CAPITAL REGION

Community Development District

November 12, 2026

AGENDA

Capital Region
Community Development District

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

November 5, 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, November 12, 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 October 8, 2026 Meeting

   B. Balance Sheet as of September 30, 2026 and Statement of Revenues & Expenditures for the Period Ending September 30, 2026

   C. Allocation of Assessment Receipts

   D. Check Register

IV. Consideration of:
   A. MDR-19 Letter of Intent

   B. MDR-20 Letter of Intent

V. Staff Reports
   A. Attorney

   B. District Manager – Reminder of Ethics Training

   C. Property Management
      1. All Pro Reports

2. Operations Memorandum

VI. Supervisors Requests

VII. Audience Comments

VIII. Next Scheduled Meeting: December 10, 2026 @ 6:30 p.m.

IX. 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, October 8, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	GMS Consultant
Kim Bishop	All-Pro
Chrissy Barber	All-Pro
Robin Barber	All-Pro
Corrie Vernick	HOA

The following is a summary of the actions taken at the October 8, 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 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 Assessments
D. Check Register

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

FOURTH ORDER OF BUSINESS **Consideration of All-Pro Proposals**

A. Orange Avenue Trees

The Board asked All Pro about the difference in the size of the trees in the two proposals and the best time to plant.

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the proposal from All-Pro Landcare in the amount of $15,541.00 was approved.

B. Monthly Fuel Surcharge

On MOTION by Mr. Christensen seconded by Mr. Vogel with all in favor the monthly fuel surcharge in the amount of $5,71.48 was approved.

FIFTH ORDER OF BUSINESS **Discussion of Request for Conveyance for Longfellow Road Parcel**

This item tabled.

SIXTH ORDER OF BUSINESS **Consideration of CALM III, LLC Agreement**

Mr. deNagy explained this was brought to the Board at the last meeting but the original agreement between the District and GMS for Field Operations Services is old and outdated in a few areas, so there are a few updates to the proposed agreement that District Counsel will explain.

Ms. Sandy provided the Board an overview of the changes in the CALM III, LLC agreement including indemnification, termination clause, and how fees are approved. She explained the new agreement adds some exposure for the District but is in several ways more favorable and protective of the District. This new form of agreement is consistent with Kutak Rock's approved form of contract for GMS and brings the agreement up to date with recent regulatory and statutory requirements.

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the agreement with CALM III, LLC was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Sandy stated in LDR-1 there was a quit claim deed recorded turning over a lot of the common area to the District. Their attorney let us know there would be a plat recorded soon, that they would be looking to turn over property. I let them know that they would need to work with Corbin and Robert to make sure the property is in the condition that the District would be willing to accept it and after that we would record a conveyance. I'm not sure what happened, that process was not followed, it is not ready to be taken over by the District. I reached out to him yesterday, he was apologetic and I am going to work with them. I'm not exactly sure what the resolution is going to be at this time, but I wanted to bring that to the Board's attention.

B. District Manager – Fiscal Year 2026 Goals and Objectives

Mr. deNagy explained the District met its Fiscal Year 2026 Goals and Objectives.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the fiscal year 2026 goals and objectives were approved.

C. Property Management Report

1. All Pro Reports

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

2. Operations Memorandum

Mr. deNagy gave an overview of the preparations for Halloween, pavers on Merchants Row, RFP for alleyway resurfacing, condition of Merchants Row bridge and the Board took the following action.

On MOTION by Mr. Christensen seconded by Mr. Vogel with all in favor staff was authorized to move forward with engineering drawings for repair of the Merchants Row bridge in the amount of $7,500.

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

Mr. Rojas stated this Board is about to change; it is important to remember that the role of the CDD is to maintain the property and pay down the bonds. You have good staff and whoever is still on the Board gives you protection as well. I am proud of this Board, it has changed a lot in the last eight years and it easy to put your head on the pillow at the end of the night if you do the right thing, even if you get beat up. Be a good person and do the right thing and at the end of the day you will be all right.

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 12, 2026 at 6:30 p.m. at the Southwood Community Center**

Mr. Rojas stated the next meeting is scheduled for November 12, 2026 at 6:30 p.m. and hearing no objection the meeting adjourned at 7:35 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Capital Region

Community Development District

Unaudited Financial Reporting

September 30, 2026

Capital Region

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 62,848	$ -	$ -	$ 62,848
Capital Reserve Account	-	-	501	501
Due from General Fund - Series 2013	-	32	-	32
Due from General Fund - Series 2018A1	-	213,784	-	213,784
Due from General Fund Series 2018A2	-	12	-	12
Due from General Fund - Series 2021	-	15	-	15
Investments:				
State Board of Aministration (SBA)	884,479	-	699,147	1,583,626
Series 2013				
Revenue	-	156,169	-	156,169
Series 2018A1				
Reserve	-	590,998	-	590,998
Revenue	-	126,416	-	126,416
Prepayment	-	55,073	-	55,073
Series 2018A2				
Reserve	-	128,920	-	128,920
Revenue	-	46,944	-	46,944
Prepayment	-	22,265	-	22,265
Series 2021				
Revenue	-	76,929	-	76,929
Prepaid Expenses	24,660	-	-	24,660
Total Assets	**$ 971,987**	**$ 1,417,559**	**$ 699,648**	**$ 3,089,194**
Liabilities:				
Accounts Payable	$ 13,369	$ -	$ -	$ 13,369
Deferred Revenue	23,862	-	-	23,862
Total Liabilites	**$ 37,231**	**$ -**	**$ -**	**$ 37,231**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 24,660	$ -	$ -	$ 24,660
Restricted for:				
Debt Service	$ -	$ 1,417,559	$ -	$ 1,417,559
Assigned for:				
Capital Reserve Fund	-	-	699,648	699,648
Unassigned	910,096	-	-	910,096
Total Fund Balances	**$ 934,756**	**$ 1,417,559**	**$ 699,648**	**$ 3,051,964**
Total Liabilities & Fund Balance	$ 971,987	$ 1,417,559	$ 699,648	$ 3,089,194

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	44,267	13,758
Miscellaneous Revenue	2,000	2,000	3,035	1,035
Total Revenues	**$ 2,156,447**	**$ 2,156,447**	**$ 2,184,196**	**$ 27,749**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 7,000	$ 5,000
PR-FICA	918	918	536	383
Engineering	15,000	15,000	2,125	12,875
Attorney	37,000	37,000	14,805	22,195
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	8,507	8,507	-
Trustee Fees	15,520	15,520	16,287	(767)
Management Fees	60,352	60,352	60,352	-
Information Technology	3,367	3,367	3,367	-
Website Maintenance	1,443	1,443	1,443	-
Telephone	-	-	254	(254)
Postage & Delivery	1,000	1,000	4,944	(3,944)
Insurance General Liability	13,957	13,957	13,142	815
Printing & Binding	200	200	153	47
Legal Advertising	3,500	3,500	2,178	1,322
Other Current Charges	2,500	2,500	1,945	555
Office Supplies	50	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 195,140**	**$ 195,140**	**$ 157,639**	**$ 37,501**

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 15,174	$ 15,174	$ 12,978	$ 2,196
Management Fees	157,557	157,557	157,557	-
Utilities-Electric/Water	60,000	60,000	53,390	6,610
Landscape Maintenance - Contract	1,164,364	1,164,364	1,171,666	(7,302)
Landscape Maintenance - Fuel Surcharge	-	-	11,743	(11,743)
Landscape Maint - New Units/Street Trees	5,500	5,500	1,095	4,405
Pond Maintenance - Contract	13,512	13,512	18,434	(4,922)
Pond Repairs - Current Units	50,000	50,000	16,047	33,953
Irrigation Maintenance - Contract	58,200	58,200	58,217	(17)
Irrigation Maintenance - New Units	500	500	-	500
Irrigation Repairs - Current Units	45,000	45,000	82,511	(37,511)
Preserve Maintenance	40,000	40,000	30,544	9,456
Tot Lot Inspection/Maintenance	4,800	4,800	7,302	(2,502)
Tree Removal/Trimming/Cleanup	38,000	38,000	49,896	(11,896)
Alleyway Maintenance	10,000	10,000	3,033	6,967
Miscellaneous Maintenance	20,000	20,000	30,330	(10,330)
Special Events	12,000	12,000	10,020	1,980
Other-Contingency	50,000	50,000	14,407	35,593
Capital Expenditures	25,000	25,000	5,027	19,973
Common Area Maintenance	23,000	23,000	52,502	(29,502)
Enhancement/Beautification	20,000	20,000	18,269	1,731
Subtotal Field Expenditures	**$ 1,812,607**	**$ 1,812,607**	**$ 1,804,968**	**$ 7,639**
Total Operations & Maintenance	**$ 1,812,607**	**$ 1,812,607**	**$ 1,804,968**	**$ 7,639**
Total Expenditures	**$ 2,007,747**	**$ 2,007,747**	**$ 1,962,608**	**$ 45,140**
Excess (Deficiency) of Revenues over Expenditures	$ 148,700	$ 148,700	$ 221,588	$ 72,889
Other Financing Sources/(Uses):				
Reserve for Capital - Transfer Out	(148,700)	$ (148,700)	$ (148,700)	$ -
Total Other Financing Sources/(Uses)	**$ (148,700)**	**$ (148,700)**	**$ (148,700)**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 72,888**	**$ 72,889**
Fund Balance - Beginning	$ -		$ 861,868	
Fund Balance - Ending	**$ -**		**$ 934,756**	

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	2,845	44,267	145.09%
Miscellaneous Revenue	2,000	400	918	-	918	-	-	-	-	-	200	-	600	3,035	151.75%
Total Revenues	**$ 2,156,447**	**$ 25,767**	**$ 213,924**	**$ 1,463,401**	**$ 124,292**	**$ 64,814**	**$ 48,045**	**$ 78,095**	**$ 36,365**	**$ 49,042**	**$ 27,213**	**$ 49,794**	**$ 3,445**	**$ 2,184,196**	**101.29%**
Expenditures:															
General & Administrative:															
Supervisor Fees	$ 12,000	$ 400	$ 400	$ 800	$ 1,000	$ 800	$ -	$ 800	$ 800	$ 600	$ -	$ 600	$ 800	$ 7,000	58.33%
PR-FICA	918	31	31	61	77	61	-	61	61	46	-	46	61	536	58.33%
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	709	8,507	100.00%
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	5,029	60,352	100.00%
Information Technology	3,367	281	281	281	281	281	281	281	281	281	281	281	281	3,367	100.00%
Website Maintenance	1,443	120	120	120	120	120	120	120	120	120	120	120	120	1,443	100.00%
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	63	4,944	494.37%
Insurance General Liability	13,957	13,142	-	-	-	-	-	-	-	-	-	-	-	13,142	94.16%
Printing & Binding	200	3	1	40	34	38	4	-	1	1	2	2	28	153	76.73%
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	84	1,945	77.78%
Office Supplies	50	-	-	0	-	0	0	-	-	-	-	0	0	1	1.56%
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175	100.00%
Total General & Administrative	**$ 195,140**	**$ 35,643**	**$ 8,128**	**$ 19,890**	**$ 9,815**	**$ 9,200**	**$ 8,843**	**$ 21,913**	**$ 9,435**	**$ 7,030**	**$ 10,526**	**$ 10,040**	**$ 7,176**	**$ 157,639**	**80.78%**

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 %
Operations & Maintenance															
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	13,130	157,557	100.00%
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	8,187	53,390	88.98%
Landscape Maintenance - Contract	1,164,364	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	97,639	1,171,666	100.63%
Landscape Maintenance - Fuel Surcharge	-	-	-	-	-	-	-	1,957	1,957	1,957	1,957	1,957	1,957	11,743	-
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	219	219	219	219	219	1,095	19.91%
Pond Maintenance - Contract	13,512	342	342	3,342	342	342	6,905	870	1,752	342	1,755	345	1,755	18,434	136.43%
Pond Repairs - Current Units	50,000	-	-	3,963	-	-	341	6,711	-	-	2,742	600	1,690	16,047	32.09%
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	4,851	58,217	100.03%
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	9,382	82,511	183.36%
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	4,130	49,896	131.31%
Alleyway Maintenance	10,000	-	-	-	-	206	2,828	-	-	-	-	-	-	3,033	30.33%
Miscellaneous Maintenance	20,000	4,926	1,372	7,620	14	1,054	310	4,817	-	481	4,604	4,919	214	30,330	151.65%
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	-	-	-	-	20,961	52,502	228.27%
Enhancement/Beautification	20,000	-	-	-	-	-	18,269	-	-	-	-	-	-	18,269	91.34%
Subtotal Field Expenditures	**$ 1,812,607**	**$ 180,496**	**$ 163,077**	**$ 142,096**	**$ 120,114**	**$ 138,013**	**$ 162,737**	**$ 156,638**	**$ 144,814**	**$ 135,292**	**$ 139,380**	**$ 158,195**	**$ 164,115**	**$ 1,804,968**	**99.58%**
Total Operations & Maintenance	**$ 1,812,607**	**$ 180,496**	**$ 163,077**	**$ 142,096**	**$ 120,114**	**$ 138,013**	**$ 162,737**	**$ 156,638**	**$ 144,814**	**$ 135,292**	**$ 139,380**	**$ 158,195**	**$ 164,115**	**$ 1,804,968**	**99.58%**
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**	**$ 171,291**	**$ 1,962,608**	**97.75%**
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)	$ (167,846)	$ 221,588	
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)**	**$ (167,846)**	**$ 72,888**	

Capital Region

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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	712,537	712,537	-
Special Assessments - Prepayments	-	-	5,231	5,231
Interest Income	20,000	20,000	31,145	11,145
Total Revenues	**$ 1,233,199**	**$ 1,233,199**	**$ 1,253,224**	**$ 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	$ 26,568	$ (80,395)	$ (106,963)
Net Change in Fund Balance	**$ 26,568**	**$ 26,568**	**$ (80,395)**	**$ (106,963)**
Fund Balance - Beginning	$ 458,541		$ 1,066,668	
Fund Balance - Ending	**$ 485,109**		**$ 986,273**	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 20,300	$ 20,300	$ 26,436	$ 6,136
Total Revenues	**$ 20,300**	**$ 20,300**	**$ 26,436**	**$ 6,136**
Expenditures:				
Capital Outlay	$ 170,507	$ 170,507	$ -	$ 170,507
Sidewalk Safety	-	-	35,000	(35,000)
Other Charges	600	600	783	(183)
Total Expenditures	**$ 171,107**	**$ 171,107**	**$ 35,783**	**$ 135,324**
Excess (Deficiency) of Revenues over Expenditures	**$ (150,807)**	**$ (150,807)**	**$ (9,347)**	**$ 141,460**
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)**	**$ (2,107)**	**$ 139,353**	**$ 141,460**
Fund Balance - Beginning	$ 572,475		$ 560,295	
Fund Balance - Ending	**$ 570,368**		**$ 699,648**	

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

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	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		**-**	**712,537.14**	**-**	**-**	**-**	**-**	**712,537.14**	**278,003.19**	**990,540.33**
TOTAL DUE DIRECT INVOICE		-	-	-	-	-	-	-	-	-
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%**	**100.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**100.00%**	**100.00%**	**100.00%**
% 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

October 31, 2026

Fund	Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll				
	10/9/26	50990-50993	$	554.10
		Sub-Total	$	554.10
Accounts Payable				
	10/8/26	3890	$	116,395.44
	10/9/26	3891-3893		7,881.12
	10/20/26	3894-3897		32,141.40
	10/27/26	3898		4,017.80
		Sub-Total	$	160,435.76
Autopayment ACH*				
	10/21/26	City of Tallahassee	$	9,292.73
		Sub-Total	$	9,292.73
		Total General Fund	**$**	**170,282.59**
Capital Reserve Fund - Wells Fargo				
Accounts Payable				
		-	$	-
		Total Capital Reserve Fund	**$**	**-**
		GRAND TOTAL	**$**	**170,282.59**

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50990	30	KURT V CHRISTENSEN	.00	10/09/2026
50991	29	VALERIE D. REGLAT	184.70	10/09/2026
50992	21	LUIS K ROJAS	184.70	10/09/2026
50993	27	MATTHEW A VOGEL	184.70	10/09/2026

TOTAL FOR REGISTER 554.10

Attendance Confirmation

for

Board of Supervisors

District Name: Capital Region

Board Meeting Date: Thursday, October 8, 2026

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

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

Approved for payment:

District Manager Signature

10/8/2026
Date

RETURN SIGNED DOCUMENT TO TIZIANA CESSNA

*** CHECK DATES 10/01/2026 - 10/31/2026 *** CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/08/26	00024	9/28/26	199533	202609	320	57200	46910			*	10,105.72		
			PRUNE/SOD/ROUND-UP/TOPSOL										
		9/29/26	199587	202609	320	57200	46900			*	205.50		
			CONSERVATION MOW-FOUR OAK										
		9/30/26	199590	202609	320	57200	46450			*	171.28		
			REPLACE ROTORS CTRL#3/U#1										
		9/30/26	199594	202609	320	57200	46450			*	122.37		
			REPLACE ROTORS C#24/U#2										
		10/01/26	199505	202610	320	57200	46200			*	100,793.64		
			OCT26 LANDSC CONTR UNITS										
		10/01/26	199505	202610	320	57200	46400			*	4,996.93		
			OCT26 IRRIG CONTR UNITS										
									ALL-PRO LAND CARE OF TALLAHASSEE			116,395.44	003890
10/09/26	00024	10/07/26	199600	202609	320	57200	46450			*	565.44		
			CTRL#23/U#17-MAINLINE REP										
		10/07/26	199601	202609	320	57200	46450			*	276.35		
			CRTL#24/U#2-ZONE LINE REP										
									ALL-PRO LAND CARE OF TALLAHASSEE			841.79	003891
10/09/26	00061	10/01/26	613	202610	310	51300	34000			*	5,333.33		
			OCT MANAGEMENT FEES										
		10/01/26	613	202610	310	51300	35110			*	125.00		
			OCT WEBSITE ADMIN										
		10/01/26	613	202610	310	51300	35100			*	300.00		
			OCT INFORMATION TECH										
		10/01/26	613	202610	310	51300	31300			*	744.33		
			OCT DISSEMINATION SVCS										
		10/01/26	613	202610	310	51300	51000			*	.36		
			OFFICE SUPPLIES										
		10/01/26	613	202610	310	51300	42000			*	168.96		
			POSTAGE										
		10/01/26	613	202610	310	51300	42500			*	13.95		
			COPIES										
		10/01/26	613.AMEX	202609	320	57200	35100			*	8.40		
			SEP26 GOOGLE WORKSPACE										
									GOVERNMENTAL MANAGEMENT SERVICES			6,694.33	003892
10/09/26	00028	10/08/26	2244125	202610	320	57200	46500			*	345.00		
			OCT26 LAKE MAINT - S WOOD										
									THE LAKE DOCTORS, INC.			345.00	003893
10/20/26	00024	10/01/26	199615	202610	320	57200	46950			*	1,957.16		
			OCT26 FUEL SURCHARGE										
		10/15/26	199618	202610	320	57200	46450			*	610.49		
			CTRL#15 - MAINLINE REPAIR										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/15/26	199619 HAULING 1 PILE OF DEBRIS	202610	320-57200-46900		*	510.00		
		10/15/26	199620 EROSION REPAIR AT PONDS	202610	320-57200-46550		*	822.00		
		10/15/26	199621 CONSERVATION AREA MOWING	202610	320-57200-46900		*	68.50		
		10/15/26	199622 COGON GRASS MOWING	202610	320-57200-46900		*	68.50		
						ALL-PRO LAND CARE OF TALLAHASSEE			4,036.65	003894
10/20/26	00376	10/01/26	1 OCT26 FACILITY MANAGEMENT	202610	320-57200-34000		*	13,129.75		
						CALM III			13,129.75	003895
10/20/26	00061	10/08/26	614 ASSESSMENT ROLL CERT FY27	202610	310-51300-31400		*	14,600.00		
						GOVERNMENTAL MANAGEMENT SERVICES			14,600.00	003896
10/20/26	00028	10/08/26	2255284 ONE TIME TREATMENT-PLANTS	202610	320-57200-46500		*	375.00		
						THE LAKE DOCTORS, INC.			375.00	003897
10/27/26	00024	10/20/26	199623 IRRG RPR-CNTRL#20 UNIT#5	202610	320-57200-46450		*	319.03		
		10/20/26	199624 VALVE RPLMT-CENTRAL PARK	202610	320-57200-46450		*	551.77		
		10/20/26	199625 TREE REMOVAL/LARGE LIMBS	202610	320-57200-46490		*	1,118.25		
		10/20/26	199626 POND WORK/EROSION CONTROL	202610	320-57200-46550		*	513.75		
		10/20/26	199627 (3) PRIVATE PROPERTY SIGN	202610	320-57200-46550		*	540.00		
		10/21/26	199628 TREE PRUNING - UNIT #14	202610	320-57200-46490		*	975.00		
						ALL-PRO LAND CARE OF TALLAHASSEE			4,017.80	003898

TOTAL FOR BANK B 160,435.76

TOTAL FOR REGISTER 160,435.76

All Pro Land Care of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
CRCDD
Attn: Corbin deN gy
3196 Merchan s Row, Suite 130
Tallahassee, FL 32311

INVOICE	199533
DATE	09/28/2026
TERMS	Net 30
DUE DATE	10/28/2026

DESCRIPTION	QTY	RATE	AMOUNT
Perform turf renovation at Newberry Park			0.00
Spray existing centipede sod with Roundup.			
Roo prune five (5) live oak trees.			
Dress the area with topsoil - 6 yards			
Insta fourteen (14) pallets of St. Augustine sod.			
			0.00
Rou d-up - 50 gal	1	58.72	58.72
Topsoil - 6 y s	1	600.00	600.00
IPM Asst. Labor Rate per hour	4	68.50	274.00
Roo 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
Fuel Surcharge	1	150.00	150.00
			0.00
			0.00

46910
Corbin deNagy
10/1/2026

Note: If this proposal and Proposal #063629 are approved at the s me time, you will not be charged twice for the use of the CAT oader nd sod roller.

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

SUBTOTAL	10,105.72
TAX	0.00
TOTAL	10,105.72
BALANCE DUE	**$10,105.72**

RECEIVED
By Tara Lee at 7:54 am, Oct 02, 2026

ee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due bal ces
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
Corbin Denagy
Capita Region Commu ity Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199587
DATE	09/29/2026
TERMS	Net 30
DUE DATE	10/29/2026

DESCRIPTION	QTY	RATE	AMOUNT
Unit 17: Conservation Area off Four Oaks - Mowing			
General Labor Rate	3	68.50	205.50
Date of Service: 9-24-26			

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

View an p y

SUBTOTAL	205.50
TAX	0.00
TOTAL	205.50
BALANCE DUE	**$205.50**

46900
Corbin deNagy
10/1/2026

RECEIVED
By Tara Lee at 7:54 am, Oct 02, 2026

35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due bal ces
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
c/o GMS, LLC, Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199590
DATE	09/30/2026
TERMS	Due on receipt
DUE DATE	10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 3, Unit 1 - Irrigation Repair Replace Rotors			
Irrigation Labor - Technician	1	85.50	85.50
(8) Rotors	1	85.52	85.52
Misc Irrigation Parts	1	0.26	0.26
Date of Service: 9-21-26 Damage Source: Unknown			

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	171.28
TAX	0.00
TOTAL	171.28
BALANCE DUE	**$171.28**

RECEIVED
By Tara Lee at 7:54 am, Oct 02, 2026

46450
Corbin deNagy
10/1/2026

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

INVOICE	199594
DATE	09/30/2026
TERMS	Due on receipt
DUE DATE	10/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 24, Unit 2 - Irrigation Repair - Replace Rotors			
Irrigation Labor - Technician	1	85.50	85.50
(8) Rotors (1) 1/2" Coupling (1) 1/2" SlipFix	1	35.79	35.79
Misc Irrigation Parts	1	1.08	1.08
Date of Service: 9-21-26 Damage Source: Unknown			

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	122.37
TAX	0.00
TOTAL	122.37
BALANCE DUE	**$122.37**

46450
Corbin deNagy
10/1/2026

RECEIVED
By Tara Lee at 7:53 am, Oct 02, 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	199505
DATE	10/01/2026
TERMS	Due on receipt
DUE DATE	10/01/2026

P.O. NUMBER
Budget 2026-27

MONTH OF SERVICE
October

DESCRIPTION	QTY	RATE	AMOUNT
CRCDD Monthly Maintenance for October FY 2026-27			
*Landscape - New Units			0.00
Landscape - Contracted Units	46200 →	100,793.64	100,793.64
**Irrigation - New Units			0.00
Irrigation - Contracted Units	46400 →	4,996.93	4,996.93

*Landscape - New Units:

**Irrigation - New Units:

Ways to pay

BANK

View and pay

SUBTOTAL	105,790.57
TAX	0.00
TOTAL	105,790.57
BALANCE DUE	**$105,790.57**

Corbin deNagy
9/15/2026

RECEIVED
By Tara Lee at 9:43 am, Sep 15, 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
Corbin deNagy
Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199600
DATE	10/07/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 23, Unit 17 - Mainline Repair			
Irrigation Labor - Technician	3.50	85.50	299.25
Irrigation Labor - Assistant	3.50	68.50	239.75
(4) 1 1/2" Male Adaptors (1) 2" 90° SCH 80 (1) 2 x 1 1/2" Bushing (3) 1 1/2" 90°	1	25.67	25.67
Misc Irrigation Parts	1	0.77	0.77
Date of Service: 9-28 Damage Source: Unknown			

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	565.44
TAX	0.00
TOTAL	565.44
BALANCE DUE	**$565.44**

RECEIVED
By Tara Lee at 9:06 am, Oct 08, 2026

46450
Corbin deNagy
10/7/2026

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due balances
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All Pro Land Care of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
Corbin deNagy
Capital Region Community Development District
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199601
DATE	10/07/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 24, Unit 2 - Zone line Repair			
Irrigation Labor - Technician	1.50	85.50	128.25
Irrigation Labor - Assistant	1.50	68.50	102.75
(2) 1" Coupling (1) 2" SlipFix	1	44.03	44.03
Misc Irrigation Parts	1	1.32	1.32
Date of Service: 9-28 Damage Source: Tree 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	276.35
TAX	0.00
TOTAL	276.35
BALANCE DUE	**$276.35**

RECEIVED
By Tara Lee at 9:06 am, Oct 08, 2026

46450
Corbin deNagy
10/7/2026

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due balances
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 613
Invoice Date: 10/1/26
Due Date: 10/1/26
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 - October 2026		5,333.33	5,333.33
Website Administration - October 2026		125.00	125.00
Information Technology - October 2026		300.00	300.00
Dissemination Agent Services - October 2026		744.33	744.33
Office Supplies		0.36	0.36
Postage		168.93	168.93
Copies		13.95	13.95
AMEX Charge 9/1/26 - Google Workspace Subscription		8.40	8.40

Total	$6,694.30
Payments/Credits	$0.00
Balance Due	$6,694.30

RECEIVED
By Tara Lee at 9:22 am, Oct 09, 2026

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	10/8/2026	$345.00

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

00000000018515001000000041618400000003450079

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 10/17/2026 **Invoice 2244125** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/7/2026	Water Management - Monthly		$345.00	$0.00	$345.00

The pond looks great. Please contact Jim Hawkins with any questions. Thank you

RECEIVED
By Tara Lee at 8:54 am, Oct 08, 2026

46500
Corbin deNagy
10/8/2026

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

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	199615
DATE	10/01/2026
TERMS	Net 30
DUE DATE	10/31/2026

MONTH OF SERVICE
October

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Fuel Surcharge (October)			0.00
			0.00
Monnthly Fuel Surcharge	1	1,957.16	1,957.16

RECEIVED
By Tara Lee at 11:37 am, Oct 19, 2026

SUBTOTAL	1,957.16
TAX	0.00
TOTAL	1,957.16
BALANCE DUE	**$1,957.16**

46950
Corbin deNagy
10/19/2026

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due balances
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All Pro Land Care of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
Capital Region Comm. Deve
CRCDD c/o GMS, LLC
Attn: Corbin Denagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199618
DATE	10/15/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 15, Orange Ave & Ponds - Mainline Repair			
Irrigation Labor - Technician	4	85.50	342.00
(1) 6" Coupling (1) 6" Repair Coupling	1	260.67	260.67
Misc. Irrigation Parts	1	7.82	7.82
Date of Service: 10-7-26 Damage Source: Normal Wear			

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	610.49
TAX	0.00
TOTAL	610.49
BALANCE DUE	**$610.49**

RECEIVED
By Tara Lee at 11:34 am, Oct 19, 2026

46450
Corbin deNagy
10/19/2026

$35 fee for all returned checks
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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
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199619
DATE	10/15/2026
TERMS	Net 30
DUE DATE	11/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
Hauling 1 pile of debris.	1	510.00	510.00

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	510.00
TAX	0.00
TOTAL	510.00
BALANCE DUE	**$510.00**

RECEIVED
By Tara Lee at 11:35 am, Oct 19, 2026

46900
Corbin deNagy
10/19/2026

$35 fee for all returned checks
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All Pro Land Care of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

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

INVOICE	199620
DATE	10/15/2026
TERMS	Net 30
DUE DATE	11/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
Erosion Repair at Ponds WD090S, FL170			
General Labor Rate	12	68.50	822.00
Date of Service: 10-8-26			

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	822.00
TAX	0.00
TOTAL	822.00
BALANCE DUE	**$822.00**

RECEIVED
By Tara Lee at 11:35 am, Oct 19, 2026

46550
Corbin deNagy
10/19/2026

$35 fee for all returned checks
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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	199621
DATE	10/15/2026
TERMS	Net 30
DUE DATE	11/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
Unit 17: Conservation Area off Four Oaks - Mowing			
General Labor Rate	1	68.50	68.50

RECEIVED
By Tara Lee at 11:32 am, Oct 19, 2026

SUBTOTAL	68.50
TAX	0.00
TOTAL	68.50
BALANCE DUE	**$68.50**

46900
Corbin deNagy
10/19/2026

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 days past due balances
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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	199622
DATE	10/15/2026
TERMS	Net 30
DUE DATE	11/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
LDR-5 (ph 1,2,3, & Drainage easement) - Cogon Grass mowing			
General Labor Rate	1	68.50	68.50

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

SUBTOTAL	68.50
TAX	0.00
TOTAL	68.50
BALANCE DUE	**$68.50**

RECEIVED
By Tara Lee at 11:39 am, Oct 19, 2026

46900
Corbin deNagy
10/19/2026

$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

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

Bill To
Capital Region CDD 475 West Town Place St. Augustine, FL 32092

Description	Amount
Facility Management - October 2026	13,129.75

Alison Mossing
10-9-26

	Total	$13,129.75

RECEIVED
By Tara Lee at 12:51 pm, Oct 09, 2026

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

Invoice

Invoice #: 614
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		14,600.00	14,600.00

Total	$14,600.00
Payments/Credits	$0.00
Balance Due	$14,600.00

RECEIVED
By Tara Lee at 1:06 pm, Oct 18, 2026

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
733898	10/8/2026	$375.00

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

0000000733898100100000004165690000000375007O

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

SOUTHWOOD POND 090N **2456 Goldenrod Way Tallahassee, FL 32311**
Invoice Due Date 10/18/2026 **Invoice 2255284** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
10/8/2026	ONE TIME APPLICATION		$375.00	$0.00	$375.00

I treated all the invasive plants in the pond. Please contact Jim Hawkins with any questions. Thank you

RECEIVED
By Tara Lee at 12:51 pm, Oct 09, 2026

46500
Corbin deNagy
10/9/2026

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

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $375.00

This Invoice Total: $375.00

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

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

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

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

All Pro Land Care of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
Capital Region Comm. Deve
CRCDD c/o GMS, LLC
Attn: Corbin Denagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199623
DATE	10/20/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Controller 20, Unit 5 Bluff Oak/ W LSF3- Irrigation repair			
Irrigation Labor - Technician	2	85.50	171.00
Irrigation Labor - Assistant	2	68.50	137.00
(2) Sprayheads (2) Nozzles (1) Reducing Tee, 1 x 1 x 1/2" Slip x Slip x FPT White PVC Schedule 40 (1) 1 in 90 (2) 1 in coupling	1	10.71	10.71
Misc Irrigation Parts	1	0.32	0.32
Date of Service: 10/15/2026 Damage Source: normal wear			

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	319.03
TAX	0.00
TOTAL	319.03
BALANCE DUE	**$319.03**

RECEIVED
By Tara Lee at 9:37 am, Oct 23, 2026

46450
Corbin deNagy
10/22/2026

$35 fee for all returned checks
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Tallahassee, FL 32315-8355
(850) 656-0208

INVOICE

BILL TO
Capital Region Comm. Deve
CRCDD c/o GMS, LLC
Attn: Corbin Denagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199624
DATE	10/20/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
CRCDD:Irrigation:Controller 6, Central Park - Valve Replacement			
Irrigation Labor - Technician	2	85.50	171.00
Irrigation Labor - Assistant	2	68.50	137.00
(1) 2 in Toro valve	1	236.67	236.67
Misc Irrigation Parts	1	7.10	7.10
Date of Service:10/13/2026 Damage Source: normal wear			

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	551.77
TAX	0.00
TOTAL	551.77
BALANCE DUE	**$551.77**

RECEIVED
By Tara Lee at 9:38 am, Oct 23, 2026

46450
Corbin deNagy
10/22/2026

$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
Capital Region Comm. Deve
CRCDD c/o GMS, LLC
Attn: Corbin deNagy
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199625
DATE	10/20/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Tree removal & large fallen limbs			
General Labor Rate	14.50	68.50	993.25
Cat loader Use	0.25	500.00	125.00
Decayed roots Large tree in Central Park Large tree in Jasmine hill			

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	1,118.25
TAX	0.00
TOTAL	1,118.25
BALANCE DUE	**$1,118.25**

RECEIVED
By Tara Lee at 9:37 am, Oct 23, 2026

46490
Corbin deNagy
10/22/2026

$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
UNIT 10
CRCDD c/o GMS, LLC, Attn: Corbin Denagy, 3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199626
DATE	10/20/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
WD160- Pond work			
General Labor Rate	7.50	68.50	513.75
Erosion control			

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	513.75
TAX	0.00
TOTAL	513.75
BALANCE DUE	**$513.75**

RECEIVED
By Tara Lee at 9:38 am, Oct 23, 2026

46550
Corbin deNagy
10/22/2026

$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	199627
DATE	10/20/2026
TERMS	Net 30
DUE DATE	11/19/2026

DESCRIPTION	QTY	RATE	AMOUNT
Private Property Signage - 2X2' Aluminum Sign			0.00
			0.00
2x2' Aluminum Sign	3	180.00	540.00
*Note: Does not include labor to install or posts			

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

View and pay

SUBTOTAL	540.00
TAX	0.00
TOTAL	540.00
BALANCE DUE	**$540.00**

RECEIVED
By Tara Lee at 9:38 am, Oct 23, 2026

46550
Corbin deNagy
10/22/2026

$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
UNIT 14
CRCDD c/o GMS, LLC, Attn: Corbin Denagy, 3196 Merchants Row, Suite 130
Tallahassee, FL 32311

INVOICE	199628
DATE	10/21/2026
TERMS	Due on receipt
DUE DATE	11/01/2026

DESCRIPTION	QTY	RATE	AMOUNT
Unit 14 Green space- Tree Pruning			
Pruning ONLY	1	975.00	975.00
Prune the low Live Oak growth away from the stars. Trim back away from the home for the 5 ft clearance. Clean up and haul all debris.			

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	975.00
TAX	0.00
TOTAL	975.00
BALANCE DUE	**$975.00**

Ways to pay

View and pay

RECEIVED
By Tara Lee at 9:38 am, Oct 23, 2026

46490
Corbin deNagy
10/22/2026

$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

FOURTH ORDER OF BUSINESS

A.

November 12, 2026

Via Electronic Mail
Mr. Reid M. Thomas, P.E.
Kimley-Horn and Associates, Inc.
2619 Centennial Blvd., Suite 200
Tallahassee, FL 32308
Reid.Thomas@kimley-horn.com

RE: SouthWood MDR-19 Preliminary Plat

Dear Mr. Thomas:

The Capital Region Community Development District ("**District**") understands that DR Horton Inc. ("**DRH**") is in the process of seeking plat approvals from the City of Tallahassee ("**City**") for an area within SouthWood known as MDR-19 ("**MDR-19**"), as reflected on the preliminary plat dated October 2026 (attached), and prepared by Kimley-Horn and Associates, Inc ("**KH**").

Based on the District's understanding of the improvements planned within MDR-19, and the representations of DRH and KH regarding same, this letter serves to confirm that the District currently intends to accept the following improvements within the MDR-19 plat for ownership and maintenance after construction by DRH:

- Stormwater pond LW010B, including all stormwater management facility components of such pond, and all drainage easements, including any drainage structures therein.
- Common areas.
- Street trees along Merchants Row Blvd.

The District requires certain conditions be met before such acceptance including, but not limited to:

- Inspection by the District and engineer certification that the pond, drainage easements, and all components therein are built as designed, and are clean and working properly.
- For common areas not planned to be irrigated, the District requests Bahia sod.
- An acceptable irrigation system to water the street trees along Merchants Row.

The District also requests that DR Horton installs site furniture such as benches, trash cans, and dog waste stations in common areas as identified by District Operations staff.

If you have any questions regarding this letter, please feel free to contact me at your earliest convenience.

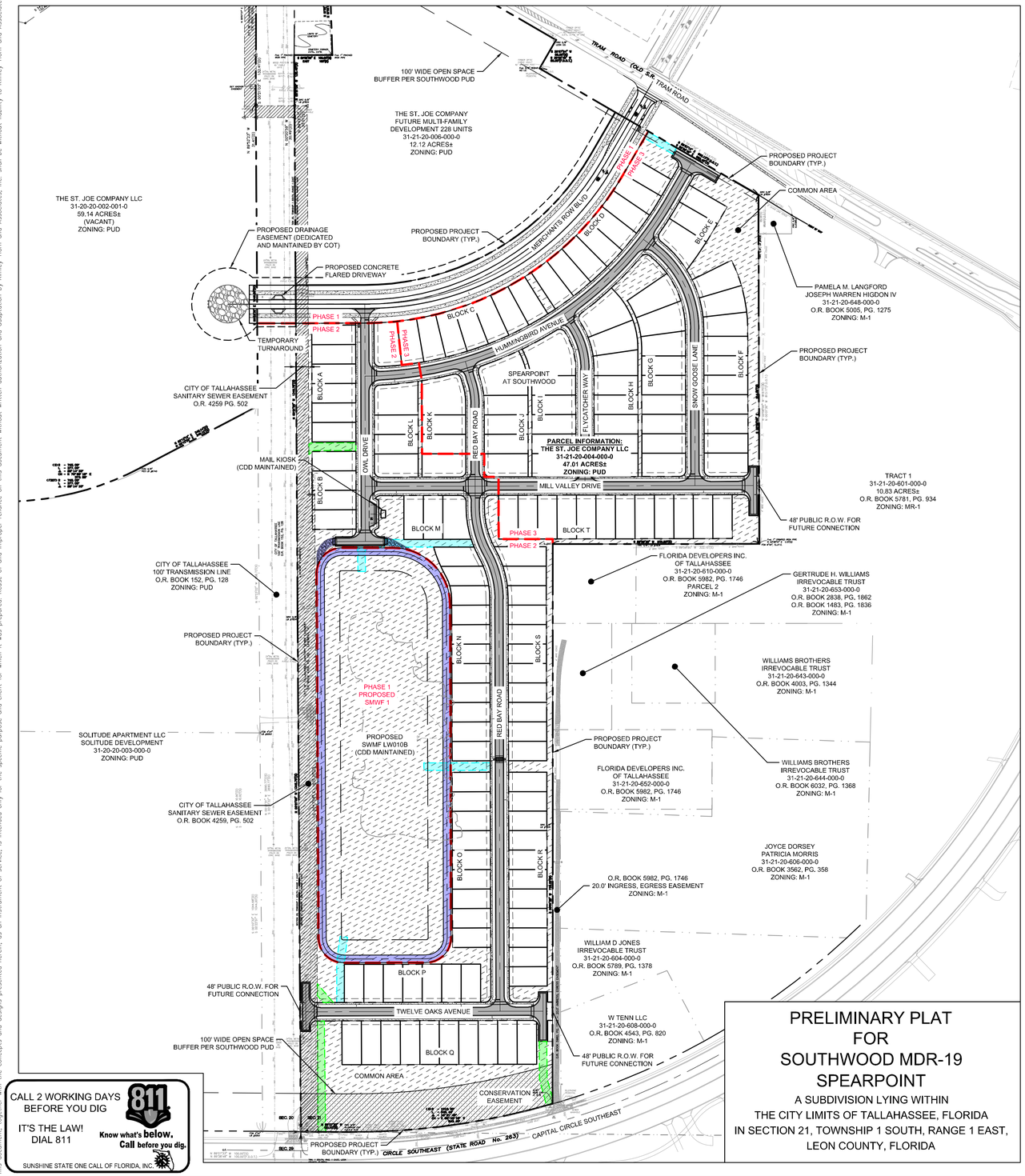
Sincerely,

L. Kyle Rojas, Chair
Capital Region Community Development District

Attachments:

- MDR-19 Overall Preliminary Plat

cc: Corbin deNagy, District Manager
Robert Berlin, District Operations
Sarah Sandy, District Counsel



PRELIMINARY PLAT FOR SOUTHWOOD MDR-19 SPEARPOINT

A SUBDIVISION LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGEND:

- PLAT BOUNDARY
- PROPOSED COMMON AREA/ DRAINAGE EASEMENT (OWNED AND MAINTAINED BY CDD)
- EXISTING COT UTILITY EASEMENT (O.R. 4259, PAGE 502)
- 20' WIDE PROPOSED ACCESS EASEMENT TO BE MAINTAINED BY CDD / DEDICATED TO COT
- 20' WIDE PROPOSED DRAINAGE/ ACCESS EASEMENT (DEDICATED AND MAINTAINED BY COT)
- 20' WIDE PROPOSED UTILITY EASEMENT (DEDICATED AND MAINTAINED BY COT)
- PROPOSED CONSERVATION EASEMENT (MAINTAINED BY CDD/ DEDICATED TO COT)

CDD = CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
COT = CITY OF TALLAHASSEE

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

General Information

Property Tax ID #(s):	31-21-20-004-000-0
	S: 21, T: 1S, R: 1E
Site Address:	Merchants Row Blvd.
Total Parcel Area:	**47.01 AC**
Zoning:	MDR-19
Overlay / Transect (if any):	N/A
Existing Use(s)	Vacant
Proposed Use(s)	SFR
Linear Foot of Merchants Row Blvd:	1,297
Linear Foot of Owl Drive:	622
Linear Foot of Live Hummingbird Avenue:*	1,077
Linear Foot of Mill Valley Drive:*	1,017
Linear Foot of Red Bay Road:*	1,717
Linear Foot of Flycatcher Way:	463
Linear Foot of Snow Goose Lane:	693
Linear Foot of Twelve Oaks Avenue:	621

* ALL BLOCK LENGTHS ALONG THESE ROADS DO NOT EXCEED 800 LINEAR FEET BEFORE AN OPEN SPACE BREAK

Area Data

Total Parcel Area:	**47.01 AC**	
Total Plat Area:	**47.23 AC**	
Development Area #1:**	34.50 AC	
Development Area #2:**	12.73 AC	
Existing Impervious Area:	0 AC	0.00 %
Proposed Impervious Area:	**27.87 AC**	**59.29** %
Residental Lots:***	14.38 AC	30.59 %
VUA:	4.20 AC	8.93 %
Misc:	1.99 AC	4.23 %
SWMFs	7.30 AC	15.53 %
Proposed Pervious Area:	**19.14 AC**	**40.71** %

** DEVELOPMENT AREA #1 INCLUDES THE PROPOSED RESIDENTIAL AREA AND EXCLUDES THE PROPOSED STORMWATER MANAGEMENT FACILITY AREA, THE PROPOSED MERCHANT'S ROW BLVD RIGHT-OF-WAY AREA AND THE PROPOSED CONSERVATION AREA. DEVELOPMENT AREA #2 INCLUDES THE PROPOSED STORMWATER MANAGEMENT FACILITY AREA, THE PROPOSED MERCHANT'S ROW BLVD RIGHT-OF-WAY AREA AND THE PROPOSED CONSERVATION AREA.

*** 4,105 SF OF IMPERVIOUS AREA ALLOTTED FOR EACH 51'X115' LOT
3,570 SF OF IMPERVIOUS AREA ALLOTTED FOR EACH 51'X100' LOT

Building/Lot Data

Prop. Number of Lots Total:	149 SFR Detached
Prop. Project Density:****	4.32 DU per Acre
Min. Required Density:	4.00 DU per Acre
Max. Required Density	20.00 DU per Acre
Minimum Setbacks:	
Front	15 FT
Rear:	10 FT
Side Interior:	5 FT
Side Corner	15 FT
Building Maximum Height:	3 Stories
Proposed Building Height:	2 Stories (Max.)
Minimum Lot Size:	
Lot Area:	3,200 SF
Lot Width:	30 FT
Lot Depth:	80 FT

**** PROJECT DENSITY BASED ON DEVELOPMENT AREA #1

Parking Data

Required Parking Spaces:	
Number of spaces required:	298 spaces
1,2, & 3 BR: 2 PS/Unit	
Total Units 149	
Required ADA Spaces:	0 spaces
Required visitor Spaces:	149 spaces
Total:	447 spaces
Required Parking Spaces:	
Number of regular spaces provided:	448 spaces
Number of ADA spaces provided:	1 spaces
Total number of spaces provided:	449 spaces

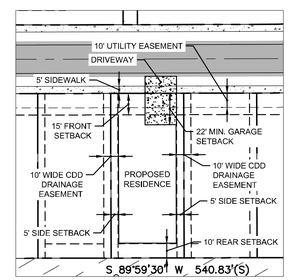
NOTE: IN ORDER TO SATISFY THE REQUIRED 3 PARKING SPACES PER DETACHED SINGLE FAMILY UNIT, EACH UNIT WILL HAVE THE ABILITY TO PROVIDE PARKING FOR 3 CARS.

PHASING NARRATIVE

1. PHASE 1 WILL CONSIST OF MERCHANTS ROW BLVD R.O.W. AND PROPOSED SWMF LW010B DEVELOPMENT. ALSO PROVIDED IN PHASE 1 IS A STORMWATER EASEMENT TO ALLOW FOR CONVEYANCE OF STORMWATER FROM PHASE 1 (MERCHANTS ROW BLVD) TO PROPOSED SWMF LW010B.
2. PHASE 2 WILL CONSIST OF THE PROJECT AREA SHOWN WITHIN THE PHASE 2 LIMITS. BLOCK A-B & L AS WELL AS LOT 1 IN BLOCKS C, AND LOT 4 IN BLOCK K. ROADS INCLUDE OWL DRIVE, RED BAY ROAD, TWELVE OAKS AVENUE, AND PORTIONS OF HUMMINGBIRD AVENUE AND MILL VALLEY DRIVE.
3. PHASE 3 WILL CONSIST OF THE PROJECT AREA SHOWN WITHIN THE PHASE 3 LIMITS. BLOCKS D-J, & T AND COMPLETION OF BLOCKS C, & K. ROADS INCLUDE FLYCATCHER WAY, SNOW GOOSE LANE, AND EXTENDING BOTH HUMMINGBIRD AVENUE AND MILL VALLEY DRIVE FROM PHASE 2.

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL HAVE A 3' TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE 'F' CURB AND GUTTER.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. DETECTABLE WARNING SURFACE SHALL BE YELLOW ARMORTILE (OR APPROVED EQUAL) SURFACE APPLIED MATS UNLESS OTHERWISE SPECIFIED.
4. THE APPROVAL OF THE SITE PLAN DOES NOT ALLOW THE LOCATION OF THE SIGNS. THE SIGN VENDOR SHALL SUBMIT A SEPARATE SIGN PERMIT TO THE CITY OF TALLAHASSEE THAT MUST BE APPROVED BEFORE THE SIGNS ARE PLACED.
5. ALL RETAINING WALLS EQUAL TO OR GREATER THAN 24" HEIGHT WILL REQUIRE A SEPERATE BUILDING PERMIT. ALL WALL COMPONENTS INCLUDING FOOTERS, TIE-BACKS, ETC. MUST BE LOCATED COMPLETELY WITHIN PROPERTY BOUNDARIES UNLESS WRITTEN OWNER PERMISSION IS PROVIDED.
6. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE R.O.W CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT THE PRE-CONSTRUCTION CONDITIONS.
7. BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE AND CROSS CONNECTION COORDINATOR.
8. ALL STORMWATER CONVEYANCES INCLUDING BUT NOT LIMITED TO SWALES, INLETS, PIPES, AND DRAINAGE EASEMENTS SHALL BE MAINTAINED, PROTECTED, AND RESTORED BY OWNERS AND THEIR CONTRACTORS BEFORE, DURING, AND AFTER ANY CONSTRUCTION ACTIVITY TO INSURE POSITIVE DRAINAGE AT ALL TIMES.
9. LOT GRADING SHALL CONFORM TO SEC. 5-87(5), WHERE THE FFE ELEVATION OF EACH LOT SHALL BE A MINIMUM OF 1' HIGHER THAN THE HIGHEST GRADE WITHIN 10' OF THE BUILDING.
10. PARCELS WITH SIDEWALK MUST PROVIDE AN ACCESSIBLE ROUTE THROUGH THE DRIVEWAY APRON. THE TRANSITION MUST HAVE A MINIMUM WIDTH OF 48 INCHES. THE CROSS SLOPE SHALL BE 1.5%, MAXIMUM NOT TO EXCEED 2%.
11. ALL REAR AND SIDE LOT DRAINAGE EASEMENTS SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.
12. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE RECORDED PRIOR TO A PRE-CONSTRUCITON CONFERENCE, ALL PERMANENT DRAINAGE AND UTILITY EASEMENTS OUTSIDE OF THE LIMITS OF THE PLAT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL C.O.
13. NO LOT SHALL HAVE DRIVEWAY ACCESS TO MERCHANTS ROW BLVD.
14. ALL CONCRETE SUBJECT TO VEHICULAR TRAFFIC WITHIN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 6" THICK, INCLUDING RESIDENTIAL DRIVEWAYS AND CURB RAMPS.
15. ALL COSTS ASSOCIATED WITH THE RELOCATION OR MODIFICATION OF THE EXISTING ELECTRIC FACILITIES WILL BE BORNE BY THE APPLICANT.
16. ALL PROPOSED ROADWAYS SHALL COMPLY WITH CLEAR ZONE REQUIREMENTS AS LISTED IN THE FLORIDA GREENBOOK.
17. ALL PROPOSED SIDEWALKS AND CROSSWALKS SHALL MEET FDOT AND PROWAG REQUIREMENTS.
18. ALL OPEN SPACE AREAS INCLUDING THE STORMWATER MANAGEMENT FACILITY WILL BE CDD OWNED UNLESS OTHERWISE SPECIFIED. OPEN SPACE AREAS ARE REQUIRED TO HAVE CONSERVATION EASEMENT WITH MANAGEMENT PLAN.
19. FENCING, AC UNITS, AND OTHER STRUCTURES SHALL NOT ADVERSELY IMPACT STORMWATER FLOW NOR RESTRICT ACCESS FOR MAINTENANCE WITHIN DRAINAGE EASEMENTS OR RESIDENTIAL LOTS. ADEQUATE CLEARANCE SHALL BE PROVIDED AT THE BOTTOM OF FENCE TO ALLOW FOR PROPER DRAINAGE.
20. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, METAL IMPLEMENTS, DUGOUT CANOES OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE OR DESIGNATED REPRESENTATIVE SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION, AT (850) 245-6333 OR (800) 847-7278, AS WELL (AS APPROPRIATE) LEON COUNTY ENVIRONMENTAL SERVICES/THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT A WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY, AND THE PROPOSED AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
21. UPON DEVELOPMENT OF THE ADJACENT PARCEL, THE DEVELOPER OF THE ADJACENT PARCEL SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE CONNECTION TO THE ROADWAY STUBOUT PROPOSED AS PART OF THIS DEVELOPMENT.



TYPICAL LOT LAYOUT

NOTE: ALL FRONT-LOADED HOME PRODUCTS SHALL HAVE A MINIMUM 22' GARAGE SETBACK WHERE A PEDESTRIAN SIDEWALK IS PRESENT

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2619 CENTENNIAL BOULEVARD, SUITE 200
TALLAHASSEE, FL 32308 PHONE: 850-553-3600
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REID M. THOMAS
FL LICENSE NUMBER 92352
DATE: ——

KHA PROJECT 142800040
DATE OCT. 2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

OVERALL PRELIMINARY PLAT

SOUTHWOOD MDR-19
SPEARPOINT
PREPARED FOR
D.R. HORTON
FL
TALLAHASSEE

SHEET NUMBER
C300

Plotted By: Murrah, John Sheet Set: Southwood MDR-19 Single Family Layout: C300 OVERALL PRELIMINARY PLAT October 08, 2026 01:40:38pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\Layout\C300-OVERALL PRELIM PLAT.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

B.

November 12, 2026

Via Electronic Mail
Mr. Reid M. Thomas, P.E.
Kimley-Horn and Associates, Inc.
2619 Centennial Blvd., Suite 200
Tallahassee, FL 32308
Reid.Thomas@kimley-horn.com

RE: SouthWood MDR-20 Preliminary Plat

Dear Mr. Thomas:

The Capital Region Community Development District ("**District**") understands that DR Horton Inc. ("**DRH**") is in the process of seeking plat approvals from the City of Tallahassee ("**City**") for an area within SouthWood known as MDR-20 ("**MDR-20**"), as reflected on the preliminary plat dated October 2026 (attached), and prepared by Kimley-Horn and Associates, Inc ("**KH**").

Based on the District's understanding of the improvements planned within MDR-20, and the representations of DRH and KH regarding same, this letter serves to confirm that the District currently intends to accept the following improvements within the MDR-20 plat for ownership and maintenance after construction by DRH:

- Stormwater pond LW010A (labeled as "Proposed SWMF" on the plat), including all stormwater management facility components of such pond, and all drainage easements, including any drainage structures therein.
- Common areas.
- Street trees along Merchants Row Blvd.

The District requires certain conditions be met before such acceptance including, but not limited to:

- Inspection by the District and engineer certification that the pond, drainage easements, and all components therein are built as designed, and are clean and working properly.
- For common areas not planned to be irrigated, the District requests Bahia sod.
- An acceptable irrigation system to water the street trees along Merchants Row.

The District also requests that DR Horton installs site furniture such as benches, trash cans, and dog waste stations in common areas as identified by District Operations staff.

If you have any questions regarding this letter, please feel free to contact me at your earliest convenience.

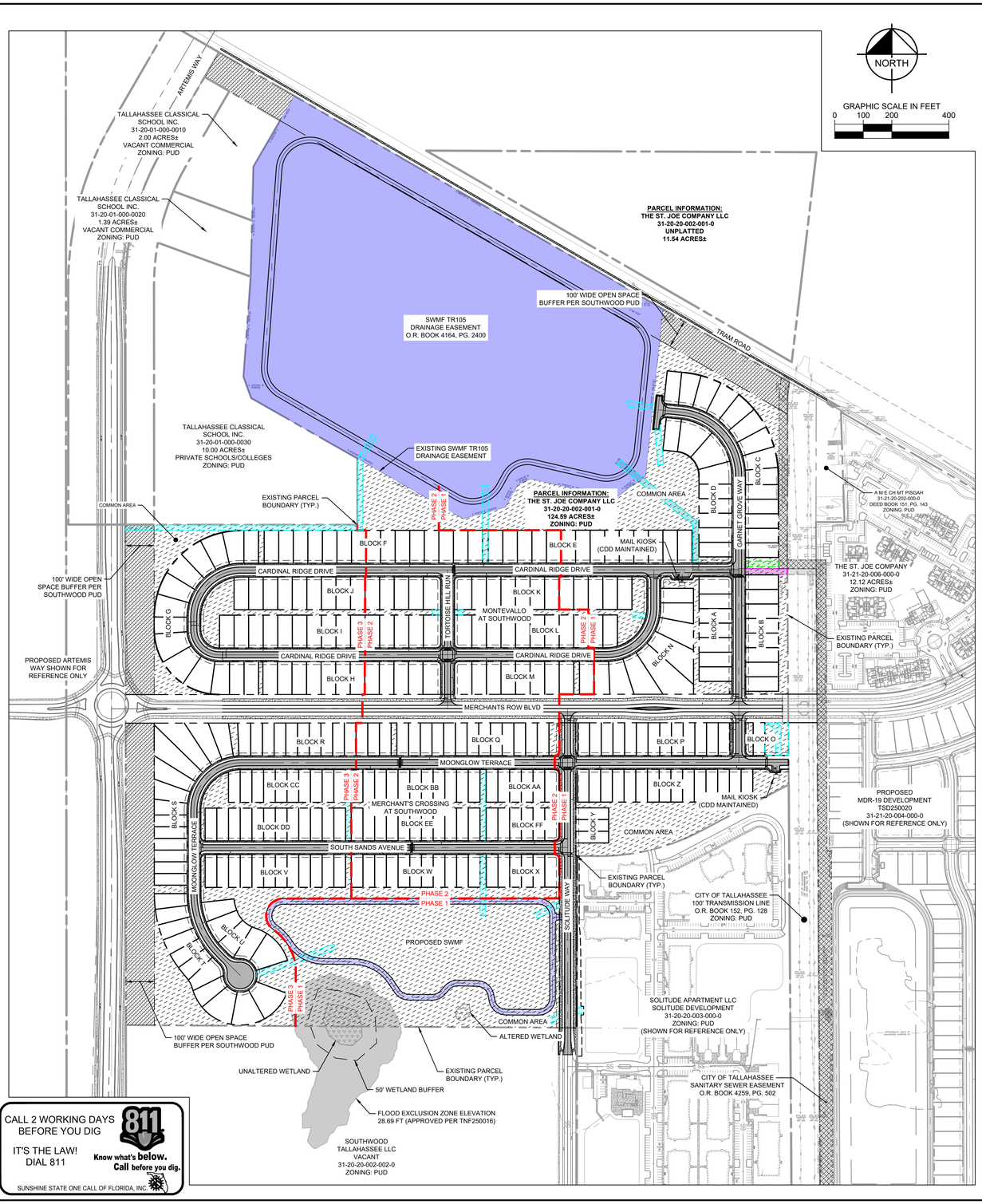
Sincerely,

L. Kyle Rojas, Chair
Capital Region Community Development District

Attachments:

- MDR-20 Overall Preliminary Plat

cc: Corbin deNagy, District Manager
Robert Berlin, District Operations
Sarah Sandy, District Counsel



CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGEND:

- PLAT BOUNDARY
- PROPOSED COMMON AREA/ DRAINAGE EASEMENT (OWNED AND MAINTAINED BY CDD)
- EXISTING COT UTILITY EASEMENT (O.R. 4259, PAGE 502)
- EXISTING COT DRAINAGE EASEMENT (O.R. 4164, PAGE 2400)
- PROPOSED DRAINAGE/ACCESS EASEMENT (DEDICATED TO COT)(WIDTH VARIES)
- PROPOSED UTILITY EASEMENT (DEDICATED AND MAINTAINED BY COT) (WIDTH VARIES)
- PROPOSED STORM EASEMENT (DEDICATED AND MAINTAINED BY CDD) (WIDTH VARIES)
- PROPOSED OPEN SAPCE CONSERVATION EASEMENT (MAINTAINED BY CDD/ DEDICATED TO COT)

General Information

Property Tax ID #(s):	31-20-20-002-0010
	S: 20, T: 1S, R: 1E
Site Address:	Merchants Row Blvd.
Total Platted Land:	**124.59 AC**
Total Unplatted Land:	**11.54 AC**
Zoning:	MDR-20
Overlay / Transect (if any):	N/A
Existing Use(s)	Vacant
Proposed Use(s)	SFR
Linear Foot of Merchants Row Blvd:	2,388
Linear Foot of Garnet Grove Way:*	1,414
Linear Foot of Tortoise Hill Run:	486
Linear Foot of Cardinal Ridge Drive:*	3,934
Linear Foot of Moonglow Terrace:*	2,767
Linear Foot of South Sands Avenue:*	1,309
Linear Foot of Solitude Way:*	1,213

* ALL BLOCK LENGTHS ALONG THESE ROADS DO NOT EXCEED 800 LINEAR FEET BEFORE AN OPEN SPACE BREAK

CDD = CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
COT = CITY OF TALLAHASSEE

Area Data

Total Parcel Area:	**136.13 AC**	
Total Plat Area:	**136.13 AC**	
Development Area #1:**	81.44 AC	
Development Area #2:**	54.69 AC	
Existing Impervious Area:	0 AC	0.00 %
Proposed Impervious Area:	**69.51 AC**	**51.06** %
Residental Lots:***	30.71 AC	22.56 %
VUA:	6.75 AC	4.96 %
Misc:	2.55 AC	1.87 %
SWMFs	29.50 AC	21.67 %
Proposed Pervious Area:	**66.62 AC**	**48.94** %

** DEVELOPMENT AREA #1 INCLUDES THE PROPOSED RESIDENTIAL AREA AND EXCLUDES THE PROPOSED STORMWATER MANAGEMENT FACILITY AREA, THE EXISTING STORMWATER MANAGEMENT FACILITY AREA TR105, THE PROPOSED MERCHANTS ROW BLVD RIGHT-OF-WAY AREA, AND 100 FT OPEN SPACE BUFFER. DEVELOPMENT AREA #2 INCLUDES THE PROPOSED STORMWATER MANAGEMENT FACILITY AREA, THE EXISTING STORMWATER MANAGEMENT FACILITY AREA TR105, THE PROPOSED MERCHANTS ROW BLVD RIGHT-OF-WAY AREA, AND 100 FT OPEN SPACE BUFFER.

*** 4,105 SF OF IMPERVIOUS AREA ALLOTTED FOR EACH 51'X115' LOT (MONTEVALLO)
3,300 SF OF IMPERVIOUS AREA ALLOTTED FOR EACH 41'X115' LOT (MERCHANTS CROSSING)

Building/Lot Data

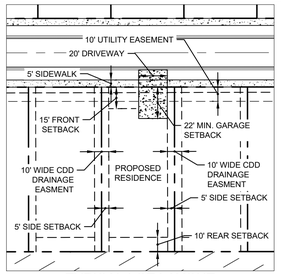
Prop. Number of Lots Total:	334 SFR Detached
Prop. Project Density:****	**4.10 DU per Acre**
Min. Required Density:	4.00 DU per Acre
Max. Required Density	20.00 DU per Acre
Minimum Setbacks:	
Front	15 FT
Rear:	10 FT
Side Interior:	5 FT
Side Corner	15 FT
Building Maximum Height:	3 Stories
Proposed Building Height:	2 Stories (Max.)
Minimum Lot Size:	
Lot Area:	3,200 SF
Lot Width:	30 FT
Lot Depth:	80 FT

**** PROJECT DENSITY BASED ON DEVELOPMENT AREA (81.44 AC)

Parking Data

Required Parking Spaces:	
Number of spaces required:	668 spaces
1,2, & 3 BR: 2 PS/Unit	
Total Units 334	
Required ADA Spaces:	0 spaces
Required visitor Spaces:	334 spaces
Total:	1002 spaces
Provided Parking Spaces:	
Number of regular spaces provided:	1004 spaces
Number of ADA spaces provided:	2 spaces
Total number of spaces provided:	1006 spaces

NOTE: IN ORDER TO SATISFY THE REQUIRED 3 PARKING SPACES PER DETACHED SINGLE FAMILY UNIT, EACH UNIT WILL HAVE THE ABILITY TO PROVIDE PARKING FOR 3 CARS.



TYPICAL LOT LAYOUT

NOTE: ALL FRONT-LOADED HOME PRODUCTS SHALL HAVE A MINIMUM 22' GARAGE SETBACK WHERE A PEDESTRIAN SIDEWALK IS PRESENT

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL HAVE A 3' TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE 'F' CURB AND GUTTER.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. DETECTABLE WARNING SURFACE SHALL BE YELLOW ARMORTILE (OR APPROVED EQUAL) SURFACE APPLIED MATS UNLESS OTHERWISE SPECIFIED.
4. THE APPROVAL OF THE SITE PLAN DOES NOT ALLOW THE LOCATION OF THE SIGNS. THE SIGN VENDOR SHALL SUBMIT A SEPARATE SIGN PERMIT TO THE CITY OF TALLAHASSEE THAT MUST BE APPROVED BEFORE THE SIGNS ARE PLACED.
5. ALL RETAINING WALLS EQUAL TO OR GREATER THAN 24" HEIGHT WILL REQUIRE A SEPERATE BUILDING PERMIT. ALL WALL COMPONENTS INCLUDING FOOTERS, TIE-BACKS, ETC. MUST BE LOCATED COMPLETELY WITHIN PROPERTY BOUNDARIES UNLESS WRITTEN OWNER PERMISSION IS PROVIDED.
6. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE R.O.W CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL PHOTOGRAPHICALLY DOCUMENT THE PRE-CONSTRUCTION CONDITIONS.
7. BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE AND CROSS CONNECTION COORDINATOR.
8. ALL STORMWATER CONVEYANCES INCLUDING BUT NOT LIMITED TO SWALES, INLETS, PIPES, AND DRAINAGE EASEMENTS SHALL BE MAINTAINED, PROTECTED, AND RESTORED BY OWNERS AND THEIR CONTRACTORS BEFORE, DURING, AND AFTER ANY CONSTRUCTION ACTIVITY TO INSURE POSITIVE DRAINAGE AT ALL TIMES.
9. LOT GRADING SHALL CONFORM TO SEC. 5-87(5), WHERE THE FFE ELEVATION OF EACH LOT SHALL BE A MINIMUM OF 1' HIGHER THAN THE HIGHEST GRADE WITHIN 10' OF THE BUILDING.
10. PARCELS WITH SIDEWALK MUST PROVIDE AN ACCESSIBLE ROUTE THROUGH THE DRIVEWAY APRON. THE TRANSITION MUST HAVE A MINIMUM WIDTH OF 48 INCHES. THE CROSS SLOPE SHALL BE 1.5%, MAXIMUM NOT TO EXCEED 2%.
11. ALL REAR AND SIDE LOT DRAINAGE EASEMENTS SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.
12. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE RECORDED PRIOR TO A PRE-CONSTRUCITON CONFERENCE. ALL PERMANENT DRAINAGE AND UTILITY EASEMENTS OUTSIDE OF THE LIMITS OF THE PLAT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL C.O.
13. NO LOT SHALL HAVE DRIVEWAY ACCESS TO MERCHANTS ROW BLVD.
14. ALL CONCRETE SUBJECT TO VEHICULAR TRAFFIC WITHIN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 6" THICK, INCLUDING RESIDENTIAL DRIVEWAYS AND CURB RAMPS.
15. ALL COSTS ASSOCIATED WITH THE RELOCATION OR MODIFICATION OF THE EXISTING ELECTRIC FACILITIES WILL BE BORNE BY THE APPLICANT.
16. ALL PROPOSED ROADWAYS SHALL COMPLY WITH CLEAR ZONE REQUIREMENTS AS LISTED IN THE FLORIDA GREENBOOK.
17. ALL PROPOSED SIDEWALKS AND CROSSWALKS SHALL MEET FDOT AND PROWAG REQUIREMENTS.
18. ALL OPEN SPACE AREAS INCLUDING THE STORMWATER MANAGEMENT FACILITY WILL BE CDD OWNED UNLESS OTHERWISE SPECIFIED. OPEN SPACE AREAS ARE REQUIRED TO HAVE CONSERVATION EASEMENT WITH MANAGEMENT PLAN.
19. FENCING, AC UNITS, AND OTHER STRUCTURES SHALL NOT ADVERSELY IMPACT STORMWATER FLOW NOR RESTRICT ACCESS FOR MAINTENANCE WITHIN DRAINAGE EASEMENTS OR RESIDENTIAL LOTS. ADEQUATE CLEARANCE SHALL BE PROVIDED AT THE BOTTOM OF FENCE TO ALLOW FOR PROPER DRAINAGE.
20. ARTEMIS WAY ROADWAY IMPROVEMENTS MUST BE COMPLETED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY'S TO THE EXTENT OF THE SOUTHERN MOST PROPERTY BOUNDARY OF THIS PLAT.
21. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, METAL IMPLEMENTS, DUGOUT CANOES OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE OR DESIGNATED REPRESENTATIVE SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION, AT (850) 245-6333 OR (800) 847-7278, AS WELL (AS APPROPRIATE) LEON COUNTY ENVIRONMENTAL SERVICES/THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT A WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY, AND THE PROPOSED AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

PHASING NARRATIVE

1. PHASE 1 WILL CONSIST OF THE PROJECT AREA SHOWN WITHIN THE PHASE 1 LIMITS AND INCLUDES 94 LOTS WITHIN BLOCKS A-D, LOTS 6E-14E, LOTS 8K-12K, LOTS 10L-11L, LOTS 2N-9N, BLOCK O-P, AND BLOCKS Y-Z. ROADS INCLUDE GARNET GROVE WAY, SOLITUDE WAY, AND PORTIONS OF MERCHANTS ROW BLVD, CARDINAL RIDGE DRIVE, AND MOONGLOW TERRACE. PHASE 1 WILL ALSO INCLUDE THE PROPOSED SWMF (CDD MAINTAINED).
2. PHASE 2 WILL CONSIST OF THE PROJECT AREA SHOWN WITHIN THE PHASE 2 LIMITS AND INCLUDES 120 LOTS WITHIN LOTS 1E-5E, LOTS 8F-15F, LOTS 8H-12H, LOTS 11I-15I, LOTS 10J-14J, LOTS 1K-7K, LOTS 1L-9L, BLOCK M, LOT 1N, BLOCK Q, LOTS 11R-14R, BLOCKS W-X, BLOCKS AA-BB, AND BLOCKS EE-FF. ROADS INCLUDE TORTOISE HILL RUN AND PORTIONS OF MERCHANTS ROW BLVD, CARDINAL RIDGE DRIVE, MOONGLOW TERRACE AND SOUTH SANDS AVENUE.
3. PHASE 3 WILL CONSIST OF THE PROJECT AREA SHOWN WITHIN THE PHASE 3 LIMITS AND INCLUDES 120 LOTS WITHIN LOTS 1F-7F, BLOCK G, LOTS 1H-7H, LOTS 1I-10I, LOTS 1J-9J, LOTS 1R-10R, BLOCKS S-V, AND BLOCKS CC-DD. ROADS INCLUDE THE COMPLETION OF MERCHANTS ROW BLVD, MOONGLOW TERRACE, AND SOUTH SANDS AVENUE.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
REID M. THOMAS
FL LICENSE NUMBER 92352
DATE: ——

KHA PROJECT 142800039
DATE OCT. 2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

OVERALL PRELIMINARY PLAT

SOUTHWOOD MDR-20

PREPARED FOR
D.R. HORTON
CITY OF TALLAHASSEE FL

SHEET NUMBER
C300

Plotted By:Murcott, John Sheet Set:MDR-20_SF Layout:C300-PRELIM_PLAT October 08, 2026 03:56:48pm K:\TAL_Civil\142800040-Southwood\MDR-19\Design\CADD_MDR-20\CONST\C300-OVERALL_PRELIM_PLAT.dwg
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Plotted By: Thomas, Reid Sheet Set: Southwood MDR-19 Single Family Layout: IR01 IRRIGATION NOTES October 27, 2026 02:13:14pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\CONST\IR01_IRRIGATION.dwg
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GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
5. PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE, BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES.
6. COORDINATE WITH CONTRACTOR FOR INSTALLATION LOCATION OF IRRIGATION WATER METER AND ASSOCIATED APPURTENANCES (BACKFLOW, FLOW SENSOR, MASTER CONTROL VALVE, BOOSTER PUMP,ETC). ALL EQUIPMENT TO BE LOCATED INSIDE THE VAULT.
7. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE CONDUIT AND 110 V, SINGLE PHASE POWER FOR CONTROLLER & 480V.
8. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE REQUIRE 3M DIRECT BURY SPLICE KIT ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
9. IRRIGATION VALVES AND VALVE BOXES SHALL BE LOCATED IN LANDSCAPE BEDS OR GROUNDCOVER AREAS WHENEVER POSSIBLE. ALL VALVES AND VALVE BOXES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY. ALL REMOTE VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE AND CONTAIN ONE CUBIC FOOT OF CLEAN GRAVEL BENEATH VALVE. LABEL REMOTE BOXES WITH ONE-INCH ALPHA NUMERIC NOTATION CORRESPONDING TO THE APPLICABLE ALPHA CONTROLLER AND NUMERIC STATION. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. DOUBLE CHECK ASSEMBLY SHALL BE BOXED ACCORDING TO LOCAL CODES.
10. USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
11. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
12. SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES 36 INCHES BEYOND EDGE OF ALL PAVEMENT. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. ALL SLEEVES SHALL BE TWICE THE SIZE OF THE PIPE BEING SLEEVED.
13. CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AS SHOWN IN THESE PLANS AND PER THE MANUFACTURERS SPECIFICATIONS.
14. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
15. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
16. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE RIGHT-OF-WAY ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.
17. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
18. MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY, SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
19. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR ORDERLY COMPLETION OF ALL WORK ON THE SITE.
20. THE IRRIGATION CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAVEMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
21. THE CONTRACTOR SHALL INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
22. NO LATERALS SHALL BE LESS THAN 1" DIAMETER.
23. NO MAINLINES SHALL BE LESS THAN 2" DIAMETER

TWO WIRE CONTROL SYSTEM NOTES

1. ALL 2-WIRE CONTROL WIRE TO BE INSTALLED IN 1" PVC ELECTRICAL CONDUIT.
2. ALL DECODER WIRE SPLICE CONNECTORS TO BE 3M DBR/Y-6 OR BETTER.
3. ALL DECODER TO VALVE SOLENOID SPLICE CONNECTORS TO BE 3M DBR/Y-6 OR BETTER.
4. ALL GROUNDING POINTS TO BE INSTALLED INLINE AS PER MANUFACTURER'S REQUIREMENTS. AS PER DETAIL IN LOCATION SHOWN ON THE PLAN.
5. ALL HUNTER PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS.
6. IRRIGATION CONTRACTOR IS REPONSIBLE FOR OBTAINING ALL NECESSARY HUNTER INSTALLATION TRAINING PRIOR TO PROJECT START.
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO OBTAIN HUNTER 5 YEAR WARRANTEE. PROVIDE 5 YEAR WARRANTEE IN WRITING PRIOR TO SUBSTANTIAL COMPLETION.
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF, AS NEEDED ON THE OPERATION AND MAINTENANCE OF HUNTER CONTROL SYSTEM.
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE PROGRAMMING AND OPERATION OF THE CONTROL SYSTEM FOR 6 MONTHS FROM THE DAY THE CONTROLLER BECOMES FUNCTIONAL. CONTRACTOR TO PROVIDE THE OWNERS REPRESENTATIVE A XCEL SPREAD SHEET THAT SHOWS EACH PROGRAM. OPERATIONAL DAYS AND RUN TIMES PER ZONE.
10. EACH CONTROLLER PROGRAM TO BE ASSOCIATED TO THE ET SYSTEM. ONCE PLANT MATERIAL HAS GROWN IN OPERATE SYSTEM VIA ET SYSTEM MANAGEMENT.
11. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED TO READ OVER-FLOW, UNDER-FLOW AND NO-FLOW CONDITIONS.
12. INSTALL 14 GA PE JACKETED BLUE TRACER WIRE IN ALL MAINLINE TRENCHES.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IRRIGATION SPECIFICATION

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
3. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
4. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS.
5. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
6. IRRIGATION CONTRACTOR TO PROVIDE POWER SUPPLY TO ELECTRIC CONTROLLERS.
7. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
8. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH PRESERVED PLANT COMMUNITIES OR WITHIN WETLANDS OR THEIR ASSOCIATED BUFFERS.
9. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
10. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
12. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
13. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
14. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
15. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
16. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
17. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR-CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
18. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:

    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
19. ALL UNSIZED PIPE SHALL BE 1" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
20. EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE A FLOOD BUBBLER. LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES.
21. ALL IRRIGATION HEADS SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
22. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
23. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
24. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS.
25. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
26. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

    HYDRO-TESTING TO BE PERFORMED AS LISTED:

    THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
27. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG, ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED, BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2 -WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
28. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1-1/4" ELECTRICAL CONDUIT.
29. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
30. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CRITICAL ANALYSIS

Generated: 2026-10-27 11:50

P.O.C. NUMBER: 01
Water Source Information: STATIC
PRESSURE IS 117 PSI. PRESSURE REDUCER VALVE HAS BEEN SPECIFIED TO ACHIEVE DESIGN PRESSURE OF 75 PSI AT THE METER.

FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	40.32 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	75 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	69 PSI
DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	28 GPM
Flow Available at POC:	40.32 GPM
Residual Flow Available:	12.32 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	4.35 PSI
Fittings Loss:	0.44 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.5 PSI
Pressure Req. at Critical Station:	36.3 PSI
Loss for Fittings:	1.01 PSI
Loss for Main Line:	10.1 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Loss for Master Valve:	1.5 PSI
Loss for Water Meter:	1.6 PSI
Critical Station Pressure at POC:	64.5 PSI
Pressure Available:	69 PSI
Residual Flow Available:	4.47 PSI

INSTALL MAINLINE AND VALVES 12" FROM B.O.C WHEN POSSIBLE. COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS (TYP).

CONTRACTOR TO PROVIDE CONDUIT AND 110V, SINGLE PHASE POWER FOR CONTROLLER & 480V.

CONTRACTOR TO PERMANENTLY MARK ALL SLEEVE CROSSINGS AT ASSOCIATED TOPS OF CURB (TYP).

COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

NOT ALL NECESSARY SLEEVES SHOWN, INSTALL WHERE NECESSARY AND COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS AND FACILITATE THE CONSTRUCTION PROCESS.

PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE, BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES

COORDINATE WITH CONTRACTOR FOR INSTALLATION LOCATION OF IRRIGATION WATER METER AND ASSOCIATED APPURTENANCES (BACKFLOW, FLOW SENSOR, MASTER CONTROL VALVE, BOOSTER PUMP,ETC). ALL EQUIPMENT TO BE LOCATED OUTSIDE IN GREEN SPACE.

CONTROLLER & RAIN SENSOR TO BE LOCATED OUTSIDE IN GREEN SPACE, SCREENED FROM THE PUBLIC VIEW. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR.

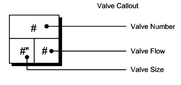
THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 117 PSI AND 70 GPM. A PRESSURE REDUCER VALVE HAS BEEN SPECIFIED TO ACHIEVE DESIGN PRESSURE OF 75 PSI AT THE METER. CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF A SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
25 50 10 20	HUNTER PCB PCB-10 FLOOD BUBBLER, 1/2IN. FIPT.	254	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	10
	SHUT OFF VALVE	1
MCV	HUNTER ICV-G - MASTER VALVE 1-1/2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
	HUNTER ACCU-SYNC-ADJ ACCU SYNC PRESSURE REGULATOR, 20-100 PSI ADJUSTABLE PRESSURE MODEL INCLUDES SOLENOID ADAPTER; WORKS WITH ANY HUNTER VALVE. CONTRACTOR TO SET PRESSURE REDUCING VALVE TO 75 PSI. PRESSURE REQUIRED DOWNSTREAM IS 48.8 PSI	1
BF	WATTS 009 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER PED-SS-A2C-1200-M 12-STATION CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL.	1
RS	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	1
FS	HUNTER HFS-150 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
M	WATER METER 1-1/2" STATIC PRESSURE IS 117 PSI. PRESSURE REDUCER VALVE HAS BEEN SPECIFIED TO ACHIEVE DESIGN PRESSURE OF 75 PSI AT THE METER.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1" MIN.	6,739 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2" MIN.	2,679 LF
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL LINE	458.3 LF
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 36 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	204.5 LF

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI LESS VALVE LOSS	PSI @ POC
1	HUNTER ICV-G	1-1/2"	BUBBLER	28	30	34.6	64.4
2	HUNTER ICV-G	1-1/2"	BUBBLER	28	30	34.8	64.5
3	HUNTER ICV-G	1-1/2"	BUBBLER	28	30	33.4	59.5
4	HUNTER ICV-G	1-1/2"	BUBBLER	26	30	35.1	59.8
5	HUNTER ICV-G	1-1/2"	BUBBLER	28	30	35.4	59.0
6	HUNTER ICV-G	1-1/2"	BUBBLER	28	30	35.7	59.3
7	HUNTER ICV-G	1-1/2"	BUBBLER	20	30	31.8	49.6
8	HUNTER ICV-G	1-1/2"	BUBBLER	24	30	33.4	52.3
9	HUNTER ICV-G	1-1/2"	BUBBLER	22	30	31.9	52.1
10	HUNTER ICV-G	1-1/2"	BUBBLER	22	30	32.6	52.8

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
REID M. THOMAS
FL LICENSE NUMBER
92352
DATE: ——

KHA PROJECT 142800040
DATE OCT. 27, 2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

IRRIGATION NOTES

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

SHEET NUMBER
IR01

Plotted By: Thomas, Reid Sheet Set: Southwood MDR-19 Single Family Layout: IR02 OVERALL IRRIGATION PLAN October 27, 2026 02:13:21pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\CONST\IR01_IRRIGATION.dwg

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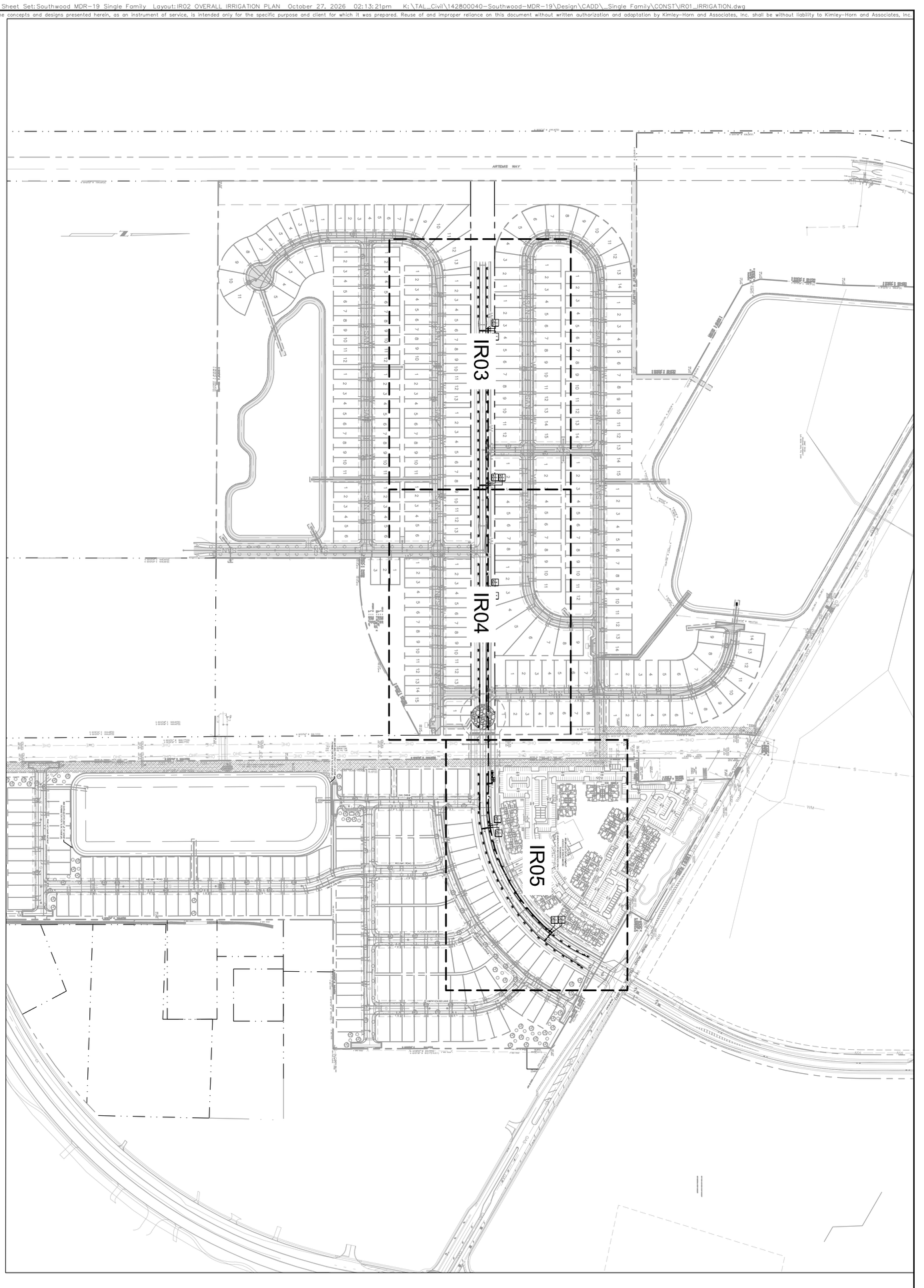

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER
IR02

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

OVERALL IRRIGATION PLAN

KHA PROJECT 142800040
DATE OCT. 2026
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DRAWN BY ____
CHECKED BY ____
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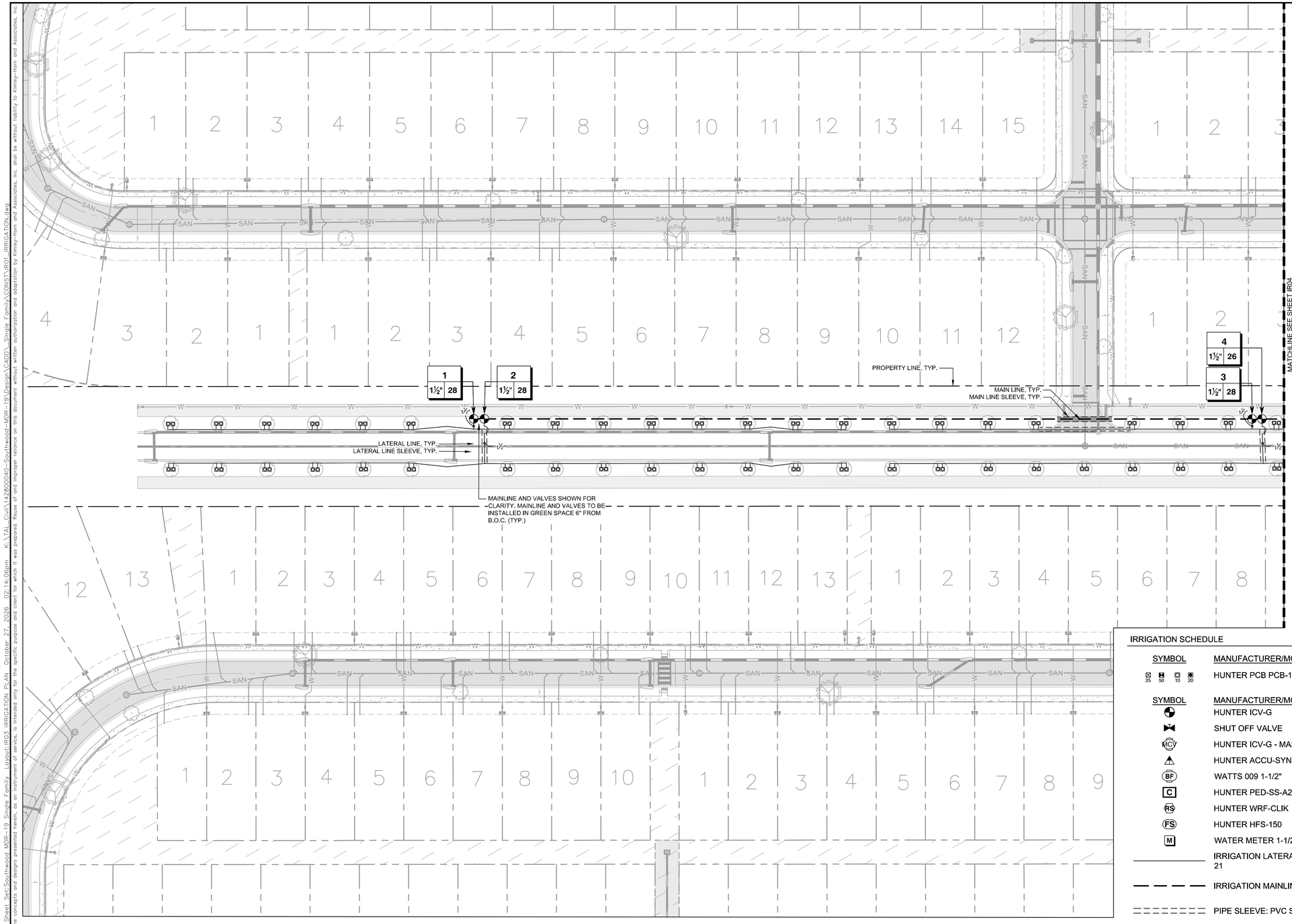
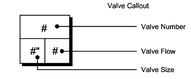


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
39 50 10 20	HUNTER PCB PCB-10

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICV-G
	SHUT OFF VALVE
ICV	HUNTER ICV-G - MASTER VALVE 1-1/2"
	HUNTER ACCU-SYNC-ADJ
BF	WATTS 009 1-1/2"
C	HUNTER PED-SS-A2C-1200-M
RS	HUNTER WRF-CLIK
FS	HUNTER HFS-150
M	WATER METER 1-1/2"
———	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
— — —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
= = =	PIPE SLEEVE: PVC SCHEDULE 40
▒▒▒	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout



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IRRIGATION PLAN

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

SHEET NUMBER
IR03

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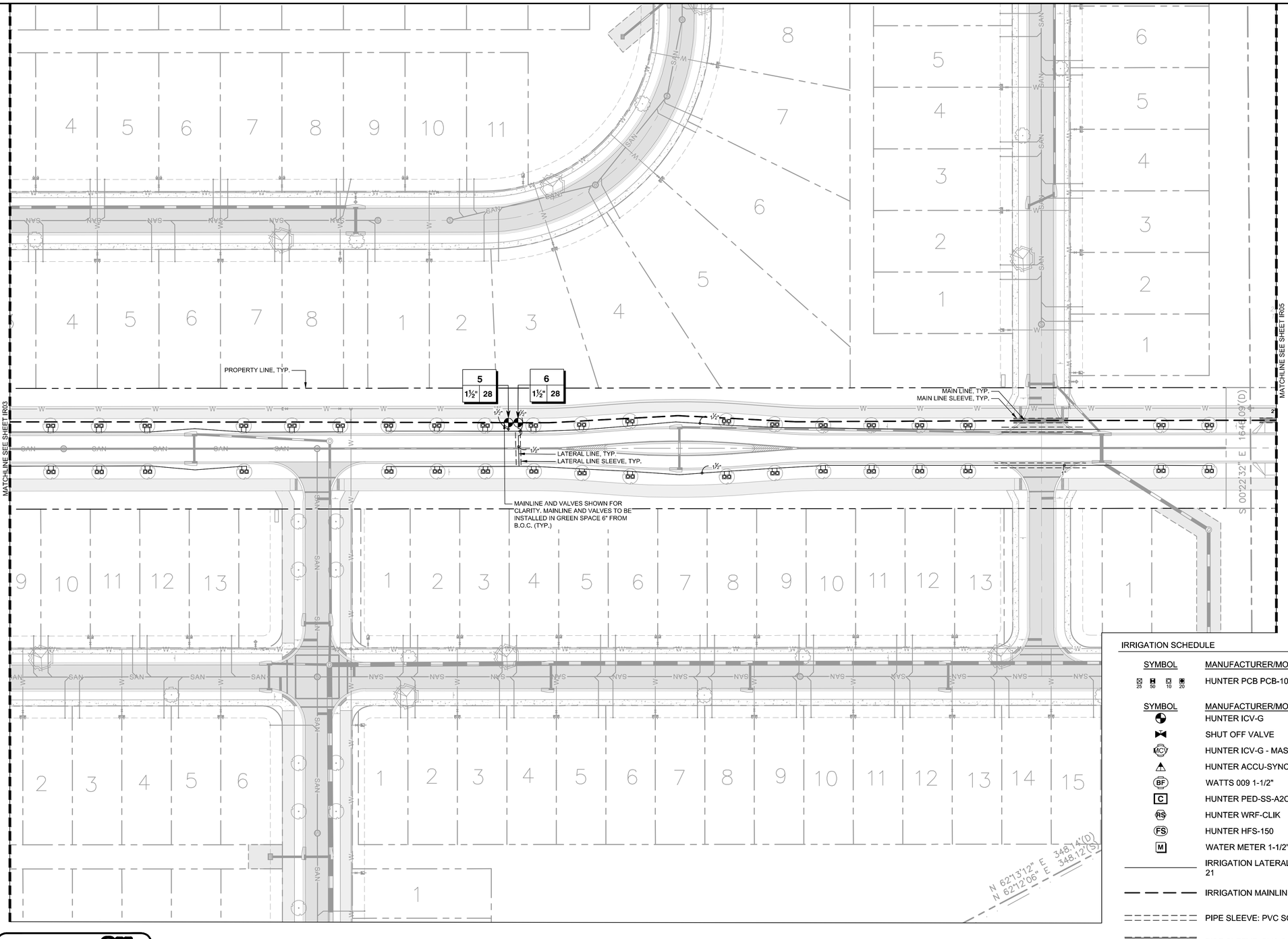

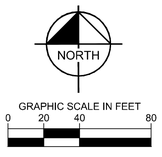

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
25 50 10 20	HUNTER PCB PCB-10

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICV-G
	SHUT OFF VALVE
MCV	HUNTER ICV-G - MASTER VALVE 1-1/2"
	HUNTER ACCU-SYNC-ADJ
BF	WATTS 009 1-1/2"
C	HUNTER PED-SS-A2C-1200-M
RS	HUNTER WRF-CLIK
FS	HUNTER HFS-150
M	WATER METER 1-1/2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
— Valve Number
#" / # — Valve Flow / Valve Size

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IRRIGATION PLAN

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

SHEET NUMBER
IR04

Plotted By: Thomas, Reid Sheet Set: Southwood MDR-19 Single Family Layout: IR04 IRRIGATION PLAN October 27, 2026 02:14:03pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\CONST\IR01_IRRIGATION.dwg
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PROPOSED DEVELOPMENT
ASCEND AT SOUTHWOOD
TEM260043
(SHOWN FOR REFERENCE ONLY)

MATCHLINE SEE SHEET IR04

PROPOSED 1-1/2" METER, SHUT OFF VALVE, BACKFLOW PREVENTOR, PRESSURE REDUCING VALVE, MASTER VALVE & FLOW SENSOR SHOWN SCHEMATICALLY CONTRACTORTO COORDINATE FINAL LOCATION WITH OWNER/ARCHITECT.

IRRIGATION CONTROLLER AND RAIN SENSOR, TYP. FINAL LOCATION TO BE DETERMINED BY CLIENT OR CLIENT REPRESENTATIVE.

MAINLINE AND VALVES SHOWN FOR CLARITY. MAINLINE AND VALVES TO BE INSTALLED IN GREEN SPACE 6" FROM B.O.C. (TYP.)

MAIN LINE, TYP.
MAIN LINE SLEEVE, TYP.

LATERAL LINE, TYP.
LATERAL LINE SLEEVE, TYP.

PROPERTY LINE, TYP.

MERCHANTS ROW BLVD

HUMMINGBIRD AVENUE

10 | 1½" | 22

9 | 1½" | 22

8 | 1½" | 24

7 | 1½" | 20

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
25 50 10 20	HUNTER PCB PCB-10

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICV-G
	SHUT OFF VALVE
ICV	HUNTER ICV-G - MASTER VALVE 1-1/2"
	HUNTER ACCU-SYNC-ADJ
BF	WATTS 009 1-1/2"
C	HUNTER PED-SS-A2C-1200-M
RS	HUNTER WRF-CLIK
FS	HUNTER HFS-150
M	WATER METER 1-1/2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21
	PIPE SLEEVE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout
— Valve Number
#" — Valve Flow
— Valve Size

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IRRIGATION PLAN

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

SHEET NUMBER
IR05

Plotted By: Thomas, Reid Sheet Set: Southwood MDR-19 Single Family Layout: IR05 IRRIGATION PLAN October 27, 2026 02:13:43pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\CONSTVIR01_IRRIGATION.dwg
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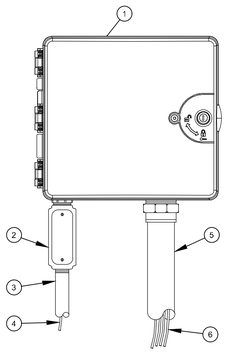
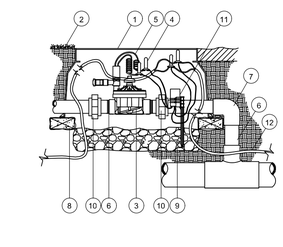


1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

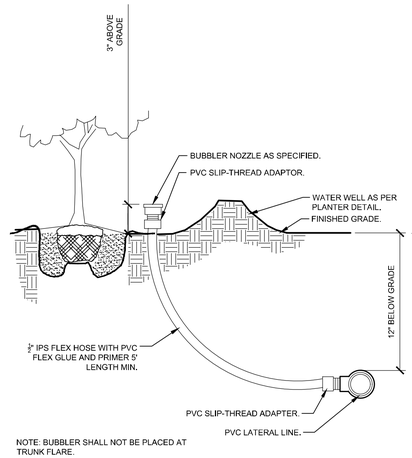
1 IR06 TYPICAL CONTROLLER
ELEVATION NTS

NOTES:
1. VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB.
2. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.



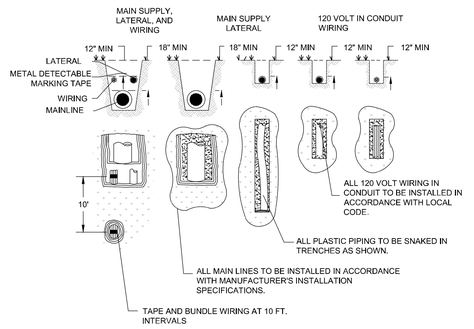
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE MODEL ICV ACCUSET
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS
11. DECODER MODEL PER IRRIGATION SCHEDULE. REFERENCE DECODER DETAIL FOR ADDITIONAL INFORMATION.
12. TWO-WIRE CABLE BETWEEN DEVICES (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR CONTROLLER)

2 IR06 REMOTE CONTROL VALVE (TWO-WIRE)
SECTION NTS

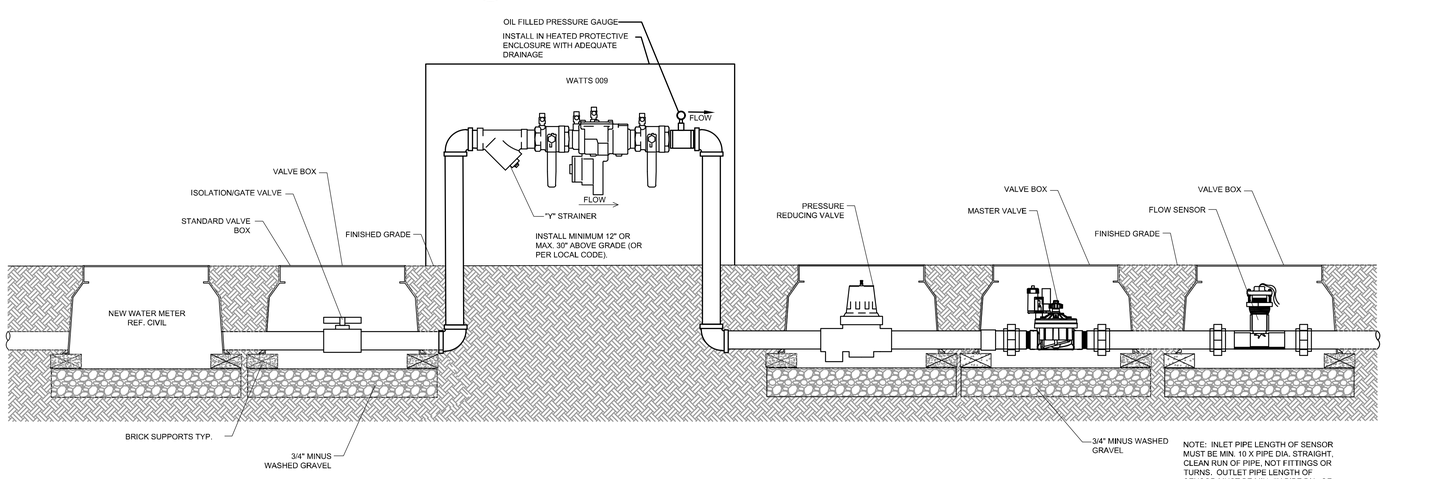


NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

3 IR06 TYPICAL BUBBLER
SECTION NTS

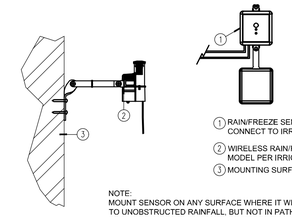


4 IR06 TYPICAL TRENCHING
SECTION / PLAN NTS



NOTE: INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10 X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NOT FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

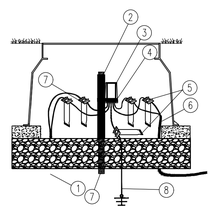
5 IR06 RPZ ASSEMBLY BACKFLOW PREVENTER W/ PRESSURE REDUCER AND FLOW SENSOR
SECTION NTS



1. RAIN/FREEZE SENSOR RECEIVER - CONNECT TO IRRIGATION CONTROLLER
2. WIRELESS RAIN/FREEZE SENSOR MODEL PER IRRIGATION SCHEDULE.
3. MOUNTING SURFACE

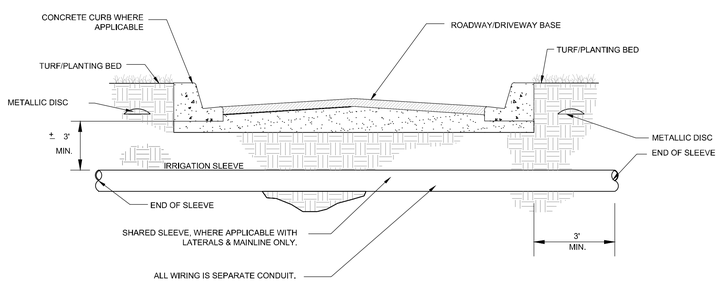
NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

6 IR06 WIRELESS RAIN/FREEZE SENSOR
SECTION NTS



1. JACKETED ID WIRE PATH TO NEXT DECODER
2. PVC PIPE 1" SCH 40
3. MODEL DUAL-S SURGE PROTECTION MODULE
4. ELECTRICAL CABLE TIE - 12"
5. DBRY-6 (5)
6. JACKETED ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER SURGE DEVICE 1/2 ON EITHER SIDE
7. PVC PIPE .75" SCH 40
8. TO EARTH GROUND 8FT/2.5M FROM DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

7 IR06 DUAL-S SURGE DEVICE
SECTION NTS



8 IR06 TYPICAL SLEEVING
SECTION NTS

1. IRRIGATION CONTROLLER PER PLAN
2. CONCRETE CONTROLLER PAD
3. PVC ELL SWEEP, 1-1/2-IN MIN.
4. 15-FT PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE
5. GROUND ROD SHALL BE 5/8-IN DIAMETER X 8-FT LONG COPPER CLAD STEEL GROUND RODS WITH 15-FT PRE-WELDED #6 AWG INSULATED GREEN-YELLOW WIRE
6. ROUND VALVE BOX WITH 'GR' HEAT WELDED ON LID IN 2-IN LETTERS
7. 4-IN X 8-FT X 0.0625-IN SOLID COPPER GROUNDING PLATE, WITH 25-FT CONTINUOUS LENGTH OF 6 AWG, GREEN INSULATED, WITH EXTRUDED YELLOW STRIPE, SOLID BARE COPPER WIRE WELDED TO THE PLATE
8. TWO 50-LB BAGS OF POWERSET EARTH CONTACT MATERIAL FOR POROUS SOILS OR TWO 50-LB BAGS OF POWERFILL EARTH CONTACT MATERIAL FOR NON-POROUS SOILS INSTALLED TO INSURE 100% COVERAGE OF GROUND PLATE
9. MIRAFI 180N FILTER FABRIC
10. SPHERE OF INFLUENCE BOUNDARY SPANNING 8-FT IN ALL DIRECTIONS IN EARTH FROM GROUND ROD
11. FINISHED GRADE

A. CONTRACTOR SHALL INSTALL GROUNDING IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND LOCAL CODES AND REQUIREMENTS

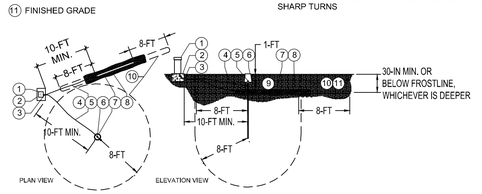
B. SPHERE OF INFLUENCE SHALL REMAIN FREE AND CLEAR OF WIRES, CABLES, ELECTRONIC EQUIPMENT, AND ANY EQUIPMENT THAT MAY BE DAMAGED DURING AN ELECTRICAL SURGE EVENT

C. GROUND ROD SHALL BE DRIVEN INTO THE GROUND IN A VERTICAL POSITION OR AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES AT A LOCATION 10-FT FROM THE ELECTRONIC EQUIPMENT, THE GROUND PLATE, OR THE WIRES AND CABLES CONNECTED TO EQUIPMENT BEING GROUNDED

D. GROUND PLATE SHALL BE INSTALLED IN HORIZONTAL FLAT POSITION AT A LOCATION 10-FT FROM THE ELECTRONIC EQUIPMENT, THE GROUND ROD, OR THE WIRES AND CABLES CONNECTED TO EQUIPMENT BEING GROUNDED

E. CONTRACTOR SHALL INSURE 10HMS OR LESS RESISTANCE BETWEEN GROUND ROD AND CONTROLLER; MULTIPLE GROUND CONNECTIONS MAY BE NEEDED TO ACHIEVE 10 OHMS OR LESS RESISTANCE

F. CONTRACTOR SHALL INSTALL GROUNDING CIRCUIT COMPONENTS IN STRAIGHT LINES AVOIDING SHARP TURNS



9 IR06 CONTROLLER GROUNDING
SECTION NTS

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REID M. THOMAS
FL LICENSE NUMBER 92352
DATE: ____

KHA PROJECT 142800040
DATE OCT. 27, 2026
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

IRRIGATION DETAILS

SOUTHWOOD
MDR-19 AND MDR-20
PREPARED FOR
D.R. HORTON
TALLAHASSEE FL

SHEET NUMBER
IR06

Plotted By: Thomas, Reid Sheet Set: Southwood MDR-19 Single Family Layout: IR06 IRRIGATION DETAILS October 27, 2026 02:13:38pm K:\TAL_Civil\142800040-Southwood-MDR-19\Design\CADD_Single Family\CONST\IR01_IRRIGATION.dwg
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FIFTH ORDER OF BUSINESS

C.

1.

CRCDD Weekly Review

Week Ending 9-25-26

Monday	Tuesday	Wednesday	Thursday	Friday
9/21/26	**9/22/26**	**9/23/26**	**9/24/26**	**9/25/26**
Weather of the Week				
92° Hi 70° Lo 0.30" Rain	9689° Hi 71° Lo 0.00" Rain	91° Hi 75° Lo 0.47" Rain	83° Hi 71° Lo 0.00" Rain	81° Hi 62° Lo 0.00" Rain
Full Maintenance				
Central Park Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) UNIT 1:Four Oaks (45%) UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ 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) Central Park LSF-3 LSF-7:Biltmore ROW LSF-7:Swale & GS (Upon Request) NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) 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:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr. UNIT 5:Shumard	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Central Park:Grove Park Dr Esplanade Way (Units 5,20) Hemingway Blvd & Trail (Units 2,4) UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 29:Mossy Creek (10%) UNIT 5:Esplanade South UNIT 9:Mossy Creek (30%)	Central Park Community Garden NON-UNIT:Dog Park Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 21 & Arch Site UNIT 23:Parks, Ponds & Green Spaces 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 35:Merchants Row West UNIT 5:Drayton Drive	Central Park:FL131 Central Park:FL131 Swale Central Park:Tot Lot FL080 NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Butterfly Parks UNIT 2:Newberry Parks
Standard Maintenance				
Central Park NON-UNIT:Merchants Row/Four Oaks field UNIT 1:WD240 UNIT 17:LF Common Area (Blair Stone to V UNIT 17:Shady View Pond (WD260)	Central Park LSF-3 LSF-3:Trail LSF-7:FL263 NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	Central Park WD090N (Pond) WD090S (Pond) WD290 (Pond)	UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden NON-UNIT:SB161 UNIT 31:FL265
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	NON-UNIT:Dog Park ROWS, Parks, Ponds & Common Areas UNIT 17:Shady View Pond (WD260)	
Hand Weeding				
				UNIT 30:Woodland Fields Park
Mulch Installation - Maint.				
				Four Oaks Blvd (Units 1,17,29) UNIT 2:Newberry Parks
Pruning				
	Mossy Creek Lane (Units 4,6,9)			
Non-Selective: Product used - Ranger Pro				
UNIT 25 UNIT 26 UNIT 27:New Village UNIT 27:TR221A UNIT 27:TR221B	UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 35:Merchants Row Entry Feature UNIT 5:Drayton Drive	Central Park:FL131 Esplanade Way (Unit 5) UNIT 1:TC1 Pond (FL130) UNIT 23:Parks, Ponds & Green Spaces	Orange Ave UNIT 23 UNIT 23:WD230 UNIT 23:WD235	Orange Ave

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
Controller 3	Unit 1	9/21	Replace 8 Rotors	199590
Controller 24	Unit 2	9/21	Replace 8 Rotors	199594

Additional Contracted Work

Invoice Number	Description			Date
199533	Turf renovation at Newberry Park			9/24/2026
199587	Lake Verdura Conservation Mowing			9/24/2026

Proposals

Description	Proposal Number
Remove Oak with the top broken out by Goldenrod and Jasmine Hill	1027

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

Week Ending 9-25-26

Currently in a bi-weekly maintenance schedule

Monday	Tuesday	Wednesday	Thursday	Friday
9/28/26	**9/29/26**	**9/30/26**	**10/1/26**	**10/2/26**
Weather of the Week				
91° Hi 55° Lo 0.00" Rain	92° Hi 58° Lo 0.00" Rain	93° Hi 65° Lo 0.00" Rain	91° Hi 72° Lo 0.00" Rain	90° Hi 74° Lo 0.01" Rain
Full Maintenance				
Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park FL080 Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 14:Avon Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140		UNIT 20:Esplanade North (Unit 20) UNIT 27:New Village UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 32:Orange Ave	UNIT 29:Orange Ave (Mossy Creek to Four
Standard Maintenance				
NON-UNIT:SB111B UNIT 17:LF WD253 UNIT 17:LF WD284 Pond on Four Oaks UNIT 17:Shady View Pond (WD260) UNIT 18:WD281 UNIT 3:SB111A UNIT 5:LF Four Oaks (Shumard to Tram)	NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Ea NON-UNIT:SB131 UNIT 3:SB111A UNIT 5	NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easment) UNIT 27:TR221A UNIT 27:TR221B UNIT 5:LF Natural Area by Urban Park		
Debris Cleanup				
		UNIT 20:LF WD162 on Esplanade North UNIT 23:WD230	UNIT 17	
Hand Weeding				
				Central Park:Butterfly Garden UNIT 19:Twain Park UNIT 30:Woodland Fields Park UNIT 32:Lantana Lane
Mulch Installation - Maint.				
	Four Oaks Blvd (Units 1,17,29) UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	Four Oaks Blvd (Units 1,17,29) Shumard Oak Blvd (Units 3,5) UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks		Shumard Oak Blvd (Units 3,5) UNIT 16:Poe Park
Pruning				
	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25)	Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4)	
Pre-Emergent:				
		UNIT 1:Mulberry Park Blvd		
Non-Selective: Product used - Ranger Pro				
Blair Stone Rd (Units 5,17) FL080 Orange Ave UNIT 36:Bluff Oak Way	FL080 WD090N (Pond) WD290 (Pond)	NON-UNIT:SB131 WD090N (Pond)	Central Park:Tot Lot UNIT 20:Esplanade North (Unit 20) UNIT 29:Coneflower Drive WD090N (Pond) WD090S (Pond)	
Insecticide: Advion / Extinguish Plus				
			LSF-3:Maple Ridge Common Areas & ROWS	
Irrigation Troubleshooting (In Contract)				
Controller	**Unit Number**	**Date**	**Description**	
Controller 3	Unit 1	9/28	Clean Stuck Valve	
Irrigation Repairs				
Controller	**Unit Number**	**Date**	**Repair**	**Invoice Number**
Controller 23 Controller 24	Unit 17 Unit 2	9/28 9/28	Mainline Repair Zone Line Repair	199600 199601

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

Week Ending 10-9-26

Currently in a bi-weekly maintenance schedule

Monday	Tuesday	Wednesday	Thursday	Friday
10/5/26	**10/6/26**	**10/7/26**	**10/8/26**	**10/9/26**
Weather of the Week				
80° Hi 72° Lo 0.44" Rain	72° Hi 70° Lo 2.06" Rain	80° Hi 70° Lo 0.14" Rain	83° Hi 71° Lo 0.00" Rain	76° Hi 72° Lo 0.14" Rain
Full Maintenance				
			Bermuda Plot (CP) NON-UNIT:Dog Park Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 21 & Arch Site UNIT 23:Parks, Ponds & Green Spaces UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 32:Alley Way UNIT 32:Green Space UNIT 32:Jasmine Hill UNIT 32:Overcup Way UNIT 32:Park (off Mossy & Coneflower) UNIT 35:Merchants Row West UNIT 5:Drayton Drive	
Standard Maintenance				
			NON-UNIT:LF Merchants Row / Four Oaks Field UNIT 31:FL265	
Debris Cleanup				
			Central Park:Park Crossing Trail Park NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easment) NON-UNIT:Mossy Creek Nature Trail UNIT 10:Trails UNIT 17 UNIT 17:Lake Verdura Conservation UNIT 37:Esplanade Nature Trail	
Hand Weeding				
		WD090N (Pond)		
Mulch Installation - Maint.				
		Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Artemis Way UNIT 1:TC1 Pond (FL130) UNIT 16:Salinger Way UNIT 19:Twain Park UNIT 5:Drayton Drive		
Pruning				
			NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 26:Mossy Creek Nature Trail Ext. WD090S (Pond)	

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
Controller 15	Orange Ave & Ponds	10/7	Mainline Repair	199618

Additional Contracted Work

Invoice Number	Description			Date
199622	LDR-5 (ph 1,2,3, & Drainage easement) - Cogon Grass Mowing			10/15/2026
199621	Unit 17: Consevation Area off Four Oaks - Mowing			10/15/2026
199620	Erosion Repair at Ponds WD090S, FL 170			10/15/2026
199619	Hauling 1 Pile of Debris			10/15/2026

Proposals

Description	Proposal Number
Controller 8, Unit 25 - Controller Install	1037

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

Week Ending 10-16-26

Currently in a bi-weekly maintenance schedule

Monday	Tuesday	Wednesday	Thursday	Friday
10/12/26	**10/13/26**	**10/14/26**	**10/15/26**	**10/16/26**
Weather of the Week				
90° Hi 58° Lo 0.00" Rain	90° Hi 57° Lo 0.00" Rain	90° Hi 60° Lo 0.00" Rain	89° Hi 60° Lo 0.00" Rain	89° Hi 61° Lo 0.00" Rain
Full Maintenance				
	Central Park LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkne UNIT 16:Salinger Way UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Grove Park Dr & Unit 14 GS Hemingway Blvd & Trail (Units 2,4) NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Ea UNIT 1:Barringer Hill Nature Trail UNIT 14:Green Space UNIT 2:Carollton Park UNIT 20:Esplanade North (Unit 20) UNIT 29:Mossy Creek UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park NON-UNIT:Artemis Way UNIT 14:Avon Park UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 27:New Village UNIT 35:Merchants Row Entry Feature UNIT 5:LF Four Oaks (Shumard to Tram) UNIT 5:Merchants Row UNIT 8:WD140	Central Park:FL131 Swale Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ UNIT 26 UNIT 29:Orange Ave (Mossy Creek to Four UNIT 36:Bluff Oak Way UNIT 5:LF Four Oaks (Shumard to Tram) UNIT 7:Riverton (Grove Park to Four Oaks)
Standard Maintenance				
	LSF-3:Trail LSF-7:FL263 NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:LF WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park:West Side LSF-3:Trail LSF-7:FL263 UNIT 20:LF WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park Central Park:Memorial Walk (CP) UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B UNIT 5:LF Four Oaks (Shumard to Tram)	Central Park:Butterfly Garden Central Park:Park Crossing Trail Park UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space
Debris Cleanup				
Central Park Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) LSF-7:Swale & GS (Upon Request) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Avon Park UNIT 14:Green Space UNIT 16:Poe Park UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 30:Woodland Fields Park UNIT 31:FL070 UNIT 31:Goldenrod Way UNIT 31:Parks Ponds and Rows UNIT 31:Parks, Green Space, Rows, Lift Station UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 5:Merchants Row UNIT 8:WD140		ROWS, Parks, Ponds & Common Areas UNIT 10:Overlook Park	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Pruning				
		Central Park Community Garden NON-UNIT:Schoolhouse Rd. & Biltmore Ext.	Central Park	
Fertilizer: Thrive				
	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	LSF-7:Biltmore ROW Orange Ave UNIT 31:Spiderlily Way UNIT 32:Lantana Lane UNIT 32:Overcup Way	
Post-Emergent: Coastal				
	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	LSF-7:Biltmore ROW Orange Ave UNIT 31:Spiderlily Way UNIT 32:Lantana Lane UNIT 32:Overcup Way	
Pre-Emergent: Coastal				
	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	LSF-7:Biltmore ROW Orange Ave UNIT 31:Spiderlily Way UNIT 32:Lantana Lane UNIT 32:Overcup Way	
Non-Selective: Product used - Ranger Pro				
	Biltmore Ave (Units 16,2,25) LSF-7 NON-UNIT:Goldenrod & FL162 UNIT 19:Twain Park UNIT 30:Woodland Fields Park UNIT 31:Goldenrod Way UNIT 31:Parks Ponds and Rows UNIT 32:Lantana Lane WD090S (Pond)	Central Park:Trail Four Oaks Blvd (Units 1,17,29) UNIT 1:Iberville Park UNIT 1:Verdura Point Park	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 35:Merchants Row West UNIT 4:Terrebone Dr.	Central Park:Park Crossing Tr Roadway LSF-3:WD282 Schoolhouse Rd (Units 3,4) Shumard Oak Blvd (Units 3,5) UNIT 31:FL070
Irrigation Inspection				
			controller 20 unit 5 Controller 30 Artemis Way	Controller 31 LSF-3

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
Controller 20	Central Park	10/20	Irrigation repair	199623
Controller 6	Unit 5	10/20	Valve replacement	199624

Additional Contracted Work

Invoice Number	Description			Date
199625	Decayed Roots, Large tree in central park, Large tree in jasmine hill			10/20/2026
199626	Erosion Control			10/20/2026

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

Week Ending 10/23/2026

Currently in a bi-weekly maintenance schedule

Monday	Tuesday	Wednesday	Thursday	Friday
10/19/26	**10/20/26**	**10/21/26**	**10/22/26**	**10/23/26**
Weather of the Week				
76° Hi 50° Lo 0.00" Rain	77° Hi 44° Lo 0.00" Rain	81° Hi 42° Lo 0.00" Rain	81° Hi 42° Lo 0.00" Rain	79° Hi 43° Lo 0nn .00" Rain
Full Maintenance				
FL080 Orange Ave Shumard Oaks Blvd West (Unit 35) TR209A UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Orange Ave (Mossy Creek to Four UNIT 32:Orange Ave UNIT 35:Merchants Row West	NON-UNIT:Mossy Creek Nature Trail NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 31:Green Space UNIT 32:Green Space UNIT 32:Jasmine Hill UNIT 32:Lantana Lane UNIT 32:Overcup Way UNIT 32:Park (off Mossy & Coneflower) WD090S (Pond)	WD290 (Pond)		
Standard Maintenance				
LSF-3:Maple Ridge Buffer UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	NON-UNIT:FL040 - Mossy Creek NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easment) NON-UNIT:Mossy Creek Nature Trail UNIT 31:FL070 UNIT 31:FL170 & Buffer	NON-UNIT:LDR-5 (ph 1, 2, 3 & Drainage Easment)		
Debris Cleanup				
Community Garden ROWS, Parks, Ponds & Common Areas UNIT 27:New Village	ROWS, Parks, Ponds & Common Areas UNIT 23:Parks, Ponds & Green Spaces	Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) LSF-7:Biltmore ROW ROWS, Parks, Ponds & Common Areas	Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) ROWS, Parks, Ponds & Common Areas	Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29)
Hand Weeding				
UNIT 18:Cummings Park UNIT 5:Merchants Row	UNIT 10:New Dawn Park UNIT 10:Overlook Park	UNIT 2	Central Park:Butterfly Garden UNIT 5:Drayton Drive	
Mulch Installation - Maint.				
		Esplanade Way (Unit 5)	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Hemingway Blvd & Trail (Units 2,4) LSF-3:Maple Ridge Common Areas & ROWS	Esplanade Way (Unit 5)
Pruning				
NON-UNIT:Artemis Way UNIT 31:Spider Lily Park UNIT 7:Merchants Row				FL080
Fertilizer: Thrive				
	Four Oaks Blvd (Units 1,17,29)		Orange Ave	
Post-Emergent: Coastal				
	Four Oaks Blvd (Units 1,17,29)	Orange Ave	Orange Ave	
Pre-Emergent: Coastal				
	Four Oaks Blvd (Units 1,17,29)	Orange Ave	Orange Ave	
Non-Selective: Product used - Ranger Pro				
		Hemingway Blvd & Trail (Units 2,4) UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 2:Butterfly Parks UNIT 26	Central Park:FL131	
Insecticide: Advion / Extinguish Plus				
UNIT 7:Merchants Row		UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park		

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
Controller 23	Unit Number 17	10/19	normal damage	199634
Contoller 28	Unit number 31	10/19	Mainline Repair	199635
Controller 18	unit number 35	10/21	Replaced 3 valves	199636
Controller 6	Central Park	10/21	Replaced 2 valve boxes	199639

Additional Contracted Work

Invoice Number	Description	Date
199627	Private property signage- 2X2' Aluminum signs	10/20/2026
199599	Tree removal in Unit 23 Green Space next to 4224	10/28/2026
199642	Hauling 3 loads of debris	10/28/2026

Proposals

Description	Proposal Number
Tree removal at Unit 10 Nature Trail	1046
Asphalt repairs in alley	1048
Unit 14 green space tree pruining	1049

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

WEEK ENDING 10-30-26

Monday	Tuesday	Wednesday	Thursday	Friday
10/26/26	10/27/26	10/28/26	10/29/26	10/30/26
WEATHER OF THE WEEK				
79° Hi 58° Lo 0.00" Rain	81° Hi 52° Lo 0.00" Rain	80° Hi 57° Lo 0.00" Rain	82° Hi 63° Lo 0.00" Rain	83° Hi 65° Lo 0.00" Rain
FULL MAINTENANCE				
Central Park:Park Crossing Trail Park UNIT 14:Avon Park	UNIT 1:Mulberry Park Blvd	UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Magnolia park	Central Park:FL131 Swale Central Park:Tot Lot
STANDARD MAINTENANCE				
	UNIT 31:Biltmore (Ph 3, Unit 31)	Biltmore Ave (Units 16,2,25) UNIT 20:LF WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	UNIT 31:FL265	Central Park Central Park:Butterfly Garden LSF-3:Maple Ridge Buffer
DEBRIS CLEAN UP				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas UNIT 10:New Dawn Park UNIT 10:WD160	ROWS, Parks, Ponds & Common Areas
DETAIL SERVICE				
		LSF-7:FL263 UNIT 30:Woodland Fields Park	LSF-7:FL263	
MULCH INSTALLATION - MAINT.				
Four Oaks Blvd (Units 1,17,29) LSF-3 LSF-3:Maple Ridge Common Areas & ROWS Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 29:Mossy Creek	Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 14:Green Space UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 32:Orange Ave	Four Oaks Blvd (Units 1,17,29) Maintenance:ROWS, Parks, Ponds & Common Areas UNIT 30:Woodland Fields Park	UNIT 23:Parks, Ponds & Green Spaces	Four Oaks Blvd (Units 1,17,29) UNIT 16:Faulkner Park UNIT 35:Merchants Row West
PRUNING				
UNIT 31:Spiderlily Way		UNIT 31:Spiderlily Way	UNIT 31:Spiderlily Way	
HAND WEEDING				
	NON-UNIT:FL040 - Mossy Creek		UNIT 10:WD141 UNIT 10:WD160	Blair Stone Rd (Units 5,17)
FERTILIZER				
	Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4) UNIT 35:Merchants Row West			
NON-SELECTIVE: PRODUCT USED - RANGER PRO				
Blair Stone Rd (Units 5,17) UNIT 17:Shady View Pond (WD260) UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 27:TR221B	UNIT 1:WD240 UNIT 17:WD253 UNIT 35:Merchants Row West UNIT 5:Drayton Drive	NON-UNIT:FL040 - Mossy Creek UNIT 1:Barringer Hill Nature Trail	UNIT 1:Barringer Hill Nature Trail UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 5:Capital Circle SE Buffer UNIT 8:WD140	UNIT 17:WD284 UNIT 18:WD281
POST-EMERGENT: PRODUCT USED- COASTAL				
	Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4)			
PRE-EMERGENT: PRODUCT USED- COASTAL				
	Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4)			
IRRIGATION REPAIR				
	Irrigation:Controller 13, Unit 10 Irrigation:Controller 15, Unit Orange Ave & Ponds			Irrigation:Controller 18, Unit 35

IRRIGATION REPAIRS

CONTROLLER	UNIT NUMBER	DATE	REPAIR	INVOICE NUMBER
Controller 13	Unit 10	10/27/26	irrigation repair	199701
Controller 15	Orange ave	10/27/26	Mainline repair	199702
Controller 18	Unit 35	10/30/26	Valve replacement	199714

NO CHARGE SERVICE				
				Orange Ave UNIT 16 UNIT 35

ADDITIONAL CONTRACTED WORK

INVOICE NUMBER	DESCRIPTION	DATE
199719		10/27/26
199718	Halloween sign installation and removal	10/28/26
199709		10/28/26
199710		10/29/26
199705		10/31/26

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.

Currently on a Bi-Weekly Maintenance Schedule

2.

Capital Region
Community Development District

To: Board of Supervisors

From: Corbin deNagy and Robert Berlin, GMS

Subject: Operations Report – October 2026

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

Week 1 (October 1 – October 9)

- Accepted All Pro proposal to remove declining tree in Unit 31.
- Received separate resident concerns via the HOA. One alerted us to a wasp nest on the volleyball court net. Requested All Pro spray. The other concern was regarding the water used for irrigation in Unit 14 (reclaimed).
- Reviewed the district's utility accounts. Requested All Pro investigate high irrigation usage on account 100016426.
- Phone call with DR Horton representative regarding LDR-1 maintenance responsibility.
- Spoke to resident in Unit 14 regarding concern with the irrigation system. Requested All Pro ensure the sprinkler heads are not spraying in the road.
- Follow up from City of Tallahassee Traffic Engineering Section, they will schedule adding striping and signage for the crosswalk from Mossy Creek to the north side of Orange Ave.
- General inspection throughout the community to remove holiday lighting signs.
- General inspection of LDR-1. Took several photos of common areas and the stormwater ponds. Sent photos to District Counsel.
- Met with representatives of the Community Garden. Discussed history of the garden and maintenance responsibilities. Provided copy of the original agreement to the representatives.
- Met with DR Horton rep onsite at MDR-11 (Lake Mary Estates) and reviewed areas needing correction in order to receive final CDD acceptance for maintenance.
- General inspection of stormwater ponds: TR-221A, TR-221B, TR-105, TR-209, TR-209A, SB-131, SB-161, SB-111B, and FL-230. Also, general inspection of the Tram Road culvert.
    - Submitted work order to All Pro to clean out the outfall in SB-161.
    - Submitted request for proposal to redefine the mulch bed around a recently planted oak next to stormwater pond FL-230.
    - Contacted Longview Land Clearing to mow around stormwater pond WD-005 and SB-111C.
- Accepted Lake Doctors proposal to treat aquatic weeds in stormwater pond FL-070.
- Met with Apachee Asphalt to discuss Unit 1 alleyway repair. Recommendation was mill and overlay rather than patch. Will work with the District Engineer to get the Unit 1 alleyway measurements.
    - While onsite, inspected the staircase at Iberville Park.
- Requested All Pro remove oak tree stump from Merchants Row Blvd. west right-of-way (Unit 35) adjacent to MDR-11 (Lake Mary Forest).
- Lake Doctors performed monthly treatment of stormwater pond FL-120.

- Lake Doctors treated invasive plants in stormwater pond WD-90N.
- Ordered (5) replacement Dogipot waste station dispensers ($383 savings to the CDD).
- Spoke with resident in Unit-14 (Avon Park) concerning overhanging oak tree limbs adjacent to on-street parking and water spotting from CDD irrigation.
- Virtual meeting with DR Horton representatives and Kimley Horn regarding MDR-19 and MDR-20 turnover process.
- Met DR Horton rep in LDR-1 (Legacy Oaks) for site inspection. He also noted that a large (high) fence was to be erected along the east plat limit to shield future homeowners from existing trailer park.
- Following Board approval, created work authorizations for the monthly fuel surcharge and Orange Ave. trees.
- Following Board approval, sent signed project authorization to Barkley Consulting Engineers for the bridge signed and sealed drawings, two inspections, and structural repair and rip rap rock design.
- Received preliminary plans for MDR-19 and MDR-20 from Kimley-Horn. Reviewed plans and discussed with Robert Berlin.
- Received cost estimates for Unit 1 alleyway resurfacing, including milling from District Engineer.
- General inspection following Hurricane Isaias.
    - Downed tree in the right-of-way off Goldenrod and Spider Lily. Tree was on the schedule to be removed.
    - Minor sediment blockage at stormwater pond WD-160. Will submit work order to All Pro to clear the blockage.



Week 2 (October 12 – October 16)

- Spoke with City of Tallahassee Growth Management staff Matt Hennessy to request meeting with CDD staff and DR Horton engineer concerning MDR 19/20 landscaping and future acceptance.
- Spoke with Jane Johnson concerning Independence Landing event and will meet onsite Friday afternoon to help with use of irrigation water.
- Met with Kim Bishop concerning sidewalk failure along Spider Lily Way and Jasmine Hill Road east right of way in Unit 31 Phase 3.
- Spoke with Reid Thomas (Kimley Horn) to request meeting with City of Tallahassee, DR Horton, CDD staff and himself concerning MDR 19/20 future acceptance and maintenance of Merchants Row right of way, common areas and SWMFs. Responded he will contact us later this week.
- Virtual call with DR Horton representatives regarding LDR-1 and Lake Mary common area maintenance and turnover process.
- Receive email from DR Horton acknowledging they would install irrigation on Merchants Row Blvd (Ext.) and I requested to be in the loop on the design.
- Spoke with Engineer for apartment site under construction in MDR-18 and MUOC-8 and confirmed the SWMFs would be maintained by the owner's entity not the CDD. Spoke with District Engineer on original stormwater design for the above parcels and interconnect between ponds.
- Walked Unit 2 alleyways for general inspection. Found two areas for possible repair. Contacted All Pro to request a proposal.
- Accepted All Pro proposal for a replacement controller #28 in Unit 31. Previous controller was damaged by lighting.
- Continued Unit 2 alley inspection.
    - One small area for repair. Contacted All Pro to include with the other areas identified.
    - Requested All Pro trim back low hanging limbs in the alley between Endicott and Belle Meade.
    - During inspection found several street-related issues. Submitted issues to the City of Tallahassee via DigiTally (reference # 18802700, 18802712, and 18802740).
- Received resident concern (via HOA) regarding underbrush overgrowth in Unit 31. Went onsite to confirm area is within private property. Responded to the resident and HOA.
- Received resident concern (via HOA) regarding shrubs overhanging in the road in Unit 21 (Dunbar). Went onsite to confirm. Requested All Pro trim back limbs. Shrubs are on the CDD and resident property line.
- During review in Unit 21, saw dead deer stuck in the conservation site fence. Requested All Pro remove the carcass.
- Received update email from Precision Concrete on scheduled date to begin final concrete grinding repairs on Mossy Creek/Unit 26/LDR-5 nature trails.
- Met with Jane Johnson and crew at Terrebone/School House reuse water fill site and demonstrated procedure using fill tool. Left tool with them.

Week 3 (October 19 – October 23)

- Repaired Tot Lot drinking fountain following homeowner concern.
- Met with Kim Bishop in response to resident concern of "leaning" oak tree on Unit 10 trail west of Unit 1.

- Confirmed Lake Mary Estates onsite meeting with DR Horton, 68 Ventures (Cat) and their selected contractor concerning completion of punch list items for CDD final acceptance for maintenance. Meeting date: Wednesday 28 November.
- Lake Doctors performed follow-up inspection on stormwater pond FL-170.
- Met with several staff members of the City of Tallahassee to discuss right-of-way maintenance and recurring damage to the City's sidewalk in Unit 31 along Spider Lily Way east of Jasmine Hill Road.
- Spoke with Reid Thomas (Kimley Horn) on irrigation along Merchants Row Blvd Extension south of Tram Road as shown on MDR-19 engineering plans.
- Received Dogi-pot waste dispensers, delivered to the All Pro compound. While driving to the compound, found downed golf cart sign in the right-of-way on Biltmore Ave. Submitted issue to the City of Tallahassee via DigiTally (reference #18828772).
- General inspection of stormwater ponds TR-221A, TR-221B, TR-230, and WD-253.
    - Contacted Longview Land Clearing and requested they add TR-230 to their pond mowing schedule.
    - Sediment on the rock filter in TR-221A. Sent photos to the City of Tallahassee Code Enforcement. Sediment is coming from the construction on Quail Grove.
- Reviewed information from the Office of Economic & Demographic Research regarding the upcoming stormwater needs analysis report due date.

Week 4 (October 26 – October 30)

- Contacted Kimley Horn and requested proposal to prepare the 20-year Stormwater Needs Analysis as required by Florida Statute.
- Contacted Acme Barricades for credit card payment for the Halloween barricades and sign board. Acme changed their billing process this year to require pre-payment. Cost to issue a check and mail via FedEx was less than the credit card processing fee.
- General inspection in Unit 30, Unit 29, Unit 32, Unit 31, and Unit 10.
    - Found small pothole in the alleyway in Unit 30. Requested All Pro add this to the list of alleyway repairs.
    - Several shrubs are overhanging the sidewalk on the small trail between Bent Grass and Indian Grass. Requested the maintenance schedule for this area.
    - In Unit 10, requested All Pro returf landscape triangle on the trail, clear the creek blockage under the bridge, and remove one dead pine tree.
    - General inspection of stormwater ponds WD-141 and WD-160. Found erosion at the twin outfalls in WD-141 and erosion behind the spillway in WD-160. Also, the separate spillway concrete pours are separating. Working with Robert on solutions. Previously regrouted drainage basins in WD-141 appear to be holding up. No indications of leaking. See photo below for reference:



- Met with Kim Bishop on several areas of concern, including Unit 10 trail repair, erosion repairs on WD-160 spillway and alley repair in Unit 29 behind 2459 Orange Ave. East.
- Discussion with Robert Berlin regarding CCTV stormwater conveyance. Will research vendors.
- Received TPD Operations Plan for Halloween. Shared plan with Kim and Robert. ACME will deliver and pick-up at the intersection of Orange Ave. and Southwood Plantation. Requested ACME pick up no sooner than noon on Monday to allow time for All Pro to navigate morning traffic on Monday.
- Additional coordination with All Pro and the HOA regarding Halloween road closures.
- Met with 68 Ventures (Cat), DR Horton and Precision Maintenance onsite at Lake Mary Estates (MDR-11N) and reviewed punch list items for final CDD acceptance of maintenance and SWMFs maintenance.
- Discussed Blair Stone road sod damage following City of Tallahassee light pole replacement. Provided a priority listing of current maintenance items.
- Cleaned solar panel at the Southwood entry sign at Blair Stone Road.
- Met with Kim Bishop in Maple Ridge and asked for additional mowing in the storm water pond and swale repair. Also spoke with Kerry Drew on mowing of conservation area adjacent to Mission Lake and Halloween road closures for Maple Ridge.
- Accepted All Pro proposals for various alleyway repairs (Unit 2 and Unit 29), tree removal along the Unit 10 trail, tree trimming in Unit 14, and Unit 25 – Controller 8 replacement (lightning damage).
- Additional coordination with ACME and All Pro regarding barricade delivery.
- Reviewed irrigation plan and request from Kimley Horn to add MDR-19 and MDR-20 acceptance letter to the next Board agenda.
- During general inspections:
    - Found stop sign down at Spider Lily and Biltmore. Submitted issue to the City of Tallahassee via DigiTally (reference # 18851484).

- Found damaged curb and stormwater drain inlet off Grove Park. Submitted issue to the City of Tallahassee via DigiTally (reference # 18851503).
- Found damaged bench in Unit 14. Will get this repaired.

- Requested proposal from Lake Doctors to treat the aquatic weeds in stormwater pond FL-131.
- Contacted the vendor who performed the work at the Southwood Community Center parking lot regarding stop bar striping.
- Halloween barricades (Acme) delivered and distributed to various intersections by All Pro for Halloween road closes on the 31st.
- Met with All Pro and redistributed barricades to proper locations. Met with TPD officers at Town Center and discussed procedures at Biltmore and Orange Ave. East.

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