: _____

Title: _____

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)



Notary Public

SEVENTH ORDER OF BUSINESS

B.



Capital Region Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least 10 regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of 10 board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised per Florida Statutes on at least two mediums (e.g., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website were completed by District Management.

Achieved: Yes No



2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management Site Inspections

Objective: Field Operations Manager will conduct inspections per District Management Services Agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Operations Manager inspections were successfully completed per District Management Services Agreement as evidenced by monthly operations report.

Standard: 100% of inspections were successfully completed as described within District Management Services Agreement.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No



Goal 3.3: Financial Reports

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Capital Region Community Development District

Chair/Vice Chair: _____

Print Name: _____

Date: _____

District Manager: _____

Print Name: _____

Date: _____

C.

1.



CRCDD Weekly Review 8-28-2026

Monday 8/24/26	Tuesday 8/25/26	Wednesday 8/26/26	Thursday 8/27/26	Friday 8/28/26
95° Hi 74° Lo	93° Hi 74° Lo	88° Hi 75° Lo	85° Hi 74° Lo	84° Hi 75° Lo
High Frequency				
Blair Stone Rd (Units 5,17) Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW LSF-7:FL263 NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) Shumard Oak Blvd (Units 3,5) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 1:Mulberry Park Blvd UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 14:Green Space UNIT 1:Barringer Hill Nature Trail UNIT 1:iberville Park UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 5:Capital Circle SE Buffer UNIT 7:Grove Park Dr	Bermuda Plot (CP) UNIT 19:Twain Park UNIT 1:iberville Park UNIT 1:TC1 Pond (FL130) UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pond) Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 5:Drayton Drive	Biltmore Ave (Units 16,2,25) Central Park:FL131 Swale Central Park:Tot Lot FL080 Mossy Creek Lane (Units 4,6,9) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 31:Magnolia Park (Rows, Parks & Pond)
Standard Maintenance				
NON-UNIT:LF Merchants Row / Four Oaks Field UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 1:WD240	Central Park LSF-3:Maple Ridge Buffer LSF-7:Swale & GS (Upon Request) UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	NON-UNIT:SB161 UNIT 20:LF WD162 on Esplanade North	Central Park UNIT 20:LF WD162 on Esplanade North UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 3:SB111A	Central Park:Butterfly Garden UNIT 31:FL265
Clearing				
Grates - clearing/cleaning	Grates - clearing/cleaning	Grates - clearing/cleaning	Grates - clearing/cleaning	
Debris Clean Up				
Central Park UNIT 27:New Village UNIT 35:Merchants Row West ROWS, Parks, Ponds & Common Areas	UNIT 27:New Village UNIT 35:Merchants Row West ROWS, Parks, Ponds & Common Areas	UNIT 27:New Village UNIT 35:Merchants Row West ROWS, Parks, Ponds & Common Areas	UNIT 27:New Village UNIT 35:Merchants Row West ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Non-Selective				
UNIT 27:New Village UNIT 27:TR221A UNIT 27:TR221B	Four Oaks Blvd (Units 1,17,29) TR209A UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 27:TR221B UNIT 2:Newberry Parks	FL080 NON-UNIT:FL040 - Mossy Creek		
Portering				
NON-UNIT:Dog Park	Doggie Pot Stations	Doggie Pot Stations		NON-UNIT:Dog Park
Hand Weeding				
FL040				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
24	2	9/1	Mainline Repair	#199471
15	Orange Ave	9/2	Mainline Repair	#199476
Additional Contracted Work				
Invoice Number	Description			Date
#199468	Tree Pruning: Unit 23: Common Area adjacent to 4198 Four Oaks			9/1/2026
#199486	Unit 26: Tree Removal			9/8/2026
#199474	Unit 10: Overlook Park			9/2/2026

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

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

Daily maintenance of trash cans throughout the district.

Daily blowing of Tot Lot.

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

CRCDD Weekly Review

Monday 8/31/26	Tuesday 9/1/26	Wednesday 9/2/26	Thursday 9/3/26	Friday 9/4/26
Weather of the Week				
94° Hi 75° Lo 0.00" Rain	94° Hi 75° Lo 0.00" Rain	96° Hi 75° Lo 0.00" Rain	93° Hi 78° Lo 0.00" Rain	91° Hi 76° Lo 0.00" Rain
Full Maintenance				

Blair Stone Rd (Units 5,17)
Central Park:Park Crossing Trail Park
Central Park:West Side
Four Oaks Blvd (Units 1,17,29)
NON-UNIT:Artemis Way
Shumard Oak Blvd (Units 3,5)
UNIT 14:Avon Park
UNIT 16:Poe Park
UNIT 18:Cummings Park
UNIT 23:Riverton Park (Four Oaks to Summ
UNIT 25:Longfellow Park & Pocket Parks
UNIT 26:Strolling Way Parks
UNIT 2:Butterfly Parks
UNIT 2:Tremont
UNIT 36:Bluff Oak Way
UNIT 7:Riverton (Grove Park to Four Oaks)

Blair Stone Rd (Units 5,17)
LSF-7:Biltmore ROW
LSF-7:FL263
NON-UNIT:Dog Park
NON-UNIT:Goldenrod & FL162
Schoolhouse Rd (Units 3,4)
Shumard Oak Blvd (Units 3,5)
UNIT 16:FL230
UNIT 16:Salinger & Sidewalk, Poe, Faulkner
UNIT 16:Salinger Way
UNIT 1:Mulberry Park Blvd
UNIT 29:Coneflower Park
UNIT 30:Woodland Fields Park
UNIT 4:Terrebone Dr.

Esplanade Way (Unit 5)
Hemingway Blvd & Trail (Units 2,4)
Mossy Creek Lane (Units 4,6,9)
Orange Ave
UNIT 14:Green Space
UNIT 19:Twain Park
UNIT 1:Barringer Hill Nature Trail
UNIT 1:Iberville Park
UNIT 20:Esplanade North (Unit 20)
UNIT 29:Orange Ave (Mossy Creek to Four
UNIT 2:Endicott Park
UNIT 32:Orange Ave
UNIT 37:Esplanade Nature Trail
UNIT 37:Green Space
UNIT 7:Grove Park Dr

Bermuda Plot (CP)
Central Park
Mossy Creek Lane (Units 4,6,9)
UNIT 1:TC1 Pond (FL130)
UNIT 21 & Arch Site:Arch Site Exterior
UNIT 23:Parks, Ponds & Green Spaces
UNIT 27:New Village
UNIT 31:Magnolia Park (Rows, Parks & Pon
UNIT 31:Parks, Green Space, Rows, Lift Station
Unit 32:Alley Way
Unit 32:Green Space
Unit 32:Jasmine Hill
Unit 32:Lantana Lane
Unit 32:Overcup Way
Unit 32:Park (off Mossy & Coneflower)
UNIT 35:Merchants Row Entry Feature
UNIT 5:Drayton Drive
UNIT 5:Merchants Row
UNIT 8:WD140

Community Garden
Central Park:FL131 Swale
Central Park:Tot Lot
UNIT 2:Butterfly Parks
UNIT 2:Newberry Parks
WD090N (Pond)
WD090S (Pond)

Standard Maintenance				
UNIT 17:LF WD253	Central Park	Central Park	Central Park	Central Park
UNIT 17:Shady View Pond (WD260)	LSF-7:Swale & GS (Upon Request)	Central Park:West Side	UNIT 27:TR221A	Central Park:Butterfly Garden
UNIT 17:Verdura Lake Green Space	NON-UNIT:LDR-5 (ph 1 & 2)	UNIT 20:LF WD162 on Esplanade North	UNIT 27:TR221B	
UNIT 17:WD284	NON-UNIT:LDR-5 (ph 3)	UNIT 5:Capital Circle SE Buffer	UNIT 31:FL070	
UNIT 18:WD281	UNIT 16:Salinger Drainage Easement (LF)		UNIT 31:FL170 & Buffer	
	UNIT 26:Mossy Creek Nature Trail Ext.		UNIT 31:FL265	

Debris Cleanup				
UNIT 27:New Village		ROWS, Parks, Ponds & Common Areas		
UNIT 35:Merchants Row West				

Hand Weeding				
NON-UNIT:FL040 - Mossy Creek			Four Oaks Blvd (Units 1,17,29)	Blair Stone Rd (Units 5,17)

Mulch Installation - Maint.				
Utility Boxes			Utility Boxes	

Pruning				
Utility Boxes		Trees - Remove sucker growth		

Non-Selective: Product used - Diquat & Ranger Pro				
NON-UNIT:FL040 - Mossy Creek	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25)	Four Oaks Blvd (Units 1,17,29)	Central Park:Park Crossing Trail Park
UNIT 1:Mulberry Park Blvd	NON-UNIT:FL040 - Mossy Creek	Four Oaks Blvd (Units 1,17,29)		Schoolhouse Rd (Units 3,4)
		NON-UNIT:FL040 - Mossy Creek		Shumard Oak Blvd (Units 3,5)
		UNIT 14:Avon Park		UNIT 5:LF Four Oaks (Shumard to Tram)
		UNIT 1:Iberville Park		
		UNIT 1:Verdura Point Park		

Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	9/10	Irrigation Repair	#199501
10	29	9/10	Irrigation Repair	#199495
23	17	9/10	Irrigation Repair	199496
19	5	9/10	Irrigation Repair	199497
3	1	9/10	Irrigation Repair	199499
N/C Services:				
Unit	Date	Description		
NON-UNIT	9/4/26	NON-UNIT:FL040 - Mossy Creek - Unplug Outfall Pipe		

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 9/7/26 LABOR DAY CLOSED	Tuesday 9/8/26	Wednesday 9/9/26	Thursday 9/10/26	Friday 9/11/26
Weather of the Week				
93° Hi 72° Lo 0.11" Rain	92° Hi 76° Lo 0.00" Rain	92° Hi 77° Lo 0.00" Rain	92° Hi 76° Lo 0.00" Rain	79° Hi 74° Lo 0.41" Rain
Full Maintenance				
	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS Schoolhouse Rd (Units 3,4) Shumard Oak Blvd (Units 3,5) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 14:Green Space UNIT 19:Twain Park UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 20:Esplanade North (Unit 20) UNIT 2:Carollton Park UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	UNIT 1:TC1 Pond (FL130) UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 2:Newberry Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 8:WD140	Central Park:FL131 Swale Shumard Oaks Blvd West (Unit 35) TR209A UNIT 35:Merchants Row West
Standard Maintenance				
	LSF-3:Maple Ridge Buffer NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF)	Central Park Central Park:West Side NON-UNIT:SB161 UNIT 17:Lake Verdura Conservation UNIT 20:LF WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer UNIT 5:LF SE Field on CC / TR216	NON-UNIT:SB111B NON-UNIT:SB131 UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park
Debris Cleanup				
			ROWS, Parks, Ponds & Common Areas	Central Park
Hand Weeding				
	UNIT 10:Overlook Park		LSF-3:Maple Ridge Common Areas & ROWS UNIT 19:Twain Park	UNIT 19:Twain Park UNIT 30:Woodland Fields Park
Mulch Installation - Maint.				
	Utility Boxes			
Pruning				
			Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Ranger Pro				
	Central Park:Tot Lot NON-UNIT:FL040 - Mossy Creek UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park	UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS LSF-3:WD282 UNIT 20:Esplanade North (Unit 20) UNIT 5:Capital Circle SE Buffer UNIT 8:WD140	LSF-3:Maple Ridge Common Areas & ROWS
Irrigation Inspection				
	Controller 10, Unit 29			
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
28	31	9/8	Stuck Valve	
Additional Contracted Work				
Invoice Number	Description			Date
199493	Perform turf renovation on Four Oaks			9/10/2026
N/C Services:				
Unit	Date	Description		
Orange Ave	9/11/26	Remove Overgrowth		

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.

Monday 9/14/26	Tuesday 9/15/26	Wednesday 9/16/26	Thursday 9/17/26	Friday 9/18/26
Weather of the Week				
96° Hi 75° Lo 0.00" Rain	93° Hi 76° Lo 0.00" Rain	89° Hi 72° Lo 0.00" Rain	89° Hi 71° Lo 0.00" Rain	92° Hi 74° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Central Park:West Side Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 1:Four Oaks (45%) UNIT 14:Avon Park UNIT 17:Four Oaks (43%) UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 25:Longfellow Park & Pocket Parks UNIT 26 UNIT 29:Four Oaks (12%) UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	Blair Stone Rd (Units 5,17) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) Shumard Oak Blvd (Units 3,5) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner Park UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 17:Blair Stone (40%) UNIT 29:Coneflower Drive UNIT 30:Woodland Fields Park UNIT 31:Green Space UNIT 4:Terrebone Dr. UNIT 5:Blair Stone (60%)	Bermuda Plot (CP) Central Park:Grove Park Dr Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Orange Ave Orange Avenue (CC to Four Oaks) UNIT 1:Barringer Hill Nature Trail UNIT 14:Grove Park Green Space UNIT 2:Endicott Park UNIT 20:Esplanade North UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park - Barringer Hill to Hemingway UNIT 4:Grove Park - Hemingway to Park Crossing	FL080 Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:TC1 Pond (FL130) UNIT 21 & Arch Site:Arch Site Exterior UNIT 23 UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station UNIT 32 UNIT 32:Jasmine Hill UNIT 32:Lantana Lane UNIT 32:Orange Ave UNIT 32:Overcup Way UNIT 32:Park (off Mossy & Coneflower) UNIT 35:Merchants Row West UNIT 5:Drayton Drive	Central Park:FL131 Central Park:FL131 Swale UNIT 2:Butterfly Parks UNIT 2:Newberry Parks
Standard Maintenance				
UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 5:LF Four Oaks (Shumard to Tram)	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easement) UNIT 16:Salinger Drainage Easement (LF) UNIT 20:LF WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 1:Iberville Park UNIT 20:LF WD162 on Esplanade North UNIT 21 & Arch Site:Arch Site Conservation UNIT 21 & Arch Site:Arch Site Exterior UNIT 5:Capital Circle SE Buffer	UNIT 21 & Arch Site:Arch Site Exterior UNIT 27:TR221A UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail
Debris Cleanup				
Central Park ROWS, Parks, Ponds & Common Areas UNIT 27:New Village UNIT 35:Merchants Row West	Central Park	UNIT 19:Twain Park UNIT 31:Parks Ponds and Rows	ROWS, Parks, Ponds & Common Areas UNIT 17:Lake Verdura Easement	
Hand Weeding				
				UNIT 5:Blair Stone
Pruning				
	Central Park UNIT 2:Biltmore (40%)	NO CHARGE SERVICES:Trees - Remove suckers UNIT 2:Biltmore (40%) UNIT 9:Mossy Creek (30%)	UNIT 9	
Non-Selective: Product used - Ranger Pro				
NON-UNIT:Goldenrod & FL162 NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easement) NON-UNIT:LDR-5 (ph 3) UNIT 17:WD284 UNIT 18:WD281 UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 31:FL170 & Buffer UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 32	UNIT 19:Twain Park UNIT 31:FL070 UNIT 31:FL265	Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Artemis Way NON-UNIT:FL040 - Mossy Creek UNIT 16:Faulkner Park UNIT 16:Salinger Way UNIT 2:Hemingway UNIT 35:Merchants Row West - Phase 1 UNIT 35:Shumard Oaks West Utility Boxes	UNIT 2:Carrollton Park UNIT 21 & Arch Site Utility Boxes	NON-UNIT:Dog Park UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremont
Insecticide: Advion / Extinguish Plus				
Central Park: Tot Lot -- Ant Mounds	Unit 19:Twain Park			
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
Controller 10	23	9/15	Mainline Repair	199515
Controller 6	29	9/15	Valve Replacement	199517
Controller 7	Central Park	9/16	Valve Replacement	199523
Proposals				
Description				Proposal Number
Tree Removal in Unit 23 Green Space next to 4224 Summertree Dr.				1010
N/C Services:				
Unit	Date	Description		
Orange Ave	9/14/26	Vine Removal on Orange Bluff		
WD090S	9/16/26	Pit Bull Killed by Gator		
FL040 - Mossy Creek	9/18/26	Prune limbs by weir		
Unit 23	9/18/26	String trim area		
Central Park	18-Sep	Pruning low limbs at bridge		

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 – September 2026

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

Week 1 (September 1 – September 4)

- Received email from resident regarding concern with blocked pipe and flooding at stormwater pond FL-040. Responded to resident with information about the modifications done on that stormwater pond.
 - All Pro went onsite to see the pipe of the conservation side of the spillway.
 - RB worked with All Pro to clear small amount of debris (little impact on flow notes) in front of 12” orifice at spillway and clear vegetation on lakeside of orifice and monitored flow.
- Discussion with Lake Doctors regarding plan of action on stormwater pond FL-130.
- Again monitored flow at 12” orifice at stormwater pond FL-040 and checked for any additional debris that might have accumulated overnight.
- Instructed All Pro to respray drainage overflow basis and lakeside of spillway in stormwater pond FL-040. Monitored 12” orifice pipe to confirm flow and checked pipe for any additional obstructions.
- Submitted FloridaPA quarterly report for account 4794 – Severe Storms, Straight-line Winds, and Tornadoes.
- Completed and submitted City of Tallahassee Special Event Permit Application Form for 2026 Halloween at SouthWood.
- Contacted Acme Barricades to order the barricades and message board for Halloween night.
- Reviewed September Architectural Review Committee agenda for possible items concerning CDD property.
- Out of office Friday, September 4th.

Week 2 (September 7 – September 11)

- Office closed Monday, September 7th.
- Spoke with resident in Unit 23 on scheduled mowing behind home in Western Preserve conservation area.
- Added stormwater pond TR-216 pond bottom mowing to Longview Land Clearing schedule for third week in September.
- Lake Doctors treated the shoreline weeds in stormwater pond WD-290.
- Received response from the City of Tallahassee regarding Halloween night application. They requested a separate Road Closure Application. Completed and submitted application.



- Met with resident and Kim Bishop in Unit 37 about decaying oak tree on golf course property. Spoke with Chuck Urban (GC owner) and requested his superintendent inspect tree for assessment and possible removal.
- Received email regarding shrub trimming on private property along the Unit 7 alleyway. Contacted All Pro but they no longer maintain the shrubs. Responded to the resident.
- Responded to Developer question on possible tree removal in open space/common area in Unit 28 running parallel to Capital Circle SE.
- Received notice regarding alleged accident in Unit 17 which appears to have occurred on a City of Tallahassee sidewalk. Provided notice and additional information to the district's insurance provider.
- Follow up conversation with City of Tallahassee PD Sergeant regarding plan of action for Halloween road closures. Will touch base closed to Halloween when FSU game start time is released.
- Pick up memorial plaques for homeowners and inform them (email) of scheduled installation. Requested homeowner (Nichole Hill) contact All Pro for tree species and location.
- Installed memorial plaque requested by Alyssa Kelly. No response from Ms. Hill.

Week 3 (September 14 – September 18)

- Met with All Pro and requested proposal to remove dead pine tree in Unit 23 common area off Summertree Drive.
- Cleaned solar panel and re-positioned uplighting on entry signage at Blair Stone Road.
- Requested COI from FSU Film School student and scheduled site meeting for Friday at 10:00AM to establish logistics for filming on 9 October.
- Lake Doctors treated stormwater pond FL-130: "I treated the pond for algae. I will return with beneficial bacteria and muck biotics to help reduce future algae growth."
- Lake Doctors treated Lake Verdura: "muck treatment worked great, the water clarity is very good. We treated the shoreline and lilies in the pond."
- Met with City of Tallahassee Growth Management staff Tyrone Crawford for informal discussion on possible ramification relating to tree removal within CDD buffer parallel to Capital Circle Southeast west right-of-way.
- Spoke with Longview Clearing on updated schedule for pond bottom mowing and set up site meeting for 18 September.
- Accepted All Pro estimate to remove large, dead pine in a Unit 23 common area.
- General inspection in Unit 2, Unit 23, stormwater pond FL-120, and connector bridge by Creative Child.
- Provided City of Tallahassee Utilities with address for sending refund check on closed reuse water meter account at 3001 School House Road.
- Spoke with Josh Kasper about paver removal in front of new homes along Merchants Row Blvd in Town Center.
- Spoke with District Counsel on options concerning possible sale of common area in Unit 2 adjacent to golf course.
- Met with Kim Bishop on spot mowing in conservation area behind two homes in Unit 23. Also requested the installation of "No Trespassing" signage along western shoreline of stormwater pond FL 040.
- Met with FSU Film School staff and locked down filming site, parking and electrical needs. Awaiting re-submittal of COI and additional documents from FSU.
- Repaired leaking Tot Lot drinking fountain by replacing valve assembly.

- Spoke with Pro Wash owner on corrective work they will be doing for homeowners living adjacent to drainage easement in Unit 32 extending from Orange Ave to Coneflower Drive. Gave him HOA contact information concerning same.
- Met with Longview Land Clearing and showed them stormwater ponds that need bottom mowing; FL-170, TR-216, and SB-111B.

Week 4 (September 21 – September 30)

- Received email from a resident (via HOA) regarding wasp nest under the Tot Lot shade structure. Requested All Pro determine if they can reach and treat the nest, if not, will contact pest control company.
 - All Pro was able to reach the nest.
- Met All Pro onsite to flag areas in the Orange Ave. median for possible live oak planting. Total count was 26 flags with spacing around 65' between the trees. All Pro will work up a proposal.
- General inspection of stormwater ponds: FL-080, FL-170, FL-070, FL-265, TR-216, SB-111B, WD-90S, WD-282, and WD-260. Also, general inspection throughout Maple Ridge, including walking the trail south of Maple Leaf Way, and Unit 30, including Indian Grass/Bent Grass park.
 - Drove around FL-080 with All Pro. Requested cleanup of the rock filter and removal of several dead trees and shrubs around the pond.
 - At stormwater pond WD-90S, found erosion on the side of the southern U-wall. Requested All Pro fill and compact the erosion area.
 - At stormwater pond FL-170, found erosion around the overflow. Requested All Pro fill and compact the erosion area.
 - Requested proposal from Lake Doctors to treat aquatic weeds in FL-070.
 - Longview Land Clearing mowed pond bottoms of TR-216, SB-111B, and FL-170.



TR-216

- Requested All Pro get a proposal to remove a declining tree in Unit 31, a declining tree on Schoolhouse Road, and several declining trees on Terrebone.

- Sent email to the City of Tallahassee Traffic Engineering regarding street striping and signage for the crosswalk on E. Orange Ave. at the intersection with Mossy Creek.
- Follow up conversation with City of Tallahassee PD regarding estimated staffing on Halloween night. Current estimate is 13 officers.
- General inspections down Blair Stone and Four Oaks, and Unit 2.
- All Pro completed the turf renovations on Four Oaks and at Newberry Park (photos below):



Before



After

- All Pro alerted me to a downed stop sign in Unit 14. Went onsite to inspect. While onsite, noticed small pothole in the alleyway next to the trench drain. Went to Ace to pick up replacement bolts and asphalt patch. Stood the stop sign back up and patched the pothole.
 - Spoke to a resident while fixing the stop sign. Discussed leaves in the trench drains. Walked the alleyways and saw minimal debris in the drains.
- General inspections in Unit 1, Grove Park, and continuation of inspection down Four Oaks. One portion of Unit 1 alleyway needs to be addressed (alligator cracking). Will schedule meeting with asphalt vendor. During general inspections, found two streetlights on during the day and several road issues. Submitted issues to the City of Tallahassee via DigiTally.
 - Streetlights on during the day: reference DigiTally #18734718 and 18734737.
 - Four Oaks pothole: reference DigiTally #18734817.
 - Four Oaks / Blair Stone roundabout storm drain: reference DigiTally #18734986.
 - Orange Ave. road issues: reference DigiTally #18735022 and 18735072.

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