

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

*February 13, 2025*

# *AGENDA*

# Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

February 6, 2025

Board of Supervisors  
Capital Region Community Development District

Dear Board Members:

The Capital Region Community Development District Board of Supervisors Meeting is scheduled for **Thursday, February 13, 2025 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 January 9, 2025 Meeting
  - B. Balance Sheet as of December 31, 2024 and Statement of Revenues & Expenditures for the Period Ending December 31, 2024
  - C. Allocation of Assessment Receipts
  - D. Check Register
- IV. Acceptance of Fiscal Year 2024 Audit Report
- V. Ratification of Agreements:
  - A. Non-Exclusive License Agreement with Soccer Shots
  - B. Non-Exclusive License Agreement with Florida Elite Soccer
- VI. Consideration of 2025 Viva Florida Landscape Demonstration Grant Application (under separate cover)
- VII. Discussion Items:
  - A. Discussion of Landscape & Irrigation Maintenance Services RFP
  - B. Discussion of Memorial Policy

- C. Discussion of March Board Meeting Date
- D. Discussion of Community Interests
- VIII. Staff Reports
  - A. Attorney
  - B. Dantin Consulting
  - C. Property Management
    - 1. All Pro Reports
    - 2. Operations Memorandum
  - D. Manager
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting: March 13, 2025 @ 6:30 p.m.
- XII. Adjournment

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

Sincerely,  
*James Oliver*  
James Oliver  
District Manager

**Community Interest:**

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



*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, January 9, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel <sup>1</sup>	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor
Ryan Culton	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel by telephone
Robin Barber	All-Pro Landcare
Chrissy Barber	All-Pro Landcare
Kim Bishop	All-Pro Landcare

The following is a summary of the actions taken at the January 9, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected supervisors**

Mr. deNagy stated Supervisor Culton was sworn in just before the meeting.

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<sup>1</sup> After the conclusion of the meeting, it was determined Supervisor Vogel had not taken a new oath of office since his re-election in November 2024. As reflected in these minutes, Supervisor Vogel was present in person at the meeting, participated in the Board's discussions, did not make any motions, and no Board votes were split.

**B. Election of Officers, Resolution 2025-03**

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor Resolution 2025-03 was approved reflecting the following officers: Matthew Vogel chairman, Chuck Urban vice chair, James Oliver secretary and treasurer, Darrin Mossing, Patti Powers, Marilee Giles Daniel Laughlin and Corbin deNagy assistant treasurers and Susan Burns, Kyle Rojas, Ryan Culton, Marilee Giles, Daniel Laughlin Darrin Mossing and Corbin deNagy assistant secretaries.

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

- A. Approval of the Minutes of the November 14, 2024 Meeting**
- B. Balance Sheet as of November 30, 2024 and Statement of Revenues & Expenditures for the Period Ending November 30, 2024**
- C. Allocation of Assessments**
- D. Check Register**

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

**FIFTH ORDER OF BUSINESS** **Consideration of Additional LDR-5 Maintenance**

Mr. deNagy outlined a proposal from All Pro which included weed control, fertilization, and litter control in LDR-5. After discussion the board authorized staff to work with the chairman and All Pro on a test area.

**SIXTH ORDER OF BUSINESS** **Discussion Regarding Excess Revenue Funds**

Mr. deNagy stated GMS was doing a full review of bond funds and the trust indentures for provisions related to excess funds in the revenue accounts. Regarding the 2021 debt service fund, staff had conversations with district counsel and decided there is not a true benefit to the district at this time, so the recommendation is to leave any funds in the debt service revenue account.

**SEVENTH ORDER OF BUSINESS** **Consideration of Federally Funded Subaward and Grant Agreement for Severe Storms, Straight Line Winds and Tornadoes D-4794**

Mr. deNagy stated I received an email from the Florida Division of Emergency Management that said our application for public assistance had been approved by FEMA. Individually we don't necessarily contract with FEMA for any funds that are awarded, we would be a sub-contract to the State of Florida. That would be the flow of funds.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the subaward and grant agreement for severe storms, straight line winds and tornadoes was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Central Park Retaining Wall Repair Proposal**

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from All Pro Landcare to repair the retaining wall in the amount of \$6,941.99 was approved and staff was authorized up to \$5,000 in the event there is wood rot discovered.

**NINTH ORDER OF BUSINESS**

**Consideration of Central Park Connector Bridge Repair Proposal**

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from All Pro Landcare for bridge repair in the amount of \$8,471.95 was approved and staff was authorized to approve up to \$10,000 in the event wood rot is discovered.

**TENTH ORDER OF BUSINESS**

**Consideration of Temporary Access Agreement Unit 4, Phase 3**

The Temporary Access Agreement is not needed as the homeowner's contractor will be utilizing the homeowner's property instead of the Mossy Creek trail. No action necessary for this item.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Capital Reserve Study Report**

Mr. deNagy stated you are on target based on this study with the money you are putting away every year.

**TWLEFTH ORDER OF BUSINESS**

**Consideration of Blair Stone Entry Sign Proposal**

This item tabled.

**THIRTEENTH ORDER OF BUSINESS      Staff Reports**

**A.    Attorney**

There being none, the next item followed.

**B.    Dantin Consulting**

There being none, the next item followed.

**C.    Property Management Report**

**1.    All Pro Reports**

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

**2.    Operations Memorandum**

A copy of the operations memorandums for November and December were included in the agenda package.

**3.    Special Use Permit Request**

Mr. deNagy stated an FSU film student wants to do a short film at Central Park Lake on January 28<sup>th</sup> from 7 a.m. to 8 p.m. They are going to have one van that houses their equipment and they said they would park it in an area that I would find acceptable.

On MOTION by Mr. Culton seconded by Ms. Burns with all in favor the special use permit for the FSU student to film one day at Central Park Lake was approved.
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**Debris**

Mr. deNagy stated All Pro's burn permit was not renewed.

Ms. Bishop stated we have always burned and never had a problem. They were out a couple months ago and said no more burning.

Mr. deNagy stated there is a lot of debris building up and so far they have taken two truckloads and we have paid that invoice. Robert is looking into possible solutions with All Pro.

Ms. Bishop stated we have about \$12,000 of debris from the past three hurricanes that we cleaned up. It has never been in our budget to haul debris; we always burned it.

**Stormwater Pond SB111B**

Mr. deNagy stated the long pond that runs alongside Independence Landing with Schoolhouse Road to the north and Tram Road to the south, students from Florida High have created a road and come up the lift station right off of Schoolhouse. I got a call from the city and Independence asking if there was anything we could do. I have asked All Pro to construct some temporary barriers to prevent people from driving on from Tram and at Schoolhouse.

**Golf Course**

Mr. deNagy stated you will recall at the November meeting we had representatives from the golf course here and they requested some information about their assessments. They subsequently sent a letter to Jim and it was circulated to district counsel, we drafted a response and hope to send that out soon. It is our position that the golf course benefits from all the landscaping within the district, and benefits from the interconnectivity of the stormwater system.

Mr. Urban asked if the letter addressed the O&M calculation question raised by the golf course?

Mr. deNagy stated the letter does address the O&M calculation.

**Stormwater**

Mr. deNagy stated I forwarded to you a letter from Kutak Rock about the new stormwater bill for O&M requirements. Robert and I are keeping an eye on this. I don't see any issue with because it doesn't affect current permits.

**D. Manager**

There being none, the next item followed.

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

Mr. Culton asked do we have an update on the stormwater letter the city sent to St. Joe?

Mr. deNagy stated I called St. Joe yesterday for an update to the two modifications to stormwater pond FL040; they have done the work on the catch basins, but there is additional work to be done on the spillway that has not been done and there is some work at Shepherds Branch that needs to be done and to my knowledge that has not been done.

**FIFTEENTH ORDER OF BUSINESS      Audience Comments**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – February 13, 2025  
at 6:30 p.m. at the Southwood Community  
Center**

Mr. Vogel stated the meeting is scheduled for February 13, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:27 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*

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

***Unaudited Financial Reporting***  
***December 31, 2024***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2013</u>
6	<u>Debt Service Fund Series 2018A1</u>
7	<u>Debt Service Fund Series 2018A2</u>
8	<u>Debt Service Fund Series 2021</u>
9-10	<u>Month to Month</u>
11-12	<u>Long Term Debt Report</u>
13	<u>Assessment Receipt Schedule</u>

**Capital Region**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Fund</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 779,372	\$ -	\$ -	\$ 779,372
Capital Reserve Account	-	-	329	329
Due from General Fund - Series 2013	-	125,453	-	125,453
Due from General Fund - Series 2018A1	-	77,751	-	77,751
Due from General Fund Series 2018A2	-	71,708	-	71,708
Due from General Fund - Series 2021	-	54,629	-	54,629
<u>Investments:</u>				
State Board of Administration (SBA)	1,120,662	-	563,266	1,683,928
<u>Series 2013</u>				
Revenue	-	465,895	-	465,895
<u>Series 2018A1</u>				
Reserve	-	605,783	-	605,783
Revenue	-	425,925	-	425,925
<u>Series 2018A2</u>				
Reserve	-	133,855	-	133,855
Revenue	-	213,989	-	213,989
<u>Series 2021</u>				
Revenue	-	273,396	-	273,396
<b>Total Assets</b>	<b>\$ 1,900,034</b>	<b>\$ 2,448,383</b>	<b>\$ 563,595</b>	<b>\$ 4,912,013</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,823	\$ -	\$ -	\$ 10,823
Due to Debt Service 2013	125,453	-	-	125,453
Due to Debt Service 2018A1	77,751	-	-	77,751
Due to Debt Service 2018A2	71,708	-	-	71,708
Due to Debt Service 2021	54,629	-	-	54,629
<b>Total Liabilities</b>	<b>\$ 340,363</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 340,363</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 2,448,383	\$ -	\$ 2,448,383
Assigned for:				
Capital Reserve Fund	-	-	563,595	563,595
Unassigned	1,559,671	-	-	1,559,671
<b>Total Fund Balances</b>	<b>\$ 1,559,671</b>	<b>\$ 2,448,383</b>	<b>\$ 563,595</b>	<b>\$ 4,571,650</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,900,034</b>	<b>\$ 2,448,383</b>	<b>\$ 563,595</b>	<b>\$ 4,912,013</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,427,131	\$ 1,427,131	\$ -
Special Assessments - Direct St Joe	287,354	71,838	95,649	23,811
Interest	30,000	7,500	6,716	(784)
<b>Total Revenues</b>	<b>\$ 2,040,658</b>	<b>\$ 1,506,469</b>	<b>\$ 1,529,496</b>	<b>\$ 23,027</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,600	\$ 1,400
PR-FICA	918	230	122	107
Engineering	15,000	3,750	-	3,750
Attorney	37,000	9,250	3,278	5,972
Annual Audit	3,925	-	-	-
Annual Report	500	-	-	-
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	600	600	-
Dissemination Agent	8,507	2,127	2,127	(0)
Trustee Fees	15,520	4,148	4,148	-
Management Fees	57,902	14,475	14,476	(0)
Information Technology	3,176	794	794	(0)
Website Maintenance	1,361	340	340	0
Records Storage	150	38	-	38
Travel & Per Diem	2,000	500	-	500
Telephone	300	75	39	36
Postage & Delivery	1,000	250	193	57
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	500	90	410
Legal Advertising	3,500	875	250	625
Other Current Charges	1,987	497	413	84
Office Supplies	50	13	42	(30)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 195,139</b>	<b>\$ 68,004</b>	<b>\$ 54,128</b>	<b>\$ 13,876</b>

**Capital Region**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	39,389	39,389	0
Utilities-Electric/Water	60,000	15,000	15,372	(372)
Landscape Maintenance - Contract	1,038,980	259,745	259,696	49
Landscape Maint - New Units/Street Trees	5,500	1,375	-	1,375
Pond Maintenance - Contract	11,172	2,793	1,728	1,065
Pond Repairs - Current Units	50,000	12,500	18,437	(5,937)
Irrigation Maintenance - Contract	51,621	12,905	12,905	-
Irrigation Maintenance - New Units	500	125	-	125
Irrigation Repairs - Current Units	45,000	11,250	8,616	2,634
SWMF Operating Permit Fees	2,754	1,377	1,377	-
Preserve Maintenance	40,000	10,000	3,836	6,164
Tot Lot Inspection/Maintenance	7,500	5,251	5,251	-
Tree Removal/Trimming/Cleanup	38,000	21,176	21,176	-
Alleyway Maintenance	10,000	2,500	-	2,500
Miscellaneous Maintenance	7,500	1,875	2,012	(137)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	16,980	-	16,980
Capital Expenditures	25,000	6,250	8,839	(2,589)
Reserve for Capital - R&R	168,500	168,500	168,500	-
Common Area Maintenance	12,000	13,278	13,278	-
Enhancement/Beautification	20,000	20,000	17,812	2,188
<b>Subtotal Field Expenditures</b>	<b>\$ 1,845,519</b>	<b>\$ 648,284</b>	<b>\$ 623,529</b>	<b>\$ 24,755</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,845,519</b>	<b>\$ 648,284</b>	<b>\$ 623,529</b>	<b>\$ 24,755</b>
<b>Total Expenditures</b>	<b>\$ 2,040,658</b>	<b>\$ 716,288</b>	<b>\$ 677,658</b>	<b>\$ 38,631</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 790,181</b>	<b>\$ 851,839</b>	<b>\$ 61,658</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 790,181</b>	<b>\$ 851,839</b>	<b>\$ 61,658</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 707,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,559,671</b>	

**Capital Region**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Transfer In	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Interest	20,000	5,000	6,016	1,016
<b>Total Revenues</b>	<b>\$ 188,500</b>	<b>\$ 173,500</b>	<b>\$ 174,516</b>	<b>\$ 1,016</b>
<b>Expenditures:</b>				
Other Charges	\$ 600	\$ 150	\$ 94	\$ 56
Playground System	-	-	160,046	(160,046)
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 150</b>	<b>\$ 160,140</b>	<b>\$ (159,990)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 187,900</b>	<b>\$ 173,350</b>	<b>\$ 14,376</b>	<b>\$ (158,974)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 187,900</b>	<b>\$ 173,350</b>	<b>\$ 14,376</b>	<b>\$ (158,974)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 387,434</b>		<b>\$ 549,219</b>	
<b>Fund Balance - Ending</b>	<b>\$ 575,334</b>		<b>\$ 563,595</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 281,153	\$ 281,153	\$ -
Special Assessments - Commercial Tax Roll	432,569	305,618	305,618	-
Interest Income	20,000	5,000	1,498	(3,502)
<b>Total Revenues</b>	<b>\$ 775,949</b>	<b>\$ 591,771</b>	<b>\$ 588,268</b>	<b>\$ (3,502)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 139,519	\$ 139,519	\$ 139,519	\$ -
Interest - 5/1	139,519	-	-	-
Principal - 5/1	485,000	-	-	-
Cost of Issuance	-	-	551	(551)
<b>Total Expenditures</b>	<b>\$ 764,038</b>	<b>\$ 139,519</b>	<b>\$ 140,070</b>	<b>\$ (551)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,912</b>	<b>\$ 452,252</b>	<b>\$ 448,199</b>	<b>\$ (4,053)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,912</b>	<b>\$ 452,252</b>	<b>\$ 448,199</b>	<b>\$ (4,053)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 139,465</b>		<b>\$ 143,149</b>	
<b>Fund Balance - Ending</b>	<b>\$ 151,376</b>		<b>\$ 591,348</b>	



# Capital Region

## Community Development District

### Debt Service Fund Series 2018A1

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

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 236,318	\$ 236,318	\$ -
Special Assessments - Commercial Tax Roll	240,415	143,010	143,010	-
Special Assessments - Direct St Joe	740,129	-	-	-
Interest Income	15,000	3,750	10,204	6,454
<b>Total Revenues</b>	<b>\$ 1,321,094</b>	<b>\$ 383,078</b>	<b>\$ 389,533</b>	<b>\$ 6,454</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 341,878	\$ 341,878	\$ 318,638	\$ 23,241
Special Call - 11/1	-	-	50,000	(50,000)
Interest - 5/1	341,878	-	-	-
Principal - 5/1	630,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 1,313,756</b>	<b>\$ 341,878</b>	<b>\$ 368,638</b>	<b>\$ (26,759)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,337</b>	<b>\$ 41,200</b>	<b>\$ 20,895</b>	<b>\$ (20,305)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,337</b>	<b>\$ 41,200</b>	<b>\$ 20,895</b>	<b>\$ (20,305)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 404,597</b>		<b>\$ 1,088,564</b>	
<b>Fund Balance - Ending</b>	<b>\$ 411,934</b>		<b>\$ 1,109,459</b>	

# Capital Region

## Community Development District

### Debt Service Fund Series 2018A2

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

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 251,947	\$ 251,947	\$ -
Interest Income	5,000	1,250	2,188	938
<b>Total Revenues</b>	<b>\$ 279,147</b>	<b>\$ 253,197</b>	<b>\$ 254,135</b>	<b>\$ 938</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 36,570	\$ 36,570	\$ 36,455	\$ 115
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	36,570	-	-	-
Principal - 5/1	200,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 273,140</b>	<b>\$ 36,570</b>	<b>\$ 41,455</b>	<b>\$ (4,885)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,007</b>	<b>\$ 216,627</b>	<b>\$ 212,680</b>	<b>\$ (3,947)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,007</b>	<b>\$ 216,627</b>	<b>\$ 212,680</b>	<b>\$ (3,947)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,111</b>		<b>\$ 206,872</b>	
<b>Fund Balance - Ending</b>	<b>\$ 62,118</b>		<b>\$ 419,552</b>	

**Capital Region**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 290,448	\$ 290,448	\$ -
Interest Income	2,750	688	651	(37)
<b>Total Revenues</b>	<b>\$ 321,687</b>	<b>\$ 291,136</b>	<b>\$ 291,099</b>	<b>\$ (37)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 25,438	\$ 25,438	\$ 25,438	\$ -
Interest - 5/1	25,438	-	-	-
Principal - 5/1	270,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 320,875</b>	<b>\$ 25,438</b>	<b>\$ 25,438</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 812</b>	<b>\$ 265,698</b>	<b>\$ 265,662</b>	<b>\$ (37)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 812</b>	<b>\$ 265,698</b>	<b>\$ 265,662</b>	<b>\$ (37)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 50,731</b>		<b>\$ 62,363</b>	
<b>Fund Balance - Ending</b>	<b>\$ 51,544</b>		<b>\$ 328,025</b>	

**Capital Region**  
**Community Development District**  
**Month to Month**

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>														
Special Assessments - Tax Roll	\$ 1,723,304	\$ -	\$ 80,465	\$ 1,346,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,427,131
Special Assessments - Direct St Joe	287,354	23,912	23,912	23,912	23,912	-	-	-	-	-	-	-	-	95,649
Interest	30,000	2,347	1,768	2,601	-	-	-	-	-	-	-	-	-	6,716
<b>Total Revenues</b>	<b>\$ 2,040,658</b>	<b>\$ 26,259</b>	<b>\$ 106,146</b>	<b>\$ 1,373,179</b>	<b>\$ 23,912</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,529,496</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	918	46	77	-	-	-	-	-	-	-	-	-	-	122
Engineering	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	37,000	2,262	1,016	-	-	-	-	-	-	-	-	-	-	3,278
Annual Audit	3,925	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	13,043	13,043	-	-	-	-	-	-	-	-	-	-	-	13,043
Arbitrage Rebate	1,800	-	600	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	8,507	709	709	709	-	-	-	-	-	-	-	-	-	2,127
Trustee Fees	15,520	-	4,148	-	-	-	-	-	-	-	-	-	-	4,148
Management Fees	57,902	4,825	4,825	4,825	-	-	-	-	-	-	-	-	-	14,476
Information Technology	3,176	265	265	265	-	-	-	-	-	-	-	-	-	794
Website Maintenance	1,361	113	113	113	-	-	-	-	-	-	-	-	-	340
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	19	-	19	-	-	-	-	-	-	-	-	-	39
Postage & Delivery	1,000	77	1	116	-	-	-	-	-	-	-	-	-	193
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398
Printing & Binding	2,000	13	63	14	-	-	-	-	-	-	-	-	-	90
Legal Advertising	3,500	83	-	166	-	-	-	-	-	-	-	-	-	250
Other Current Charges	1,987	350	63	-	-	-	-	-	-	-	-	-	-	413
Office Supplies	50	42	0	0	-	-	-	-	-	-	-	-	-	42
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 195,139</b>	<b>\$ 35,020</b>	<b>\$ 12,880</b>	<b>\$ 6,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,128</b>

**Capital Region**  
**Community Development District**  
**Month to Month**

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>														
<b>Field Expenditures</b>														
Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,050
Management Fees	157,557	13,130	13,130	13,130	-	-	-	-	-	-	-	-	-	39,389
Utilities-Electric/Water	60,000	7,193	4,926	3,253	-	-	-	-	-	-	-	-	-	15,372
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	-	-	-	-	-	-	-	-	-	259,696
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Maintenance - Contract	11,172	1,064	332	332	-	-	-	-	-	-	-	-	-	1,728
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	-	-	-	-	-	-	-	-	-	18,437
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	-	-	-	-	-	-	-	-	-	12,905
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	-	-	-	-	-	-	-	-	-	8,616
Preserve Maintenance	40,000	3,828	7	-	-	-	-	-	-	-	-	-	-	3,836
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	-	-	-	-	-	-	-	-	-	5,251
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	-	-	-	-	-	-	-	-	-	21,176
Alleyway Maintenance	10,000	-	-	-	10,000	-	-	-	-	-	-	-	-	-
Miscellaneous Maintenance	7,500	-	428	1,584	-	-	-	-	-	-	-	-	-	2,012
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254
Other-Contingency	67,921	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	25,000	825	2,200	5,815	-	-	-	-	-	-	-	-	-	8,839
Reserve for Capital - R&R	168,500	-	-	168,500	-	-	-	-	-	-	-	-	-	168,500
Common Area Maintenance	12,000	10,457	-	2,822	-	-	-	-	-	-	-	-	-	13,278
Enhancement/Beautification	20,000	-	17,812	-	-	-	-	-	-	-	-	-	-	17,812
<b>Subtotal Field Expenditures</b>	<b>\$ 1,845,519</b>	<b>\$ 164,654</b>	<b>\$ 157,298</b>	<b>\$ 301,577</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,529</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,845,519</b>	<b>\$ 164,654</b>	<b>\$ 157,298</b>	<b>\$ 301,577</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,529</b>
<b>Total Expenditures</b>	<b>\$ 2,040,658</b>	<b>\$ 199,675</b>	<b>\$ 170,178</b>	<b>\$ 307,805</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 677,658</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (173,415)</b>	<b>\$ (64,033)</b>	<b>\$ 1,065,374</b>	<b>\$ 23,912</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 851,839</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (173,415)</b>	<b>\$ (64,033)</b>	<b>\$ 1,065,374</b>	<b>\$ 23,912</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 851,839</b>

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

<b>Series 2013, Capital Improvement Refunding Bonds</b>		
Interest Rate:	5.050%, 5.250%, 5.750%, 6.000%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 8/15/24		\$4,805,000
<b>Current Bonds Outstanding</b>		<b>\$4,805,000</b>

<b>Series 2018 A-1, Capital Improvement Revenue Refunding Bonds</b>		
Interest Rate:	4.125%, 4.625%, 5.125%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$605,783	
Reserve Fund Balance	\$605,783	
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)
<b>Current Bonds Outstanding</b>		<b>\$12,630,000</b>

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

<b>Series 2018 A-2, Capital Improvement Revenue Refunding Bonds</b>		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$133,855	
Reserve Fund Balance	\$133,855	
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)
<b>Current Bonds Outstanding</b>		<b>\$1,580,000</b>

<b>Series 2021, Capital Improvement Revenue Refunding Bonds</b>		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 2/18/21		\$2,800,000
Less: Principal Payment - 5/1/22		(\$250,000)
Less: Principal Payment - 5/1/23		(\$255,000)
Less: Principal Payment - 5/1/24		(\$260,000)
<b>Current Bonds Outstanding</b>		<b>\$2,035,000</b>

*C.*



**Capital Region**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**ASSESSMENT RECEIPTS FISCAL YEAR 2025**

ASSESSED TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
<b>TOTAL NET ASSESSED</b>	<b>5788.91</b>	<b>\$271,812.11</b>	<b>\$941,387.18</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$432,568.73</b>	<b>\$2,010,240.36</b>	<b>\$4,572,474.01</b>
<b>% ASSESSMENTS</b>		5.94%	20.59%	6.98%	6.00%	7.07%	9.46%	43.96%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,648.96	\$95,648.96
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$738,971.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$191,297.91</b>	<b>\$930,269.81</b>
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4	12/20/24	\$42,966.47	\$34,784.18	\$54,628.99	\$71,707.89	\$51,118.11	\$74,335.05	\$306,290.80	\$635,831.49
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$236,318.08</b>	<b>\$143,010.32</b>	<b>\$290,448.49</b>	<b>\$251,946.91</b>	<b>\$281,152.59</b>	<b>\$305,618.20</b>	<b>\$1,427,130.85</b>	<b>\$2,935,625.44</b>
<b>TOTAL DUE TAX ROLL</b>		<b>\$35,494.03</b>	<b>\$59,404.96</b>	<b>\$28,489.19</b>	<b>\$22,200.44</b>	<b>\$42,228.01</b>	<b>\$126,950.53</b>	<b>\$296,162.64</b>	<b>\$610,929.80</b>

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	2025 O&M	TOTAL ASSESSED
<b>% RECEIVED DIRECT INVOICE</b>		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	9.32%
<b>% RECEIVED TAX ROLL</b>		86.94%	70.65%	91.07%	91.90%	86.94%	70.65%	82.81%	82.77%

*D.*

**Capital Region**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
12/1 - 12/31/24	3490-3509	\$2,202,596.91
<b>Capital Reserve Fund</b>		
12/1 - 12/31/24	45	\$79,999.50
<b>TOTAL</b>		<b>\$2,282,596.41</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/24	00024	11/26/24	197284	202411	320	57200	46490		DEBRIS REMOVAL	*	960.00		
		12/01/24	197270	202412	320	57200	46200		DEC 24 LANDSC CONTR UNITS	*	86,565.41		
		12/01/24	197270	202412	320	57200	46400		DEC 24 IRR CONTR UNITS	*	4,301.75		
		12/02/24	197286	202411	320	57200	46450		CONTR#28 U#31 MAINLINE RP	*	993.71		
		12/02/24	197287	202411	320	57200	46450		CONTR#5 U#3-VALVE REPLC	*	359.70		
		12/02/24	197288	202412	320	57200	46900		U#5 BLAIRSTONE OVERSEED	*	1,490.48		
		12/02/24	197289	202412	320	57200	46490		TREE RMVL LFS-7 U#26 TRL	*	3,562.50		
									ALL-PRO LAND CARE OF TALLAHASSEE			98,233.55	003490
12/02/24	00205	11/20/24	171467-L	202411	320	57200	46990		LANDSC ENHANCEMENT/BEAUT	*	17,812.00		
		11/25/24	171469-L	202411	320	57200	46485		TOT LOT-INST MULCH	*	2,795.00		
									ALL-PRO LANDSCAPING OF TALLAHASSEE			20,607.00	003491
12/02/24	00347	11/25/24	F1347-24	202411	320	57200	60000		RESERVE STUDY - FINAL	*	2,200.00		
									CUSTOM RESERVES LLC			2,200.00	003492
12/02/24	00294	10/15/24	92464954	202410	310	51300	49100		DESK SIGNS	*	22.98		
									HC BRANDS			22.98	003493
12/02/24	00324	11/25/24	3484702	202410	310	51300	31500		OCT 24 - GEN COUNSEL	*	1,170.60		
		11/25/24	3484703	202410	310	51300	31500		OCT 24 - MONTHLY MEETING	*	1,091.50		
									KUTAK ROCK LLP			2,262.10	003494
12/02/24	00028	11/25/24	1977296	202411	320	57200	46500		NOV 24 - WATER MGMT SVC	*	332.00		
									THE LAKE DOCTORS, INC.			332.00	003495
12/11/24	00024	12/03/24	197306	202412	320	57200	46550		U#31 FL-170 OUTFLOW DRAIN	*	2,500.00		
		12/03/24	197344	202412	320	57200	46490		LSF-3 TREE RMVL MAPLE RDG	*	3,640.00		
		12/04/24	197347	202412	320	57200	61000		DOGIPOT DISPENSERS/TRASH	*	175.37		

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/06/24 197351	202411 320-57200-46550		CNTRL PRK LAKE DRAIN	*	180.00	
					ALL-PRO LAND CARE OF TALLAHASSEE			6,495.37 003496
12/11/24	00205	12/05/24 171472-L	202412 320-57200-46550		SB111B STORM POND CLEANUP	*	3,750.00	
					ALL-PRO LANDSCAPING OF TALLAHASSEE			3,750.00 003497
12/11/24	00026	12/11/24 12112024	202412 300-15100-10000		TXFER EXCESS FUNDS TO SBA	*	850,000.00	
					CAPITAL REGION CDD			850,000.00 003498
12/11/24	00106	12/11/24 12112024	202412 300-20700-10800		TXFER TAX COLLECTIONS	*	301,577.75	
					CAPITAL REGION CDD - SERIES 2018A1			301,577.75 003499
12/11/24	00130	12/11/24 12112024	202412 300-20700-11000		TXFER TAX COLLECTIONS	*	180,239.02	
					CAPITAL REGION CDD - SERIES 2018A2			180,239.02 003500
12/11/24	00148	12/11/24 12112024	202412 300-20700-10900		TXFER TAX COLLECTIONS	*	461,317.63	
					CAPITAL REGIONS CDD - SERIES 2013			461,317.63 003501
12/11/24	00300	12/11/24 12112024	202412 300-20700-10000		TXFER TAX COLLECTIONS	*	235,819.50	
					CAPITAL REGION CDD - SERIES 2021			235,819.50 003502
12/11/24	00061	12/01/24 548	202412 310-51300-34000		DEC 24 - MGMT FEES	*	4,825.17	
		12/01/24 548	202412 310-51300-35110		DEC 24 - WEBITE ADMIN	*	113.42	
		12/01/24 548	202412 310-51300-35100		DEC 24 - IT	*	264.67	
		12/01/24 548	202412 310-51300-31300		DEC 24 - DISSEMINATION	*	708.92	
		12/01/24 548	202412 310-51300-51000		DEC 24 - OFFICE SUPPLIES	*	.15	
		12/01/24 548	202412 310-51300-42000		DEC 24 - POSTAGE	*	10.75	
		12/01/24 548	202412 310-51300-42500		DEC 24 - COPIES	*	13.95	
		12/01/24 548	202412 310-51300-41000		DEC 24 - TELEPHONE	*	19.36	
		12/01/24 549	202412 320-57200-34000		DEC 24 - FACILITY MGMT	*	13,129.75	
					GOVERNMENTAL MANAGEMENT SERVICES			19,086.14 003503
					CAPR CAPITAL REGION TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/11/24	00067	11/12/24	2024-115 202411 320-57200-46550	STORM WATER BOXES REPAIR	*	7,200.00	
				SOUTHEAST CONCRETE CUTTING &			7,200.00 003504
12/11/24	00028	12/10/24	1977738 202412 320-57200-46500	DEC 24 - WATER MGMT SVC	*	332.00	
				THE LAKE DOCTORS, INC.			332.00 003505
12/20/24	00024	12/11/24	197355 202412 320-57200-46450	CONTR#1 U#5 MAINLINE RP	*	1,077.33	
		12/18/24	197365 202412 320-57200-61000	BRIDGE REPAIR	*	5,639.25	
		12/18/24	197367 202412 320-57200-46900	FUNGICIDE APPLICATION	*	63.60	
		12/19/24	197369 202412 320-57200-46450	CONTR#15 VALVE REPLACE	*	286.25	
		12/19/24	197371 202412 320-57200-46900	DOGIPOT INSTALLATION	*	30.00	
				ALL-PRO LAND CARE OF TALLAHASSEE			7,096.43 003506
12/20/24	00343	11/30/24	6818342 202411 310-51300-48000	NOTICE OF MEETING	*	83.34	
				GANNETT MEDIA GROUP			83.34 003507
12/20/24	00324	12/18/24	3499625 202411 310-51300-31500	NOV 24 - GEN COUNSEL	*	455.50	
		12/18/24	3499627 202411 310-51300-31500	NOV 24 - MONTHLY MEETING	*	560.50	
				KUTAK ROCK LLP			1,016.00 003508
12/24/24	00029	12/02/24	NOVEMBER 202411 320-57200-43000	NOVEMBER	*	4,926.10	
				CITY OF TALLAHASSEE - AUTO PAY			4,926.10 003509
TOTAL FOR BANK B						2,202,596.91	
TOTAL FOR REGISTER						2,202,596.91	

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

# INVOICE

Date	Invoice #
12/1/2024	197270

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

P.O. No.	Terms	Project
Budget 2023-24	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for December FY 2024		
	Landscape - New Units*	0.00	0.00
	Landscape - Contracted Units	46200 → 86,565.41	86,565.41
	Irrigation - New Units **	0.00	0.00
	Irrigation - Contracted Units	46400 → 4,301.75	4,301.75
	*Landscape - New Units:		
	**Irrigation - New Units:		
	*CRCDD Budget Changes for FY 2025*		
	-FL040 - Reduced tree pruning to 1x annually		
	-Unit #31 - Removed (1) Tree		
	-FL080, WD290, WD090S, WD090N - Removed Tree pruning entirely		
	-Removed Irrigation Controllers 25 & 26		

*Corbin deNagy*  
11/18/2024

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

**Total** \$90,867.16

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



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

# Invoice

Date	Invoice #
11/26/2024	197284

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/26/2024

Description	Quantity	Rate	Amount
Debris Removal Hauling two loads from the debris pile using a 65 cubic-yard truck		960.00	960.00
		46490 <i>Corbin deNagy</i> 11/26/2024	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$960.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$960.00





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

# Invoice

Date	Invoice #
12/2/2024	197286

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/1/2025

Description	Quantity	Rate	Amount
Controller 28, Unit 31 - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling (NO stop)	1	98.18	98.18
4" SCH 80 PVC Tee SSS	1	37.45	37.45
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Concrete Mix		22.33	22.33
Irrigation Technician Labor	4.5	80.00	360.00
Irrigation Helper Labor	9	50.00	450.00
Date of Service: 11/26/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 12/2/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$993.71
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$993.71



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

# Invoice

Date	Invoice #
12/2/2024	197287

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/1/2025

Description	Quantity	Rate	Amount
Controller 5, Unit 3 - Valve Replace			
P220 2" Toro Valve	1	199.70	199.70
Irrigation Technician Labor	2	80.00	160.00
Date of Service: 11/27/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 12/2/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$359.70
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$359.70



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

# Invoice

Date	Invoice #
12/2/2024	197288

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/1/2025

Description	Quantity	Rate	Amount
Unit 5, 17; Blairstone - Overseeding			
LESCO Double Eagle Seed 50 lb. (10 bags)		1,190.475	1,190.48
General Labor	5	60.00	300.00
		46900	
		<i>Corbin deNagy</i>	
		12/2/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$1,490.48
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,490.48



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

# Invoice

Date	Invoice #
12/2/2024	197289

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/1/2025

Description	Quantity	Rate	Amount
Tree Removal: LFS-7 + Unit 26 Trail Remove dead pine in natural area on Scarlet Sage and one dead oak near trail off Biltmore haul debris		3,562.50	3,562.50
		46490 <i>Corbin deNagy</i> 12/2/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$3,562.50
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,562.50



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

# Invoice

Date	Invoice #
11/20/2024	171467-LS

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



P.O. No.	Terms	Due Date
		11/21/2024

Description	Quantity	Rate	Amount
Medians on Blairstone Rd. - Design & Install Landscape beds in medians on Blairstone rd. All work to include removal of existing sod in tips of medians, remove soil and install approx. 20 yds bedding mix, adjust irrigation heads & install plant material			
Includes installation of (184) 1gal plants & (106) 3gal plants	1	3,427.00	3,427.00
Median #1 1gal Jasmine 3gal Drift Rose 3gal Indian Hawthorn			
----- Median #2 1gal Big Blue Liriope		001.320.57200.46990	
----- Median #3 1gal Jasmine 3gal Mini Loropetalum 3gal Flax Lily			
\$2,726.40 actual			
Approx. 20yds Bedding Mix	1	1,600.00	1,600.00
Tiller	1	60.00	60.00
Pine Straw	80	7.50	600.00
Design Fee	1	1,950.00	1,950.00
MOT / Barricades	1	3,000.00	3,000.00
Includes Materials & Labor to change out irrigatin heads/ nozzles	1	300.00	300.00
Includes Materials & Labor to spray out existing sod with round up 3x	1	1,115.00	1,115.00
Includes Labor to till beds, install bedding mix and plant material	1	5,760.00	5,760.00

Landscape Enhancement/Beautification  
*Corbin deNagy*  
11/21/2024

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191  \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	<b>Total</b>	\$17,812.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$17,812.00



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

# Invoice

Date	Invoice #
11/25/2024	171469-LS

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



P.O. No.	Terms	Due Date
		11/25/2024

Description	Quantity	Rate	Amount
Tot Lot - Install mulch, move benches & create mulch path			
Includes labor to install mulch & move benches	36	50.00	1,800.00
Tot Lot Sign Repair	1	95.00	95.00
Cat Loader	1	500.00	500.00
Mini Ex	1	400.00	400.00
		46485	
		<i>Corbin deWagy</i>	
		11/26/2024	

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.  
Office: (850)-656-5939 Fax: (850) 656-0191

<b>Total</b>	\$2,795.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,795.00

\$35 fee for all returned checks  
A finance charge of 2% per month may be assessed on all 90 day past due balances  
In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.  
Material pricing may fluctuate based on inflation. Fuel surcharges may apply.



# INVOICE

Please Make Check out to Custom Reserves LLC

**Custom Reserves**  
contact@customreserves.com  
5470 E Busch Blvd, Unit 171  
Tampa, Florida 33617  
United States

Fax: (813) 200-8448  
Toll free: (888) 927-7865  
www.customreserves.com

**BILL TO**  
**Capital Region Community  
Development District**  
Corbin deNagy  
3196 Merchants Row Boulevard  
Suite 130  
Tallahassee, Florida 32311  
United States

850-727-5310  
cdenagy@gmsnf.com

**Invoice Number:** F1347.24

**Invoice Date:** November 25, 2024

**Payment Due:** November 25, 2024

**Amount Due (USD):** \$2,200.00

 Pay Securely Online





Product/Service	Quantity	Price	Amount
<b>Reserve Study</b> Final Payment - Due upon receipt of the Reserve Study as agreed upon in the Confirmation of Services.	0.5	\$4,400.00	\$2,200.00

**Total:** \$2,200.00

**Amount Due (USD):** \$2,200.00

60000  
*Corbin deNagy*  
12/2/24

**Pay Securely Online**

[link.waveapps.com/mbgmzw-628udg](https://link.waveapps.com/mbgmzw-628udg)

**Notes / Terms**

Please add the 2% service fee for credit card payments only.

Thank you for allowing Custom Reserves to be a resource for your community!



2021-2 St. Augustine Road E, Jacksonville, FL 32207  
888-465-6373



INV:92464954

ACCT#	DATE	TERMS	BIN/CNT
301956	10/15/2024	NET30	45607-1
PO# NET30; NT# 8130102			

HSC DHL: DHL Expedited (5 oz)  
Tracking#: 420320929261290339700605343828

**BILL TO:**  
GMS - GOVERNMENTAL MANAGEMENT SERVICES  
475 WEST TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092

**SHIP TO:**  
SARAH SWEETING  
ROLLING HILLS CDD  
904-940-5850  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D Option	DESK SIGN 2X10 ALUMINUM W/INSERT -- Ryan Culton Logo : None	20.00 0.00	14.99 0.00	14.99
1	DHLEXPED	SHIPPING AND HANDLING - DHL EXPEDITED	7.99	7.99	7.99
		<b>TOTAL</b>			<b>22.98</b>

We appreciate your business !!!



## Tiziana Cessna

---

**From:** Sarah Sweeting <ssweeting@gmsnf.com>  
**Sent:** Monday, December 2, 2024 9:18 AM  
**To:** Patti Powers  
**Cc:** Tiziana Cessna  
**Subject:** Re: Your invoice is attached from HC Brands  
**Attachments:** INV-92464954.pdf

Hi Tiziana,

This invoice is for Capital Region. They have the ship to as Rolling . Sorry for the confusion.

On Dec 2, 2024, at 9:06 AM, Patti Powers <ppowers@gmssf.com> wrote:

Sarah – what District is the attached, I already received the Rolling Hills one.

**Patti Powers**  
**GMS-SF, LLC**  
**5385 N Nob Hill Road**  
**Sunrise, FL 33351**  
☎ (954) 721-8681 x202  
📠 (954) 721-9202  
[www.govmgtsvc.com](http://www.govmgtsvc.com)  
[ppowers@gmssf.com](mailto:ppowers@gmssf.com)

<image001.png>

---

**From:** Tiziana Cessna <[TCessna@gmssf.com](mailto:TCessna@gmssf.com)>  
**Date:** Wednesday, November 27, 2024 at 2:15 PM  
**To:** Patti Powers <[ppowers@gmssf.com](mailto:ppowers@gmssf.com)>  
**Subject:** FW: Your invoice is attached from HC Brands

Hi Patti,  
I think this is for Rolling Hills.

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

<image002.png>

---

**From:** Sarah Sweeting <ssweeting@gmsnf.com>  
**Sent:** Tuesday, November 26, 2024 11:13 AM  
**To:** HC Brands <documents@hcbrands.com>; Tiziana Cessna <TCessna@gmssf.com>  
**Cc:** Oksana Kuzmuk <okuzmuk@gmsnf.com>; Lisa Pelkey <lpelkey@gmsnf.com>  
**Subject:** Re: Your invoice is attached from HC Brands

Hi Tiziana,

Can you please process the attached invoice?

Thank you,

On Nov 26, 2024, at 11:11 AM, HC Brands <documents@hcbrands.com>  
wrote:

While posting your payment we noticed that you did not pay the attached  
invoice.

<INV-92464954.pdf>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3484702

Client Matter No. 17123-1

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

Mr. Jim Oliver

Capital Region CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3484702

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

10/03/24	S. Sandy	0.10	29.50	Confer regarding stormwater maintenance for LDR-1
10/07/24	S. Sandy	0.80	236.00	Review LDR-1 preliminary plat; prepare letter to City regarding same
10/11/24	D. Wilbourn	1.00	175.00	Prepare and transmit new supervisor guide
10/14/24	S. Sandy	0.20	59.00	Prepare work authorization for AllPro Blair Stone median plantings
10/15/24	S. Sandy	1.10	324.50	Prepare AllPro work authorization for Blairstone median plantings
10/15/24	D. Wilbourn	0.40	70.00	Prepare work authorization with AllPro
10/18/24	S. Sandy	0.20	59.00	Confer regarding trail ownership
10/25/24	D. Wilbourn	0.30	52.50	Record and disseminate recorded temporary construction easement
10/31/24	J. Brown	0.20	66.00	Miscellaneous correspondence with Sandy concerning assessments; follow-up from same
TOTAL HOURS		4.30		

**KUTAK ROCK LLP**

Capital Region CDD  
November 25, 2024  
Client Matter No. 17123-1  
Invoice No. 3484702  
Page 2

TOTAL FOR SERVICES RENDERED		\$1,071.50
DISBURSEMENTS		
Filing and Court Fees	99.10	
TOTAL DISBURSEMENTS		<u>99.10</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,170.60</u>

31500

*Corbin deNagy*

12/2/24

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 25, 2024

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

**ACH/Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3484703  
Client Matter No. 17123-2  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3484703  
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

09/04/24	S. Sandy	0.70	206.50	Review draft agenda and minutes; confer with de Nagy regarding same
10/02/24	S. Sandy	0.50	147.50	Attend agenda call
10/10/24	S. Sandy	1.80	531.00	Prepare for and attend board meeting; conduct follow-up regarding same
10/11/24	S. Sandy	0.70	206.50	Conduct meeting follow-up; confer with Berlin

TOTAL HOURS 3.70

TOTAL FOR SERVICES RENDERED \$1,091.50

TOTAL CURRENT AMOUNT DUE \$1,091.50

31500

*Corbin deNagy*

12/2/24

**MAKE CHECK PAYABLE TO:**



**The Lake Doctors, Inc.**  
Aquatic Management Services  
Post Office Box 20122  
Tampa, FL 33622-0122  
(850) 329-2389

**PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD**



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

**ADDRESSEE**

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	11/25/2024	\$332.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

0000000018515001000000023143400000003320079

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 12/1/2024**

**Invoice 1977296**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
11/21/2024	Water Management - Monthly		\$332.00	\$0.00	\$332.00

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

46500

11/26/2024

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:**

\$332.00

**This Invoice Total:**

\$332.00

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

**Customer #:** 708277  
**Portal Registration #:** C96B1461  
**Customer E-mail(s):** cdenagy@gmsnf.com,tcessna@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 Landcare of  
Tallahassee, Inc.  
PO Box 38355  
Tallahassee, FL  
32315-8355

# Invoice

Date	Invoice #
12/3/2024	197306

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/2/2025

Description	Quantity	Rate	Amount
Unit 31; FL-170: Outflow Drain Repair  Repair of outflow drain at FL-170		2,500.00	2,500.00
		46550 <i>Corbin deNagy</i> 12/4/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$2,500.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,500.00



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

# Invoice

Date	Invoice #
12/3/2024	197344

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/2/2025

Description	Quantity	Rate	Amount
Tree Removal: LSF-3 Maple Ridge  Remove 3 trees in natural area at the corner of Crimson Clover Way and Mystic Pl, haul fallen debris as well, cut stumps low		3,640.00	3,640.00
		46490 <i>Corbin deNagy</i> 12/4/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$3,640.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,640.00





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

# Invoice

Date	Invoice #
12/4/2024	197347

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/3/2025

Description	Quantity	Rate	Amount
DOGIPOT Dispensers and Trash Receptacle  (2) Poly DOGIPOT Junior Bag Dispenser & (1) 10 Gallon Poly DOGIPOT Trash Receptacle with Lid  **LABOR WILL BE BILLED SEPARATELY**		175.37	175.37
		61000 <i>Corbin deNagy</i> 12/4/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$175.37
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$175.37



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

# Invoice

Date	Invoice #
12/6/2024	197351

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/5/2025

Description	Quantity	Rate	Amount
Central Park Lake Drain Clean around drainage box  Per - Robert Berlin Date of Service: 11/5/2024		180.00	180.00
		46550 <i>Corbin deNagy</i> 12/6/24	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.  \$35 fee for all returned checks A Finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer	<b>Total</b>	\$180.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$180.00



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

# Invoice

Date	Invoice #
12/5/2024	171472-LS

<b>Bill To</b>
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311



P.O. No.	Terms	Due Date
		12/5/2024

Description	Quantity	Rate	Amount
SB111B Schoolhouse Rd Stormwater Pond cleanup			
General Labor to Remove pond bottom sediment & clean up	52	50.00	2,600.00
Cat Track	1	450.00	450.00
Cat Loader	1	500.00	500.00
Davco Attachment	1	200.00	200.00
Dates of Service: 12-2, 12-3, & 12-4			
		46550 <i>Corbin deNagy</i> 12/6/2024	

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191	<b>Total</b>	\$3,750.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$3,750.00

\$35 fee for all returned checks  
 A finance charge of 2% per month may be assessed on all 90 day past due balances  
 In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.  
 Material pricing may fluctuate based on inflation. Fuel surcharges may apply.

# Check Request

District: Capital Region CDD

Amount: \$850,000.00

Date: December 11, 2024

Purpose: Investment of Funds

Code: 001-300-15100-10000

Payee: v# 26 State Board of Administration

**CAPITAL REGION CDD**  
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
<b>TOTAL NET ASSESSED</b>		<b>\$271,812.11</b>	<b>\$941,387.18</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$432,568.73</b>	<b>\$2,010,240.36</b>	<b>\$4,572,474.01</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$292,271.09</b>	<b>\$1,012,244.28</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$465,127.67</b>	<b>\$2,161,548.77</b>	<b>\$4,916,638.72</b>
<b>% ASSESSMENTS</b>		<b>7.66%</b>	<b>5.71%</b>	<b>8.99%</b>	<b>7.73%</b>	<b>9.12%</b>	<b>12.20%</b>	<b>48.59%</b>	<b>100.00%</b>
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,736.72	\$71,736.72
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$738,971.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$215,210.15</b>	<b>\$954,182.05</b>
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
INTEREST									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$193,351.61</b>	<b>\$108,226.14</b>	<b>\$235,819.50</b>	<b>\$180,239.02</b>	<b>\$230,034.48</b>	<b>\$231,283.15</b>	<b>\$1,120,840.05</b>	<b>\$2,299,793.95</b>
<b>NET DUE TAX ROLL</b>		<b>\$78,460.50</b>	<b>\$94,189.14</b>	<b>\$83,118.18</b>	<b>\$93,908.33</b>	<b>\$93,346.12</b>	<b>\$201,285.58</b>	<b>\$602,453.44</b>	<b>\$1,246,761.29</b>
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
<b>% RECEIVED DIRECT INVOICE</b>		<b>#DIV/0!</b>	<b>0.00%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>25.00%</b>	<b>6.99%</b>
<b>% RECEIVED TAX ROLL</b>		<b>71.13%</b>	<b>53.47%</b>	<b>73.94%</b>	<b>65.75%</b>	<b>71.13%</b>	<b>53.47%</b>	<b>65.04%</b>	<b>64.85%</b>
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
12/11/24									CHECKS
Total transferred		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total DUE</b>		<b>\$301,577.75</b>		<b>\$235,819.50</b>	<b>\$180,239.02</b>		<b>\$461,317.63</b>		

**CAPITAL REGION CDD**  
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
<b>TOTAL NET ASSESSED</b>		<b>\$271,812.11</b>	<b>\$941,387.18</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$432,568.73</b>	<b>\$2,010,240.36</b>	<b>\$4,572,474.01</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$292,271.09</b>	<b>\$1,012,244.28</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$465,127.67</b>	<b>\$2,161,548.77</b>	<b>\$4,916,638.72</b>
<b>% ASSESSMENTS</b>		<b>7.66%</b>	<b>5.71%</b>	<b>8.99%</b>	<b>7.73%</b>	<b>9.12%</b>	<b>12.20%</b>	<b>48.59%</b>	<b>100.00%</b>

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,736.72	\$71,736.72
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$738,971.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$215,210.15</b>	<b>\$954,182.05</b>
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
INTEREST									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$193,351.61</b>	<b>\$108,226.14</b>	<b>\$235,819.50</b>	<b>\$180,239.02</b>	<b>\$230,034.48</b>	<b>\$231,283.15</b>	<b>\$1,120,840.05</b>	<b>\$2,299,793.95</b>
<b>NET DUE TAX ROLL</b>		<b>\$78,460.50</b>	<b>\$94,189.14</b>	<b>\$83,118.18</b>	<b>\$93,908.33</b>	<b>\$93,346.12</b>	<b>\$201,285.58</b>	<b>\$602,453.44</b>	<b>\$1,246,761.29</b>

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
<b>% RECEIVED DIRECT INVOICE</b>	<b>#DIV/0!</b>	<b>0.00%</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>25.00%</b>	<b>6.99%</b>
<b>% RECEIVED TAX ROLL</b>	<b>71.13%</b>	<b>53.47%</b>	<b>73.94%</b>	<b>65.75%</b>	<b>71.13%</b>	<b>53.47%</b>	<b>65.04%</b>	<b>64.85%</b>

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001,300,10100,01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300,10000	201-700-36300,10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
12/11/24							CHECKS	
Total transferred	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total DUE</b>	<b>\$301,577.75</b>		<b>\$235,819.50</b>	<b>\$180,239.02</b>		<b>\$461,317.63</b>		

CAPITAL REGION CDD  
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
<b>TOTAL NET ASSESSED</b>		\$271,812.11	\$941,387.18	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$2,010,240.36	\$4,572,474.01
<b>TOTAL GROSS ASSESSED</b>		\$292,271.09	\$1,012,244.28	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$2,161,548.77	\$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,736.72	\$71,736.72
<b>TOTAL DUE DIRECT INVOICE</b>		\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$215,210.15	\$954,182.05
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
INTEREST									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
<b>TOTAL RECEIVED TAX ROLL</b>		\$193,351.61	\$108,226.14	\$235,819.50	\$180,239.02	\$230,034.48	\$231,283.15	\$1,120,840.05	\$2,299,793.95
<b>NET DUE TAX ROLL</b>		\$78,460.50	\$94,189.14	\$83,118.18	\$93,908.33	\$93,346.12	\$201,285.58	\$602,453.44	\$1,246,761.29

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	#DIV/0!	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	25.00%	6.99%
% RECEIVED TAX ROLL	71.13%	53.47%	73.94%	65.75%	71.13%	53.47%	65.04%	64.85%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-10100	001.300.10100.01000
	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	n/a	n/a
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100		
	vendor# 106	vendor # 300	vendor #130	vendor #148				
	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-109000				
DATE							CHECKS	
12/11/24								
Total transferred	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Total DUE</b>	\$301,577.75	\$235,819.50	\$180,239.02	\$461,317.63				

**CAPITAL REGION CDD**  
ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.90	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.77
NET LEON CO TAX ROLL	4096.91	\$271,812.11	\$202,415.28	\$318,937.68	\$274,147.35	\$323,380.60	\$432,568.73	\$1,723,293.49	\$3,546,555.24
GROSS LEON CO TAX ROLL		\$292,271.09	\$217,650.84	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
<b>TOTAL NET ASSESSED</b>		<b>\$271,812.11</b>	<b>\$941,387.18</b>	<b>\$318,937.68</b>	<b>\$274,147.35</b>	<b>\$323,380.60</b>	<b>\$432,568.73</b>	<b>\$2,010,240.36</b>	<b>\$4,572,474.01</b>
<b>TOTAL GROSS ASSESSED</b>		<b>\$292,271.09</b>	<b>\$1,012,244.28</b>	<b>\$342,943.74</b>	<b>\$294,782.10</b>	<b>\$347,721.08</b>	<b>\$465,127.67</b>	<b>\$2,161,548.77</b>	<b>\$4,916,638.72</b>
<b>% ASSESSMENTS</b>		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,736.72	\$71,736.72
<b>TOTAL DUE DIRECT INVOICE</b>		<b>\$0.00</b>	<b>\$738,971.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$215,210.15</b>	<b>\$954,182.05</b>
LEON CO DIST 1	11/13/24	\$1,267.84	\$0.00	\$3,359.41	\$0.00	\$1,508.37	\$0.00	\$6,294.98	\$12,430.60
LEON CO DIST 2	11/19/24	\$17,771.64	\$4,138.91	\$22,091.69	\$0.00	\$21,143.30	\$8,845.00	\$74,170.25	\$148,160.79
LEON CO DIST 3	12/10/24	\$174,312.13	\$104,087.23	\$210,368.40	\$180,239.02	\$207,382.81	\$222,438.15	\$1,040,374.82	\$2,139,202.56
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
INTEREST									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST									\$0.00
<b>TOTAL RECEIVED TAX ROLL</b>		<b>\$193,351.61</b>	<b>\$108,226.14</b>	<b>\$235,819.50</b>	<b>\$180,239.02</b>	<b>\$230,034.48</b>	<b>\$231,283.15</b>	<b>\$1,120,840.05</b>	<b>\$2,299,793.95</b>
<b>NET DUE TAX ROLL</b>		<b>\$78,460.50</b>	<b>\$94,189.14</b>	<b>\$83,118.18</b>	<b>\$93,908.33</b>	<b>\$93,346.12</b>	<b>\$201,285.58</b>	<b>\$602,453.44</b>	<b>\$1,246,761.29</b>
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	#DIV/0!		0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	25.00%	6.99%
% RECEIVED TAX ROLL	71.13%		53.47%	73.94%	65.75%	71.13%	53.47%	65.04%	64.85%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000 n/a n/a
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
12/11/24								CHECKS	
Total transferred		\$0.00		\$0.00	\$0.00		\$0.00		
<b>Total DUE</b>		<b>\$301,577.75</b>		<b>\$235,819.50</b>	<b>\$180,239.02</b>		<b>\$461,317.63</b>		



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 548  
**Invoice Date:** 12/1/24  
**Due Date:** 12/1/24  
**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 -December 2024		4,825.17	4,825.17
Website Administration -December 2024	351	113.42	113.42
Information Technology - December 2024	351	264.67	264.67
Dissemination Agent Services -December 2024	313	708.92	708.92
Office Supplies		0.15	0.15
Postage		10.75	10.75
Copies		13.95	13.95
Telephone	410	19.36	19.36
<b>Total</b>			<b>\$5,956.39</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,956.39</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 549

Invoice Date: 12/1/24

Due Date: 12/1/24

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - December 2024		13,129.75	13,129.75
<i>Jerry Lambert</i> 12-10-24			

**Total** \$13,129.75

**Payments/Credits** \$0.00

**Balance Due** \$13,129.75

# Invoice



Address:  
 615 Gamble Rd  
 Monticello, FL 32344  
 Phone: Cell:  
 (850)997-0932 (850)508-4436

DATE	INVOICE #
11/12/2024	2024-115


<b>BILL TO</b>
Capital Region CDD Gov. Mgmt. Services 3196 Merchants Row Blvd. Suite 130 Tallahassee, FL 32311



P.O. #	TERMS	PROJECT
	Due on receipt	

QUANTITY	DESCRIPTION	RATE	AMOUNT
2	Storm water hoses repaired		
1	Head wall sealed		
	Southwood Corbin Denagy 850-727-5311	7,200.00	7,200.00
		46550 <i>Corbin denagy</i> 12/2/24	
Thank you for your business.		<b>Total</b>	\$7,200.00

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 **The Lake Doctors, Inc.**  
Aquatic Management Services  
Post Office Box 20122  
Tampa, FL 33622-0122  
(850) 329-2389

 	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	12/10/2024	\$332.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

00000000018515001000000023600600000003320071

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 12/19/2024**

**Invoice 1977738**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/9/2024	Water Management - Monthly		\$332.00	\$0.00	\$332.00

The pond looks great. We were going to keep some of the lilly pads in the pond. If you don't want them let us know. Please contact Jim Hawkins with any questions. Thank you

46500

*Corbin deNagy*

12/10/24

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:**

\$332.00

**This Invoice Total:**

\$332.00

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

**Customer #:** 708277

**Portal Registration #:** C96B1461

**Customer E-mail(s):** cdenagy@gmsnf.com, tcessna@gmssf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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



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

# Invoice

Date	Invoice #
12/11/2024	197355

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/10/2025

Description	Quantity	Rate	Amount
Controller 1; Unit 5 - Mainline Repair			
3" SCH 40 Coupling PVC SS	1	5.06	5.06
3" x 2" PVC RED Bushing SS	1	3.88	3.88
2" SCH 40 90 Elbow	2	3.10	6.20
Rectangular Valve Box	1	32.44	32.44
2" SCH 40 PVC BE Pipe	10	1.59	15.90
2" SCH 40 Coupling	1	1.52	1.52
Concrete Mix (2) bags		22.33	22.33
Irrigation Technician Labor	5.5	80.00	440.00
Irrigation Helper Labor	11	50.00	550.00
Date of Service: 12/10/2024 Damage Source: Normal Wear			
		46450 <i>Corbin deNagy</i> 12/13/2024	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$1,077.33
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,077.33



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

# Invoice

Date	Invoice #
12/18/2024	197365

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/17/2025

Description	Quantity	Rate	Amount
Unit 26: Mossy Creek Nature Trail Ext.- Bridge Repair			
2X6X8 PT	42	8.67	364.14
6X6X12 PT	3	66.24	198.72
2X8X8 PT	16	13.88	222.08
25 LB. 3" SCREW STAR DRIVE TAN	1	187.19	187.19
Concrete Mix	12	9.76	117.12
General Labor		4,550.00	4,550.00

Capital Reserves

*Corbin deNagy*

12/19/2024

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$5,639.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,639.25



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

# Invoice

Date	Invoice #
12/18/2024	197367

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/17/2025

Description	Quantity	Rate	Amount
Blairstone (5, 17) - Fungicide Application			
Armada 50 WDG - 2 gal.		1.20	1.20
IPM Technician Labor	0.48	80.00	38.40
IPM Helper Labor	0.48	50.00	24.00
Date of Service: 12/17/2024			
		46900	
		<i>Corbin deNagy</i>	
		12/19/2024	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$63.60
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$63.60



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

# Invoice

Date	Invoice #
12/19/2024	197369

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/18/2025

Description	Quantity	Rate	Amount
Controller 15; Orange Ave - Valve Replace			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor	2.5	80.00	200.00
Date of Service: 12/16/2024			
		46450	
		<i>Corbin deNagy</i>	
		12/19/2024	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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

<b>Total</b>	\$286.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$286.25



# Invoice



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

Date	Invoice #
12/19/2024	197371

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/18/2025

Description	Quantity	Rate	Amount
DOGIPOT Installation - LABOR Installation of DOGIPOT @ CENTRAL PARK  Date of Service: 12/17/2024	0.5	60.00	30.00
		46900 <i>Corbin deNagy</i> 12/19/2024	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

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


<b>Total</b>	\$30.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$30.00

**\* LocalIQ**  
 Florida  
**GANNETT**

<b>ACCOUNT NAME</b> Capital Region Community		<b>ACCOUNT #</b> 1127543	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0006818342	<b>BILLING PERIOD</b> Nov 1- Nov 30, 2024	<b>PAYMENT DUE DATE</b> December 20, 2024	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$83.34	

**BILLING ACCOUNT NAME AND ADDRESS**

Capital Region Community  
 Governmental Management Services, LLC  
 475 W. Town Pl. Ste. 114  
 Saint Augustine, FL 32092-3649



**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
 All funds payable in US dollars.

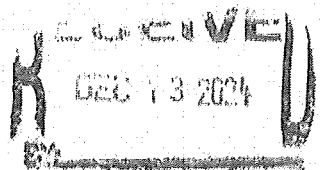
**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

Date	Description	Amount
11/1/24	Balance Forward	\$166.34
11/13/24	PAYMENT - THANK YOU	-\$83.00
11/27/24	PAYMENT - THANK YOU	-\$83.34

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/7/24	10744134	TAL Tallahassee Democrat	November Meeting		\$83.34



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$83.34
Service Fee 3.99%	\$3.33
*Cash/Check/ACH Discount	-\$3.33
*Payment Amount by Cash/Check/ACH	\$83.34
Payment Amount by Credit Card	\$86.67

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Capital Region Community		1127543		0006818342		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$83.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.34
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$86.67
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0001127543000000000000068183420000833467171



Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

**AFFIDAVIT OF PUBLICATION**

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

Notice of Meeting  
Capital Region Community  
Development District  
(SouthWood)

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, November 14, 2024 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
11/7/24 #10744134

STATE OF WISCONSIN, COUNTY OF BROWN

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

11/07/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/07/2024

Legal Clerk

\_\_\_\_\_  
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$83.34  
Tax Amount: \$0.00  
Payment Cost: \$83.34  
Order No: 10744134 # of Copies: 1  
Customer No: 1127543  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 18, 2024

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3499625  
Client Matter No. 17123-1  
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3499625  
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

11/15/24	D. Wilbourn	0.50	87.50	Board meeting follow-up
11/21/24	J. Brown	0.40	132.00	Review correspondence regarding golf course property; confer with Sandy
11/21/24	S. Sandy	0.80	236.00	Confer correspondence from McMurry regarding golf course; confer regarding same

TOTAL HOURS 1.70

TOTAL FOR SERVICES RENDERED \$455.50

TOTAL CURRENT AMOUNT DUE \$455.50

31500

*Corbin deNagy*

12/19/2024

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 18, 2024

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3499627  
Client Matter No. 17123-2  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3499627  
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

11/14/24	S. Sandy	1.90	560.50	Prepare for and attend board meeting; conduct follow-up regarding same
----------	----------	------	--------	--

TOTAL HOURS 1.90

TOTAL FOR SERVICES RENDERED \$560.50

TOTAL CURRENT AMOUNT DUE \$560.50

31500

*Corbin deVagy*

12/19/2024

# Capital Region

## City of Tallahassee Utilities

**all on auto pay and e bill**

			Nov-24
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	\$0.00
7580485610	100012701	3705 Four Oaks Blvd	\$93.47
6948377092	100012735	1901 Merchants Row Blvd	\$15.01
3077919780	100012813	3136 Dickinson Dr.	\$14.90
1894063223	100013816	2380 E Orange Ave Irr	\$1,770.92
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$14.33
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.00
8965428817	100013966	3559 Four Oaks Blvd	\$32.73
9143451140	100013997	3700 Spider Lily Way	\$14.26
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$14.33
3680485610	100014060	3765 Grove Park Dr	\$13.66
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$34.65
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$105.14
9732155598	100014729	4141 Artemis Way	\$478.50
8404454440	100014758	4140 Artemis Way	\$13.55
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.99
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$19.57
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.55
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.75
9356890232	100015670	4583 Grove Park Dr. Temp.	\$13.55
7670485610	100015703	3766 Greyfield Dr	\$49.75
3543485610	100015738	3701 Mossy Creek Ln - Unit 1	\$266.11
1780485610	100016392	2150 Merchants Row Blvd - Pump	\$14.33
8270485610	100016426	3603 Capital Cir SE Irr.	\$297.21
9413485610	100017333	3000 School House Road	\$14.23
5399698926	100017365	3252 Updike Ave IRR	\$13.55
	100249585	3080 Merchants Row Blvd	\$58.26
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$44.66
3541485610	100198629	2301 E Orange Ave, Irr	\$14.36
3541485610	100207738	3591 Strolling Way	\$13.55
9674588544	100201943	3232 Riverton Trl	\$13.66
9674588544	100205698	4295 Avon Park Cir	\$13.66
9674588544	100210950	3611 Biltmore Ave	\$13.55
9674588544	100212948	3735 Esplanade Way	\$13.99
8001821240	100202870	2450 Rain Lily Way	\$81.74
8001821240	100204566	4072 Invy Green Trl	\$81.74
8001821240	100205224	4216 Summertree Dr	\$163.53
8001821240	100206207	3749 Biltmore Ave	\$210.25
8001821240	100208571	4297 Avon Park	\$116.78
8001821240	100208804	3616 Longfellow Rd	\$81.74
8001821240	100209402	3900 Overlook Dr	\$198.52
8001821240	100210193	4046 Colleton CT	\$58.39
8001821240	100212804	4038 Shady View Ln	\$58.39
8001821240	100213814	3070 Bent Grass Ln	\$81.74
3183002658	100034498	3001 School House Rd Reclaimed pay online	\$262.55
<b>Total</b>			<b>\$4,926.10</b>
<b>V#29</b>	<b>001-320-57200-43000</b>		<b>\$0.00</b>

**Customer Name:** Capital Region CDD  
**Account Number:** 100012701  
**Billing Date:** December 2, 2024

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of December 2, 2024**

Previous Balance	92.81
Payment Received - 11/22/2024	-92.81
<b>Current Charges</b>	<b>93.47</b>
<b>Total Amount Due</b>	<b>\$ 93.47</b>

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

 Commercial Area Lighting	\$ 93.47
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	12/23/2024 Draft Amount
100012701	\$0.00	\$93.47	<b>\$ 93.47</b>

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

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

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**Area Lighting****Service from 10/27/2024 - 11/26/2024****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	73.92
Fuel & Purch Pwr: 457 kwh at \$0.03765	17.21
Gross Receipts Tax: 2.56406% of \$91.13	2.34
<b>Subtotal</b>	<b>\$ 93.47</b>

**Service Address Total:** 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 93.47**

**Customer Name:** Capital Region CDD  
**Account Number:** 100012735  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	583.12
Payment Received - 11/18/2024	-583.12
<b>Current Charges</b>	<b>15.01</b>
<b>Total Amount Due</b>	<b>\$ 15.01</b>

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

 Elec General Svc-Non Demand	\$ 15.01
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100012735	\$0.00	\$15.01	<b>\$ 15.01</b>

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5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

City of Tallahassee  
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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>13</b>	Jun-24	6	Feb-24	11
<b>Oct-24</b>	<b>14</b>	May-24	0	Jan-24	12
Sep-24	14	Apr-24	4	Dec-23	4
Aug-24	13	Mar-24	1	<b>Nov-23</b>	<b>14</b>
Jul-24	14				

Customer Charge	13.21
Energy Charge: 13 kwh at \$0.07118	0.93
Fuel & Purch Pwr: 13 kwh at \$0.03765	0.49
Gross Receipts Tax: 2.56406% of \$14.63	0.38
<b>Subtotal</b>	<b>\$ 15.01</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	11/21/2024	1885		10/23/2024	1872		13	1.00	13 KWH	

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

**Premise Id #: PRM0029045**

**\$ 15.01**

**Customer Name:** Capital Region CDD  
**Account Number:** 100012813  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	14.90
Payment Received - 11/18/2024	-14.90
<b>Current Charges</b>	<b>14.90</b>
<b>Total Amount Due</b>	<b>\$ 14.90</b>

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

 Elec General Svc-Non Demand	\$ 14.90
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100012813	\$0.00	\$14.90	<b>\$ 14.90</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Public Service Tax	1.35
<b>Subtotal</b>	<b>\$ 14.90</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	11/21/2024	11		10/23/2024	11		0	1.00	0 KWH	

**Service Address Total: 3136 Dickinson Dr, Tallahassee, FL 32311**

**Premise Id #: PRM0121511**

**\$ 14.90**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013816  
**Billing Date:** November 27, 2024

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<b>Account Summary as of November 27, 2024</b>	
Previous Balance	1,669.46
Payment Received - 11/18/2024	-1,669.46
<b>Current Charges</b>	<b>1,770.92</b>
<b>Total Amount Due</b>	<b>\$ 1,770.92</b>

**Service Address:** 2380 E Orange Ave, Tallahassee, FL 32301 (CITY )

 Water - Reuse Service	\$ 1,770.92
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100013816	\$0.00	\$1,770.92	<b>\$ 1,770.92</b>

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**Water Service**

**Service from 10/23/2024 - 11/20/2024**

**Water - Reuse Service**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Nov-24	9,949	Jun-24	18,965	Feb-24	1,147
Oct-24	9,379	May-24	12,566	Nov-23	5,546
Sep-24	7,737	Apr-24	720	Sep-23	5,111
Aug-24	8,859	Mar-24	1,273	<b>Aug-23</b>	<b>10,815</b>
Jul-24	10,032				

Reuse Gallonage Rate: 9,949 cgal at \$0.178      1,770.92  
**Subtotal**      **\$ 1,770.92**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	11/21/2024	781092		10/23/2024	771143		9949	1.00	9949 CGAL	

**Service Address Total: 2380 E Orange Ave, Tallahassee, FL 32301**

**Premise Id #: PRM0137044**

**\$ 1,770.92**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013845  
**Billing Date:** November 27, 2024

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*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of November 27, 2024**

Previous Balance	14.33
Payment Received - 11/18/2024	-14.33
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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

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

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013845	\$0.00	\$14.33	<b>\$ 14.33</b>

This account is on AutoPay. Payment will be drafted on or after 12/17/2024, unless a different date has been selected. Do not send payment.

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

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

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	7	Jun-24	7	Feb-24	6
<b>Oct-24</b>	7	May-24	7	Jan-24	7
Sep-24	7	Apr-24	6	Dec-23	6
Aug-24	7	Mar-24	7	<b>Nov-23</b>	7
Jul-24	7				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.97	0.36
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	11/21/2024	1213		10/23/2024	1206		7	1.00	7 KWH	

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

**Premise Id #: PRM0121634**

**\$ 14.33**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013878  
**Billing Date:** November 27, 2024

*This bill includes charges and/or credits not appearing on a prior bill for the same time period. Please disregard the earlier bill. We apologize for any inconvenience this may have caused.*

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

**Account Summary as of November 27, 2024**

Previous Balance	383.37
Payment Received - 11/18/2024	-383.37
<b>Current Charges</b>	<b>60.31</b>
Adjustments	-383.37
<b>Total Amount Due</b>	<b>-\$ 323.06</b>

**Service Address:** 3564 S Blair Stone Rd, Tallahassee, FL 32311 (CITY )

 Water - Reuse Service	\$ 60.31
 Other Charges	-\$ 383.37

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

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013878	\$0.00	-\$323.06	<b>-\$ 323.06</b>

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**Water Service**

**Service from 09/24/2024 - 11/20/2024**

**Water - Reuse Service**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Nov-24	124	Mar-23	14	Sep-22	1,958
Oct-24	184	Dec-22	0	Aug-22	65
Aug-24	3	Nov-22	0	Jul-22	46
May-24	2	Oct-22	0	<b>Jun-22</b>	<b>64</b>
Dec-23	1				

Reuse Gallonage Rate: 184 cgal at \$0.178	32.75
Reuse Gallonage Rate: 124 cgal at \$0.178	22.07
Public Service Tax	3.28
Public Service Tax	2.21
<b>Subtotal</b>	<b>\$ 60.31</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WR200000	11/21/2024	321		10/25/2024	197	N	124	1.00	124 CGAL	

**Service Address Total: 3564 S Blair Stone Rd, Tallahassee, FL 32311**

**Premise Id #: PRM0018747**

**\$ 60.31**

**Other Charges**

Billing Corrections

-383.37

**Total Other Account Charges:**

**-\$ 383.37**



**Customer Name:** Capital Region CDD  
**Account Number:** 100013966  
**Billing Date:** November 27, 2024

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*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of November 27, 2024**

Previous Balance	14.16
Payment Received - 11/18/2024	-14.16
<b>Current Charges</b>	<b>14.23</b>
Adjustments	18.50
<b>Total Amount Due</b>	<b>\$ 32.73</b>

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

 Elec General Svc-Non Demand	\$ 14.23
 Other Charges	\$ 18.50

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

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013966	\$0.00	\$32.73	<b>\$ 32.73</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH		
Nov-24	6	n/a	n/a	n/a	n/a	Customer Charge	13.21
n/a	n/a	n/a	n/a	n/a	n/a	Energy Charge: 6 kwh at \$0.07118	0.43
n/a	n/a	n/a	n/a	n/a	n/a	Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
n/a	n/a	n/a	n/a	n/a	n/a	Gross Receipts Tax: 2.56406% of \$13.87	0.36
n/a	n/a	n/a	n/a	n/a	n/a	<b>Subtotal</b>	<b>\$ 14.23</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	11/21/2024	452		10/23/2024	446		6	1.00	6 KWH	

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

**Premise Id #: PRM0105099** **\$ 14.23**

<b>Other Charges</b>	Electric Turn on Fee	18.50
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**Total Other Account Charges:** **\$ 18.50**

**Customer Name:** Capital Region CDD  
**Account Number:** 100013997  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	14.36
Payment Received - 11/18/2024	-14.36
<b>Current Charges</b>	<b>14.26</b>
<b>Total Amount Due</b>	<b>\$ 14.26</b>

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

 Elec General Svc-Non Demand	\$ 14.26
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013997	\$0.00	\$14.26	<b>\$ 14.26</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>7</b>	Jun-24	8	Feb-24	7
<b>Oct-24</b>	<b>8</b>	May-24	8	Jan-24	7
Sep-24	8	Apr-24	7	Dec-23	7
Aug-24	7	Mar-24	8	<b>Nov-23</b>	<b>8</b>
Jul-24	8				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Church Discount: 7 kwh at -\$0.01	-0.07
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.90	0.36

**Subtotal \$ 14.26**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	11/21/2024	810		10/23/2024	803		7	1.00	7 KWH	

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

**Premise Id #: PRM0063638**

**\$ 14.26**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014028  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	14.33
Payment Received - 11/18/2024	-14.33
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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

 Elec General Svc-Non Demand	\$ 14.33
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100014028	\$0.00	\$14.33	<b>\$ 14.33</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	7	Jun-24	7	Feb-24	7
<b>Oct-24</b>	7	May-24	8	Jan-24	7
Sep-24	8	Apr-24	7	Dec-23	7
Aug-24	7	Mar-24	7	<b>Nov-23</b>	<b>8</b>
Jul-24	7				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.97	0.36
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	11/21/2024	856		10/23/2024	849		7	1.00	7 KWH	

**Service Address Total: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311**

**Premise Id #: PRM0095275**

**\$ 14.33**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014060  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.66
Payment Received - 11/18/2024	-13.66
<b>Current Charges</b>	<b>13.66</b>
<b>Total Amount Due</b>	<b>\$ 13.66</b>

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

 Elec General Svc-Non Demand	\$ 13.66
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100014060	\$0.00	\$13.66	<b>\$ 13.66</b>

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5385 N NOB HILL RD  
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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>1</b>	Jun-24	1	Feb-24	1
<b>Oct-24</b>	<b>1</b>	May-24	1	Jan-24	1
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	1	Mar-24	0	<b>Nov-23</b>	<b>1</b>
Jul-24	2				

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.32	0.34
<b>Subtotal</b>	<b>\$ 13.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	11/21/2024	277		10/23/2024	276		1	1.00	1 KWH	

**Service Address Total: 3765 Grove Park Dr, Tallahassee, FL 32311**

**Premise Id #: PRM0135982**

**\$ 13.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014664  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	34.98
Payment Received - 11/18/2024	-34.98
<b>Current Charges</b>	<b>34.65</b>
<b>Total Amount Due</b>	<b>\$ 34.65</b>

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

 Elec General Svc-Non Demand	\$ 34.65
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100014664	\$0.00	\$34.65	<b>\$ 34.65</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>189</b>	Jun-24	199	Feb-24	185
<b>Oct-24</b>	<b>192</b>	May-24	199	Jan-24	198
Sep-24	212	Apr-24	189	Dec-23	194
Aug-24	201	Mar-24	206	<b>Nov-23</b>	<b>219</b>
Jul-24	200				

Customer Charge	13.21
Energy Charge: 189 kwh at \$0.07118	13.45
Fuel & Purch Pwr: 189 kwh at \$0.03765	7.12
Gross Receipts Tax: 2.56406% of \$33.78	0.87
<b>Subtotal</b>	<b>\$ 34.65</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	11/21/2024	65995		10/23/2024	65806		189	1.00	189 KWH	

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

**Premise Id #: PRM0051911**

**\$ 34.65**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014696  
**Billing Date:** December 2, 2024

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**Account Summary as of December 2, 2024**

Previous Balance	104.41
Payment Received - 11/22/2024	-104.41
<b>Current Charges</b>	<b>105.14</b>
<b>Total Amount Due</b>	<b>\$ 105.14</b>

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

 Commercial Area Lighting	\$ 105.14
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100014696	\$0.00	\$105.14	<b>\$ 105.14</b>

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**Area Lighting**

**Service from 10/27/2024 - 11/26/2024**

**Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	83.16
Fuel & Purch Pwr: 514 kwh at \$0.03765	19.35
Gross Receipts Tax: 2.56406% of \$102.51	2.63
<b>Subtotal</b>	<b>\$ 105.14</b>

**Service Address Total:** 3145 Mulberry Park Blvd, Tallahassee, FL 32311

**Premise Id #:** PRM0006021

**\$ 105.14**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014729  
**Billing Date:** November 27, 2024

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Previous Balance	775.07
Payment Received - 11/18/2024	-775.07
<b>Current Charges</b>	<b>478.50</b>
<b>Total Amount Due</b>	<b>\$ 478.50</b>

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

 Water Service - Irrigation	\$ 478.50
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100014729	\$0.00	\$478.50	<b>\$ 478.50</b>

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**Water Service**

**Service from 10/23/2024 - 11/19/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Nov-24</b>	<b>1,110</b>	Jun-24	156	Feb-24	140
<b>Oct-24</b>	<b>1,737</b>	May-24	145	Jan-24	0
Sep-24	1,767	Apr-24	93	Dec-23	0
Aug-24	522	Mar-24	120	<b>Nov-23</b>	<b>0</b>
Jul-24	80				

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Water Usage - Tier 2: 818 cgal at \$0.43	351.74
Public Service Tax	43.50
<b>Subtotal</b>	<b>\$ 478.50</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	11/20/2024	55081		10/23/2024	53971		1110	1.00	1110 CGAL	

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

**Premise Id #: PRM0034073**

**\$ 478.50**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014758  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.55
Payment Received - 11/18/2024	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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

 Elec General Svc-Non Demand	\$ 13.55
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100014758	\$0.00	\$13.55	<b>\$ 13.55</b>

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

City of Tallahassee  
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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	1	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	11/21/2024	9		10/23/2024	9		0	1.00	0 KWH	

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

**Premise Id #: PRM0028532**

**\$ 13.55**



**Customer Name:** Capital Region CDD  
**Account Number:** 100014789  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.99
Payment Received - 11/18/2024	-13.99
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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

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

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100014789	\$0.00	\$13.99	<b>\$ 13.99</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>4</b>	Jun-24	4	Feb-24	4
<b>Oct-24</b>	<b>4</b>	May-24	4	Jan-24	4
Sep-24	3	Apr-24	3	Dec-23	3
Aug-24	4	Mar-24	4	<b>Nov-23</b>	<b>4</b>
Jul-24	4				

Customer Charge	13.21
Energy Charge: 4 kwh at \$0.07118	0.28
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.64	0.35
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	11/21/2024	1023		10/23/2024	1019		4	1.00	4 KWH	

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

**Premise Id #: PRM0087001**

**\$ 13.99**

**Customer Name:** Capital Region CDD  
**Account Number:** 100014821  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	19.24
Payment Received - 11/18/2024	-19.24
<b>Current Charges</b>	<b>19.57</b>
<b>Total Amount Due</b>	<b>\$ 19.57</b>

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

 Elec General Svc-Non Demand	\$ 19.57
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100014821	\$0.00	\$19.57	<b>\$ 19.57</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>54</b>	Jun-24	43	Feb-24	52
<b>Oct-24</b>	<b>51</b>	May-24	44	Jan-24	58
Sep-24	51	Apr-24	46	Dec-23	56
Aug-24	44	Mar-24	53	<b>Nov-23</b>	<b>62</b>
Jul-24	43				

Customer Charge	13.21
Energy Charge: 54 kwh at \$0.07118	3.84
Fuel & Purch Pwr: 54 kwh at \$0.03765	2.03
Gross Receipts Tax: 2.56406% of \$19.08	0.49
<b>Subtotal</b>	<b>\$ 19.57</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	11/21/2024	11434		10/23/2024	11380		54	1.00	54 KWH	

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

**Premise Id #: PRM0135581**

**\$ 19.57**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015608  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.66
Payment Received - 11/18/2024	-13.66
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

**Service Address:** 3751 Biltmore Ave, Tallahassee, FL 32311 (CITY )

 Elec General Svc-Non Demand	\$ 13.55
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100015608	\$0.00	\$13.55	<b>\$ 13.55</b>

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**Electric Service**

**Service from 10/25/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>1</b>	May-24	6	Jan-24	0
Sep-24	0	Apr-24	5	Dec-23	1
Aug-24	1	Mar-24	1	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	11/21/2024	554		10/25/2024	554	Y	0	1.00	0 KWH	

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

**Premise Id #: PRM0083081**

**\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015639  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.85
Payment Received - 11/18/2024	-13.85
<b>Current Charges</b>	<b>13.75</b>
<b>Total Amount Due</b>	<b>\$ 13.75</b>

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

 Elec General Svc-Non Demand	\$ 13.75
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100015639	\$0.00	\$13.75	<b>\$ 13.75</b>

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>2</b>	Jun-24	3	Feb-24	3
<b>Oct-24</b>	<b>3</b>	May-24	3	Jan-24	3
Sep-24	2	Apr-24	2	Dec-23	3
Aug-24	3	Mar-24	3	<b>Nov-23</b>	<b>2</b>
Jul-24	3				

Customer Charge	13.21
Energy Charge: 2 kwh at \$0.07118	0.14
Church Discount: 2 kwh at -\$0.01	-0.02
Fuel & Purch Pwr: 2 kwh at \$0.03765	0.08
Gross Receipts Tax: 2.56406% of \$13.41	0.34

**Subtotal \$ 13.75**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	11/21/2024	200		10/23/2024	198		2	1.00	2 KWH	

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

**Premise Id #: PRM0016862**

**\$ 13.75**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015670  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.55
Payment Received - 11/18/2024	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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

 Elec General Svc-Non Demand	\$ 13.55
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100015670	\$0.00	\$13.55	<b>\$ 13.55</b>

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CAPITAL REGION CDD  
5385 N NOB HILL RD  
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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	13.21
Church Discount: 0 kwh at -\$0.01	0.00
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	11/21/2024	1		10/23/2024	1		0	1.00	0 KWH	

**Service Address Total: 4583 Grove Park Dr, Tallahassee, FL 32311**

**Premise Id #: PRM0103898**

**\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015703  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	49.75
Payment Received - 11/18/2024	-49.75
<b>Current Charges</b>	<b>49.75</b>
<b>Total Amount Due</b>	<b>\$ 49.75</b>

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

 Elec General Svc-Non Demand	\$ 49.75
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100015703	\$0.00	\$49.75	<b>\$ 49.75</b>

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**Electric Service**

**Service from 10/23/2024 - 11/24/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	48.51
Gross Receipts Tax: 2.56406% of \$48.51	1.24
<b>Subtotal</b>	<b>\$ 49.75</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	11/25/2024	33158		10/23/2024	33158		0	1.00	0 KWH	

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

**Premise Id #: PRM0018469**

**\$ 49.75**

**Customer Name:** Capital Region CDD  
**Account Number:** 100015738  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	266.11
Payment Received - 11/18/2024	-266.11
<b>Current Charges</b>	<b>266.11</b>
<b>Total Amount Due</b>	<b>\$ 266.11</b>

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

 Elec General Svc Demand	\$ 266.11
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100015738	\$0.00	\$266.11	<b>\$ 266.11</b>

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**Electric Service**

**Service from 10/25/2024 - 11/20/2024**

**Elec General Svc Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	91.06
Demand Charge: 10.00 kw at \$16.84	168.40
Gross Receipts Tax: 2.56406% of \$259.46	6.65
<b>Subtotal</b>	<b>\$ 266.11</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	11/21/2024	61087		10/25/2024	61087		0	1.00	0 KWH	
E305419	11/21/2024	0		10/25/2024	0		0	1.00	0 KW	

**Service Address Total: 3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311**

**Premise Id #: PRM0118260**

**\$ 266.11**

**Customer Name:** Capital Region CDD  
**Account Number:** 100016392  
**Billing Date:** November 27, 2024

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Payment Received - 11/18/2024	-14.33
<b>Current Charges</b>	<b>14.33</b>
<b>Total Amount Due</b>	<b>\$ 14.33</b>

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

 Elec General Svc-Non Demand	\$ 14.33
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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	7	Jun-24	7	Feb-24	6
<b>Oct-24</b>	7	May-24	7	Jan-24	7
Sep-24	7	Apr-24	7	Dec-23	7
Aug-24	7	Mar-24	7	<b>Nov-23</b>	<b>8</b>
Jul-24	7				

Customer Charge	13.21
Energy Charge: 7 kwh at \$0.07118	0.50
Fuel & Purch Pwr: 7 kwh at \$0.03765	0.26
Gross Receipts Tax: 2.56406% of \$13.97	0.36
<b>Subtotal</b>	<b>\$ 14.33</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	11/21/2024	1300		10/23/2024	1293		7	1.00	7 KWH	

**Service Address Total: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311**

**Premise Id #: PRM0127630**

**\$ 14.33**



**Customer Name:** Capital Region CDD  
**Account Number:** 100016426  
**Billing Date:** November 27, 2024

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*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of November 27, 2024**

Previous Balance	1,463.62
Payment Received - 11/18/2024	-1,463.62
<b>Current Charges</b>	<b>297.21</b>
<b>Total Amount Due</b>	<b>\$ 297.21</b>

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

 Elec General Svc-Non Demand	\$ 14.55
 Water - Reuse Service	\$ 282.66

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

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100016426	\$0.00	\$297.21	<b>\$ 297.21</b>

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

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

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>9</b>	Jun-24	12	Feb-24	11
<b>Oct-24</b>	<b>12</b>	May-24	12	Jan-24	12
Sep-24	14	Apr-24	11	Dec-23	12
Aug-24	12	Mar-24	12	<b>Nov-23</b>	<b>4</b>
Jul-24	13				

Customer Charge	13.21
Energy Charge: 9 kwh at \$0.07118	0.64
Fuel & Purch Pwr: 9 kwh at \$0.03765	0.34
Gross Receipts Tax: 2.56406% of \$14.19	0.36
<b>Subtotal</b>	<b>\$ 14.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	11/21/2024	392		10/23/2024	383		9	1.00	9 KWH	



**Water Service**

**Service from 10/23/2024 - 11/20/2024**

**Water - Reuse Service**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
<b>Nov-24</b>	<b>1,588</b>	Jun-24	12,881	Dec-23	380
<b>Oct-24</b>	<b>8,139</b>	May-24	7,586	Nov-23	5,370
Sep-24	6,322	Feb-24	844	Oct-23	5,159
Aug-24	4,992	Jan-24	188	<b>Aug-23</b>	<b>8,845</b>
Jul-24	4,160				

Reuse Gallonage Rate: 1,588 cgal at \$0.178	282.66
<b>Subtotal</b>	<b>\$ 282.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	11/21/2024	692608		10/23/2024	691020		1588	1.00	1588 CGAL	

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

**Premise Id #: PRM0060475**

**\$ 297.21**

**Customer Name:** Capital Region CDD  
**Account Number:** 100017333  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	14.11
Payment Received - 11/18/2024	-14.11
<b>Current Charges</b>	<b>14.23</b>
<b>Total Amount Due</b>	<b>\$ 14.23</b>

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

 Elec General Svc-Non Demand	\$ 14.23
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100017333	\$0.00	\$14.23	<b>\$ 14.23</b>

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

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**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>6</b>	Jun-24	6	Feb-24	6
<b>Oct-24</b>	<b>5</b>	May-24	6	Jan-24	5
Sep-24	6	Apr-24	6	Dec-23	6
Aug-24	6	Mar-24	5	<b>Nov-23</b>	<b>6</b>
Jul-24	5				

Customer Charge	13.21
Energy Charge: 6 kwh at \$0.07118	0.43
Fuel & Purch Pwr: 6 kwh at \$0.03765	0.23
Gross Receipts Tax: 2.56406% of \$13.87	0.36
<b>Subtotal</b>	<b>\$ 14.23</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	11/21/2024	1154		10/23/2024	1148		6	1.00	6 KWH	

**Service Address Total: 3000 School House Rd, Tallahassee, FL 32311-7855**

**Premise Id #: PRM0039789**

**\$ 14.23**

**Customer Name:** Capital Region CDD  
**Account Number:** 100017365  
**Billing Date:** November 27, 2024

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**Account Summary as of November 27, 2024**

Previous Balance	13.55
Payment Received - 11/18/2024	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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

 Elec General Svc-Non Demand	\$ 13.55
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Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100017365	\$0.00	\$13.55	<b>\$ 13.55</b>

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**Electric Service**

**Service from 10/25/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	0	Jan-24	0
Sep-24	0	Apr-24	0	Dec-23	0
Aug-24	0	Mar-24	0	<b>Nov-23</b>	<b>0</b>
Jul-24	0				

Customer Charge	13.21
Church Discount: 0 kwh at -\$0.01	0.00
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E277362	11/21/2024	13		10/25/2024	13		0	1.00	0 KWH	

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

**Premise Id #: PRM0043552**

**\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100092258  
**Billing Date:** December 2, 2024

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**Account Summary as of December 2, 2024**

Previous Balance	44.15
Payment Received - 11/22/2024	-44.15
<b>Current Charges</b>	<b>44.66</b>
<b>Total Amount Due</b>	<b>\$ 44.66</b>

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

 Commercial Area Lighting	\$ 44.66
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Account Number	Past Due Due Now	Current Charges	12/23/2024 Draft Amount
100092258	\$0.00	\$44.66	<b>\$ 44.66</b>

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**Area Lighting****Service from 10/27/2024 - 11/26/2024****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	30.66
Fuel & Purch Pwr: 342 kwh at \$0.03765	12.88
Gross Receipts Tax: 2.56406% of \$43.54	1.12
<b>Subtotal</b>	<b>\$ 44.66</b>

**Service Address Total:** 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 44.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** November 26, 2024

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of November 26, 2024**

Previous Balance	-7.77
<b>Current Charges</b>	<b>47.53</b>
Adjustments	18.50
<b>Total Amount Due</b>	<b>\$ 58.26</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Elec General Svc-Non Demand	\$ 30.75
 Water Service - Irrigation	\$ 16.78
 Other Charges	\$ 18.50

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

Account Number	Past Due Due Now	Current Charges	12/16/2024 Draft Amount
100249585	-\$7.77	\$66.03	<b>\$ 58.26</b>

This account is on AutoPay. Payment will be drafted on or after 12/16/2024, unless a different date has been selected. Do not send payment.

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

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

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**Electric Service**

**Service from 09/24/2024 - 11/19/2024**

**Elec General Svc-Non Demand (for 57 of 30 days)**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Nov-24	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	25.10
Energy Charge: 2 kwh at \$0.07118	0.14
Fuel & Purch Pwr: 2 kwh at \$0.03765	0.07
Gross Receipts Tax: 2.56406% of \$25.31	0.65
Public Service Tax	2.60
State Sales Tax	2.19

**Subtotal \$ 30.75**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	11/20/2024	251		09/24/2024	249	N	2	1.00	2 KWH	



**Water Service**

**Service from 10/22/2024 - 11/19/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Nov-24	1	Jun-24	2	n/a	n/a
Oct-24	2	May-24	2	n/a	n/a
Sep-24	1	Apr-24	2	n/a	n/a
Aug-24	2	n/a	n/a	n/a	n/a
Jul-24	2				

Customer Charge	10.55
Water Usage - Tier 1: 25 cgal at \$0.249	6.23

**Subtotal \$ 16.78**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	11/20/2024	2154		10/22/2024	2153		1	1.00	1 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428 \$ 47.53**

**Other Charges** Electric Turn on Fee 18.50

**Total Other Account Charges: \$ 18.50**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** October 28, 2024

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

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**Account Summary as of October 28, 2024**

Previous Balance	-24.55
<b>Current Charges</b>	<b>16.78</b>
<b>Total Amount Due</b>	<b>-\$ 7.77</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Water Service - Irrigation	\$ 16.78
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	11/18/2024 Draft Amount
100249585	-\$24.55	\$16.78	-\$ 7.77

This account is on AutoPay. Payment will be drafted on or after 11/18/2024, unless a different date has been selected. Do not send payment.

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CAPITAL REGION CDD  
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SUNRISE, FL 33351-4761

City of Tallahassee  
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Tallahassee, FL 32301



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**Water Service**

**Service from 09/23/2024 - 10/21/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Oct-24	2	May-24	2	n/a	n/a
Sep-24	1	Apr-24	2	n/a	n/a
Aug-24	2	n/a	n/a	n/a	n/a
Jul-24	2	n/a	n/a	n/a	n/a
Jun-24	2				

Customer Charge	10.55
Water Usage - Tier 1: 25 cgal at \$0.249	6.23
<b>Subtotal</b>	<b>\$ 16.78</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	10/22/2024	2153		09/23/2024	2151		2	1.00	2 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428**

**\$ 16.78**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** September 27, 2024

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of September 27, 2024**

Previous Balance	-40.75
<b>Current Charges</b>	<b>16.20</b>
<b>Total Amount Due</b>	<b>-\$ 24.55</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Water Service - Irrigation	\$ 16.20
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	10/17/2024 Draft Amount
100249585	-\$40.75	\$16.20	<b>-\$ 24.55</b>

This account is on AutoPay. Payment will be drafted on or after 10/17/2024, unless a different date has been selected. Do not send payment.

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

City of Tallahassee  
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**Water Service**

**Service from 08/22/2024 - 09/22/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Sep-24	1	Apr-24	2	n/a	n/a
Aug-24	2	n/a	n/a	n/a	n/a
Jul-24	2	n/a	n/a	n/a	n/a
Jun-24	2	n/a	n/a	n/a	n/a
May-24	2				

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
<b>Subtotal</b>	<b>\$ 16.20</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	09/23/2024	2151		08/22/2024	2150		1	1.00	1 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428**

**\$ 16.20**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** July 29, 2024

*Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.*

*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of July 29, 2024**

Previous Balance	-73.15
<b>Current Charges</b>	<b>16.20</b>
<b>Total Amount Due</b>	<b>-\$ 56.95</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Water Service - Irrigation	\$ 16.20
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	08/19/2024 Draft Amount
100249585	-\$73.15	\$16.20	<b>-\$ 56.95</b>

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SUNRISE, FL 33351-4761

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**Water Service**

**Service from 06/21/2024 - 07/22/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Jul-24	2	n/a	n/a	n/a	n/a
Jun-24	2	n/a	n/a	n/a	n/a
May-24	2	n/a	n/a	n/a	n/a
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
<b>Subtotal</b>	<b>\$ 16.20</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	07/23/2024	2148		06/21/2024	2146		2	1.00	2 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428**

**\$ 16.20**



**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** May 30, 2024

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*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of May 30, 2024**

Previous Balance	-105.55
<b>Current Charges</b>	<b>16.20</b>
<b>Total Amount Due</b>	<b>-\$ 89.35</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Water Service - Irrigation	\$ 16.20
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**A detailed breakdown of your account charges is available on the following pages.**

Account Number	Past Due Due Now	Current Charges	06/19/2024 Draft Amount
100249585	-\$105.55	\$16.20	<b>-\$ 89.35</b>

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**City of Tallahassee**  
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**Water Service**

**Service from 04/23/2024 - 05/22/2024**

**Water Service - Irrigation**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
May-24	2	n/a	n/a	n/a	n/a
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
<b>Subtotal</b>	<b>\$ 16.20</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	05/23/2024	2144		04/23/2024	2142	N	2	1.00	2 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428**

**\$ 16.20**

**Customer Name:** Capital Region CDD  
**Account Number:** 100249585  
**Billing Date:** April 29, 2024

*This bill includes charges and/or credits not appearing on a prior bill for the same time period. Please disregard the earlier bill. We apologize for any inconvenience this may have caused.*

*Large facilities can use large amounts of water. Reduce your impact with changes like low-flow toilets, rain sensors for irrigation systems and other smart upgrades.*

**Account Summary as of April 29, 2024**

Previous Balance	32.40
<b>Current Charges</b>	<b>21.80</b>
Adjustments	-159.75
<b>Total Amount Due</b>	<b>-\$ 105.55</b>

**Service Address:** 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY )

 Water Service - Irrigation	\$ 11.41
 Water Service - Irrigation	\$ 10.39
 Other Charges	-\$ 159.75

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

Detach this portion and return with your payment.



Account Number	Past Due Due Now	Current Charges	05/21/2024 Draft Amount
100249585	\$32.40	-\$137.95	<b>-\$ 105.55</b>

Immediate Payment of \$32.40 is Required to Avoid Interruption of Service

This account is on AutoPay. Payment will be drafted on or after 05/21/2024, unless a different date has been selected. Do not send payment.

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

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

Consolidated Bill

Page 1 of 6



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**Account Name:** Capital Region CDD  
**Billing Date:** November 27, 2024  
**Total number of sub-accounts:** 4  
**Amount Due:** \$54.86  
**Please Pay By:** December 17, 2024  
**Master Account Number:** 100198026  
**Account Summary as of November 27, 2024**  
 Previous Balance 54.86  
 Payment(s) Received -54.86  
**Current Charges 54.86**  
**Total Amount Due \$ 54.86**

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.77	-\$13.77	\$13.66	\$0.00	\$13.66
100205698	4295 Avon Park Cir	\$13.55	-\$13.55	\$13.66	\$0.00	\$13.66
100210950	3611 Biltmore Ave	\$13.55	-\$13.55	\$13.55	\$0.00	\$13.55
100212948	3735 Esplanade Way	\$13.99	-\$13.99	\$13.99	\$0.00	\$13.99
100198026	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$54.86</b>	<b>-\$54.86</b>	<b>\$54.86</b>	<b>\$0.00</b>	<b>\$54.86</b>

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Account Number	Past Due Pay Now	Current Charges Due 12/17/2024	Total Amount Due
100198026	\$0.00	\$54.86	<b>\$ 54.86</b>

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

**Customer Name:** Capital Region CDD  
**Account Number:** 100201943  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance	13.77
Payment Received - 11/18/2024	-13.77
<b>Current Charges</b>	<b>13.66</b>
<b>Total Amount Due</b>	<b>\$ 13.66</b>

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



**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	1	Jun-24	1	Feb-24	1
<b>Oct-24</b>	2	May-24	1	Jan-24	1
Sep-24	1	Apr-24	1	Dec-23	0
Aug-24	1	Mar-24	0	<b>Nov-23</b>	1
Jul-24	1				

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.32	0.34
<b>Subtotal</b>	<b>\$ 13.66</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	11/21/2024	349		10/23/2024	348		1	1.00	1 KWH	

**Service Address Total:** 3232 Riverton Trl Tallahassee, FL 32311

**Premise Id #:** PRM0034645

**\$ 13.66**

**Customer Name:** Capital Region CDD  
**Account Number:** 100205698  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance 13.55  
 Payment Received - 11/18/2024 -13.55  
**Current Charges 13.66**  
**Total Amount Due \$ 13.66**

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>1</b>	Jun-24	0	Feb-24	0
<b>Oct-24</b>	<b>0</b>	May-24	1	Jan-24	0
Sep-24	1	Apr-24	0	Dec-23	1
Aug-24	0	Mar-24	1	<b>Nov-23</b>	<b>0</b>
Jul-24	1				

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

Customer Charge 13.21  
 Energy Charge: 1 kwh at \$0.07118 0.07  
 Fuel & Purch Pwr: 1 kwh at \$0.03765 0.04  
 Gross Receipts Tax: 2.56406% of \$13.32 0.34  
**Subtotal \$ 13.66**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	11/21/2024	9		10/23/2024	8		1	1.00	1 KWH	

**Service Address Total:** 4295 Avon Park Cir Tallahassee, FL 32311

**Premise Id #:** PRM0049005

**\$ 13.66**



**Customer Name:** Capital Region CDD  
**Account Number:** 100210950  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance	13.55
Payment Received - 11/18/2024	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

**Service Address:** 3611 Biltmore Ave Tallahassee, FL 32311 (CITY )



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	Jun-24	0	Feb-24	1
<b>Oct-24</b>	<b>0</b>	May-24	1	Jan-24	1
Sep-24	1	Apr-24	0	Dec-23	1
Aug-24	0	Mar-24	1	<b>Nov-23</b>	<b>1</b>
Jul-24	1				

**Service from 10/23/2024 - 11/20/2024  
Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	11/21/2024	95		10/23/2024	95		0	1.00	0 KWH	

**Service Address Total:** 3611 Biltmore Ave Tallahassee, FL 32311

**Premise Id #:** PRM0072019

**\$ 13.55**

**Customer Name:** Capital Region CDD  
**Account Number:** 100212948  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance	13.99
Payment Received - 11/18/2024	-13.99
<b>Current Charges</b>	<b>13.99</b>
<b>Total Amount Due</b>	<b>\$ 13.99</b>

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>4</b>	Jun-24	4	Feb-24	4
<b>Oct-24</b>	<b>4</b>	May-24	4	Jan-24	4
Sep-24	4	Apr-24	3	Dec-23	5
Aug-24	4	Mar-24	4	<b>Nov-23</b>	<b>5</b>
Jul-24	4				

**Service from 10/23/2024 - 11/20/2024  
Elec General Svc-Non Demand**

Customer Charge	13.21
Energy Charge: 4 kwh at \$0.07118	0.28
Fuel & Purch Pwr: 4 kwh at \$0.03765	0.15
Gross Receipts Tax: 2.56406% of \$13.64	0.35
<b>Subtotal</b>	<b>\$ 13.99</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	11/21/2024	665		10/23/2024	661		4	1.00	4 KWH	

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

**Premise Id #:** PRM0134617

**\$ 13.99**

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**Water Service**

**Service from 03/25/2024 - 04/09/2024 Closing Bill**

**Water Service - Irrigation (for 16 of 30 days)**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-24	1	Nov-23	0	n/a	n/a
Mar-24	24	Oct-23	1	n/a	n/a
Feb-24	1	n/a	n/a	n/a	n/a
Jan-24	2	n/a	n/a	n/a	n/a
Dec-23	1				

Customer Charge	5.41
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
<b>Subtotal</b>	<b>\$ 11.41</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	04/10/2024	2141	N	03/25/2024	2140		1	1.00	1 CGAL	



**Water Service**

**Service from 04/10/2024 - 04/22/2024**

**Water Service - Irrigation (for 13 of 30 days)**

**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Apr-24	2	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a				

Customer Charge	4.39
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
<b>Subtotal</b>	<b>\$ 10.39</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	04/23/2024	2142	N	04/10/2024	2140	N	2	1.00	2 CGAL	

**Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311**

**Premise Id #: PRM0110428 \$ 21.80**

<b>Other Charges</b>	Billing Corrections	-141.25
	Water Turn on Fee	-18.50

**Total Other Account Charges: -\$ 159.75**

Consolidated Bill

Page 1 of 4



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**Account Name:** Capital Region CDD  
**Billing Date:** November 27, 2024  
**Total number of sub-accounts:** 2  
**Amount Due:** \$27.91  
**Please Pay By:** December 17, 2024  
**Master Account Number:** 100197401  
**Account Summary as of November 27, 2024**  
 Previous Balance 27.91  
 Payment(s) Received -27.91  
**Current Charges 27.91**  
**Total Amount Due \$ 27.91**

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$14.36	-\$14.36	\$14.36	\$0.00	\$14.36
100207738	3591 Strolling Way	\$13.55	-\$13.55	\$13.55	\$0.00	\$13.55
100197401	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$27.91</b>	<b>-\$27.91</b>	<b>\$27.91</b>	<b>\$0.00</b>	<b>\$27.91</b>

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 12/17/2024	Total Amount Due
100197401	\$0.00	\$27.91	<b>\$ 27.91</b>

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**PAYING YOUR BILL**

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- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

**Customer Name:** Capital Region CDD  
**Account Number:** 100198629  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance	14.36
Payment Received - 11/18/2024	-14.36
<b>Current Charges</b>	<b>14.36</b>
<b>Total Amount Due</b>	<b>\$ 14.36</b>

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



**Electric Service**

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>8</b>	Jun-24	11	Feb-24	10
<b>Oct-24</b>	<b>8</b>	May-24	11	Jan-24	11
Sep-24	11	Apr-24	11	Dec-23	11
Aug-24	11	Mar-24	11	<b>Nov-23</b>	<b>11</b>
Jul-24	11				

Customer Charge	13.21
Energy Charge: 8 kwh at \$0.07118	0.57
Church Discount: 8 kwh at -\$0.01	-0.08
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.00	0.36
<b>Subtotal</b>	<b>\$ 14.36</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	11/21/2024	1722		10/23/2024	1714		8	1.00	8 KWH	

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

**Premise Id #:** PRM0003215

**\$ 14.36**

**Customer Name:** Capital Region CDD  
**Account Number:** 100207738  
**Billing Date:** November 27, 2024

**Account Summary as of November 27, 2024**

Previous Balance	13.55
Payment Received - 11/18/2024	-13.55
<b>Current Charges</b>	<b>13.55</b>
<b>Total Amount Due</b>	<b>\$ 13.55</b>

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



**Electric Service**

**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
<b>Nov-24</b>	<b>0</b>	n/a	n/a	n/a	n/a
<b>Oct-24</b>	<b>0</b>	n/a	n/a	n/a	n/a
Sep-24	0	n/a	n/a	n/a	n/a
Aug-24	0	n/a	n/a	<b>n/a</b>	<b>n/a</b>
n/a	n/a				

**Service from 10/23/2024 - 11/20/2024**

**Elec General Svc-Non Demand**

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
<b>Subtotal</b>	<b>\$ 13.55</b>

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	11/21/2024	0		10/23/2024	0		0	1.00	0 KWH	

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

**Premise Id #:** PRM0128070

**\$ 13.55**



Consolidated Bill

Page 1 of 12



Visit: talgov.com



Call: 850-891-4968

**Message Center**

*The City of Tallahassee now offers you even more ways to manage your account. If you manage multiple accounts, why not give Consolidated Billing a try! A consolidated bill groups bills for several accounts into one bill. Instead of sending separate bills to all the accounts, a consolidated bill gives you a summary view of your accounts, a detailed breakdown of each account, and affords you the ability to make one payment to cover those accounts.*

**Account Name:** Capital Region CDD  
**Billing Date:** December 2, 2024  
**Total number of sub-accounts:** 10  
**Amount Due:** \$1,132.82  
**Please Pay By:** December 23, 2024  
**Master Account Number:** 100198297  
**Account Summary as of December 2, 2024**  
 Previous Balance 1,125.00  
 Payment(s) Received -1,125.00  
**Current Charges 1,132.82**  
**Total Amount Due \$ 1,132.82**

**Location Summary**

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$57.97	-\$57.97	\$58.39	\$0.00	\$58.39
100213814	3070 Bent Grass Ln Unit 30	\$81.21	-\$81.21	\$81.74	\$0.00	\$81.74
100202870	2450 Rain Lily Way Unit 29	\$81.21	-\$81.21	\$81.74	\$0.00	\$81.74
100204566	4072 Ivy Green Trl Unit 7	\$81.21	-\$81.21	\$81.74	\$0.00	\$81.74
100206207	3749 Biltmore Ave Unit 2	\$208.74	-\$208.74	\$210.25	\$0.00	\$210.25
100205224	4216 Summertree Dr Unit 23	\$162.37	-\$162.37	\$163.53	\$0.00	\$163.53
100208571	4297 Avon Park Cir Unit 14	\$115.97	-\$115.97	\$116.78	\$0.00	\$116.78
100209402	3900 Overlook Dr Unit 10	\$197.14	-\$197.14	\$198.52	\$0.00	\$198.52
100208804	3616 Longfellow Rd Unit 25	\$81.21	-\$81.21	\$81.74	\$0.00	\$81.74
100212804	4038 Shady View Ln Unit 17	\$57.97	-\$57.97	\$58.39	\$0.00	\$58.39
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		<b>\$1,125.00</b>	<b>-\$1,125.00</b>	<b>\$1,132.82</b>	<b>\$0.00</b>	<b>\$1,132.82</b>

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 12/23/2024	Total Amount Due
100198297	\$0.00	\$1,132.82	<b>\$ 1,132.82</b>

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

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

**CUSTOMER SERVICE**

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

**CUSTOMER ASSISTANCE**

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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**City of Tallahassee**  
Your Own Utilities<sup>SM</sup>

**Customer Name:** Capital Region CDD  
**Account Number:** 100210193  
**Billing Date:** December 2, 2024

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**Account Summary as of December 2, 2024**

Previous Balance	57.97
Payment Received - 11/22/2024	-57.97
<b>Current Charges</b>	<b>58.39</b>
<b>Total Amount Due</b>	<b>\$ 58.39</b>

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



**Area Lighting**

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**Service from 10/27/2024 - 11/26/2024**

**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$56.93	1.46

**Subtotal** **\$ 58.39**

---

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

**Premise Id #:** PRM0031038

**\$ 58.39**

**Customer Name:** Capital Region CDD  
**Account Number:** 100213814  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	81.21
Payment Received - 11/22/2024	-81.21
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

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


**Area Lighting**


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**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

**Premise Id #:** PRM0028302

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100202870  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	81.21
Payment Received - 11/22/2024	-81.21
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

**Premise Id #:** PRM0057932

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100204566  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	81.21
Payment Received - 11/22/2024	-81.21
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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**Service Address Total:** 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

**Premise Id #:** PRM0083585

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100206207  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	208.74
Payment Received - 11/22/2024	-208.74
<b>Current Charges</b>	<b>210.25</b>
<b>Total Amount Due</b>	<b>\$ 210.25</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

18: 100 Watt HPS Dec Light Fixture(s)	166.32
Fuel & Purch Pwr: 1,027 kwh at \$0.03765	38.67
Gross Receipts Tax: 2.56406% of \$204.99	5.26

<b>Subtotal</b>	<b>\$ 210.25</b>
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**Service Address Total:** 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317

**Premise Id #:** PRM0049496

**\$ 210.25**

**Customer Name:** Capital Region CDD  
**Account Number:** 100205224  
**Billing Date:** December 2, 2024

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**Account Summary as of December 2, 2024**

Previous Balance	162.37
Payment Received - 11/22/2024	-162.37
<b>Current Charges</b>	<b>163.53</b>
<b>Total Amount Due</b>	<b>\$ 163.53</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

14: 100 Watt HPS Dec Light Fixture(s)	129.36
Fuel & Purch Pwr: 799 kwh at \$0.03765	30.08
Gross Receipts Tax: 2.56406% of \$159.44	4.09

<b>Subtotal</b>	<b>\$ 163.53</b>
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**Service Address Total:** 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

**Premise Id #:** PRM0076405

**\$ 163.53**



**Customer Name:** Capital Region CDD  
**Account Number:** 100208571  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	115.97
Payment Received - 11/22/2024	-115.97
<b>Current Charges</b>	<b>116.78</b>
<b>Total Amount Due</b>	<b>\$ 116.78</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

10: 100 Watt HPS Dec Light Fixture(s)	92.40
Fuel & Purch Pwr: 570 kwh at \$0.03765	21.46
Gross Receipts Tax: 2.56406% of \$113.86	2.92

<b>Subtotal</b>	<b>\$ 116.78</b>
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---

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

**Premise Id #:** PRM0082899

**\$ 116.78**

**Customer Name:** Capital Region CDD  
**Account Number:** 100209402  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	197.14
Payment Received - 11/22/2024	-197.14
<b>Current Charges</b>	<b>198.52</b>
<b>Total Amount Due</b>	<b>\$ 198.52</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

17: 100 Watt HPS Dec Light Fixture(s)	157.08
Fuel & Purch Pwr: 969 kwh at \$0.03765	36.48
Gross Receipts Tax: 2.56406% of \$193.56	4.96
<b>Subtotal</b>	<b>\$ 198.52</b>

---

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

**Premise Id #:** PRM0122174

**\$ 198.52**

**Customer Name:** Capital Region CDD  
**Account Number:** 100208804  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	81.21
Payment Received - 11/22/2024	-81.21
<b>Current Charges</b>	<b>81.74</b>
<b>Total Amount Due</b>	<b>\$ 81.74</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 399 kwh at \$0.03765	15.02
Gross Receipts Tax: 2.56406% of \$79.70	2.04

<b>Subtotal</b>	<b>\$ 81.74</b>
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---

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

**Premise Id #:** PRM0122901

**\$ 81.74**

**Customer Name:** Capital Region CDD  
**Account Number:** 100212804  
**Billing Date:** December 2, 2024

---

**Account Summary as of December 2, 2024**

Previous Balance	57.97
Payment Received - 11/22/2024	-57.97
<b>Current Charges</b>	<b>58.39</b>
<b>Total Amount Due</b>	<b>\$ 58.39</b>

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


**Area Lighting**


---

**Service from 10/27/2024 - 11/26/2024**
**Commercial Area Lighting**

5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 285 kwh at \$0.03765	10.73
Gross Receipts Tax: 2.56406% of \$56.93	1.46

<b>Subtotal</b>	<b>\$ 58.39</b>
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---

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

**Premise Id #:** PRM0129751

**\$ 58.39**

**Customer Name:** Capital Region Comm Develop Dist  
**Account Number:** 100034498  
**Billing Date:** November 27, 2024

*Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.*

*Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.*

**Account Summary as of November 27, 2024**

Previous Balance	302.60
Payment Received - 11/18/2024	-302.60
<b>Current Charges</b>	<b>262.55</b>
<b>Total Amount Due</b>	<b>\$ 262.55</b>

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

 Water - Reuse Service	\$ 262.55
---	-----------

DEC 05 2024

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

Detach this portion and return with your payment.

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

Account Number	Past Due Pay Now	Current Charges Due 12/17/2024	Total Amount Due
100034498	\$0.00	\$262.55	\$ 262.55

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

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



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/11/24	00020	12/10/24 5990	202412 600-53800-60000	BALANCE PLAYGROUND SYSTEM	*	79,999.50	
-----							79,999.50 000045
						TOTAL FOR BANK C	79,999.50
						TOTAL FOR REGISTER	79,999.50



Pro Playgrounds  
 8490 Cabin Hill Road  
 Tallahassee, FL 32311

# Invoice

Due Date	P.O. No.
1/9/2025	

Date	Invoice #
12/10/2024	5990
Terms	Project
Net 30	Southwood Playground

**Bill To**  
 SouthWood Community  
 ATTN: Corbin DeNagy  
 3196 MERCHANTS ROW  
 TALLAHASSEE, FL 32311



Qty	Item	Description	Amount
		Furnish labor and materials to: 1.) Remove existing shade structure and playground equipment 2.) Install 1 Royal Troon Playground System, 1 Interstellar Incline Pyramid Rope Climber 3.) Install 1 50'x50'x12' Standard Hip Shade - on base plates  <b>**NOTES**</b> -Safety Surfacing not included in estimate  <b>**PLAYGROUND EQUIPMENT**</b>	
1	23-PMF050	Royal Troon	44,917.00
1	23-PFN001	Interstellar Incline	12,368.00
1	Shipping	Combined Shipping and Freight Charges	4,200.00
		<b>**SHADE/SHELTER**</b>	
1	CSSD	Custom Shade Design - 50'x50'x12' Standard Hip Shade - on base plates	41,999.00
1	Shipping	Combined Shipping and Freight Charges	1,678.80
		<b>**RAW MATERIALS**</b>	
55	FBLOCK	Footer Blocks	206.25
112	CC80	Concrete for Anchoring - Delivered Cost	940.80
1,100	RBAR5	No. 5 Rebar	1,375.00
23	RMC	Ready Mix Concrete 2500 PSI MIN	4,600.00

<b>Subtotal:</b>	
<b>Sales Tax: (7.5%)</b>	
<b>Balance Due:</b>	
<b>Credits:</b>	
<b>Balance Due:</b>	



Pro Playgrounds  
 8490 Cabin Hill Road  
 Tallahassee, FL 32311

# Invoice

Due Date	P.O. No.
1/9/2025	

Date	Invoice #
12/10/2024	5990
Terms	Project
Net 30	Southwood Playground

**Bill To**  
 SouthWood Community  
 ATTN: Corbin DeNagy  
 3196 MERCHANTS ROW  
 TALLAHASSEE, FL 32311



Qty	Item	Description	Amount
		<b>**RENTALS, LABOR, AND INSTALLATION**</b>	
1	22-Rentals	Rentals Necessary for Installation	10,053.28
1	LBR	Labor - Removal of Shade and Play System	7,417.50
1	LBR	Labor and Installation - Playground Equipment and Shade	33,461.25
1	DSC	Discount	-3,217.88
	DEP	Required deposit for project.	-79,999.50
		balance Playground system	
		Capital Reserves	
		<i>Corbin deNagy</i>	
		12/10/2024	

<b>Subtotal:</b>	\$79,999.50
<b>Sales Tax: (7.5%)</b>	\$0.00
<b>Balance Due:</b>	\$79,999.50
<b>Credits:</b>	\$0.00
<b>Balance Due:</b>	<u>\$79,999.50</u>



*FOURTH ORDER OF BUSINESS*

**Capital Region  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Capital Region Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-31
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	32-33
MANAGEMENT LETTER	34-37
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	38



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Capital Region Community Development District  
Leon County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Capital Region Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital Region Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Capital Region Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Capital Region Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated January 6, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Capital Region Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

January 6, 2025

**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

Management's discussion and analysis of Capital Region Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net Position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, such as principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement revenue bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District and investments of the District are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(5,120,942) (net position). Restricted net position was \$331,535 and net investment in capital assets was \$8,959,972. Unrestricted net position was \$(14,412,449).
- ◆ Governmental activities revenues totaled \$5,945,074 while governmental activities expenses totaled \$3,735,602.



**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 1,386,623	\$ 1,242,827
Restricted assets	1,390,101	1,985,712
Capital assets	13,548,277	14,097,436
Total Assets	16,325,001	17,325,975
Deferred outflows of resources	105,123	121,091
Current liabilities	2,037,099	2,094,244
Non-current liabilities	19,513,967	22,683,236
Total Liabilities	21,551,066	24,777,480
Net Position		
Net investment in capital assets	8,959,972	8,829,829
Restricted net position	331,535	393,945
Unrestricted	(14,412,449)	(16,554,188)
Total Net Position	\$ (5,120,942)	\$ (7,330,414)

The increase in current assets is the result of revenues exceeding expenses in the current year.

The decrease in restricted assets is mainly related to the Series 2013 Bond reissuance in the current year.

The decrease in capital assets is related to depreciation recorded in the current year.

The decrease in current liabilities is due to the decrease in accrued interest in the current year.

The decrease in non-current liabilities is related to the bond principal payments in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 5,733,073	\$ 4,714,837
General revenues		
Miscellaneous revenues	940	500
Investment income	211,061	130,505
Total Revenues	<u>5,945,074</u>	<u>4,845,842</u>
Expenses		
General government	156,103	154,688
Physical environment	2,346,106	2,147,734
Interest and other charges	1,233,393	1,247,879
Total Expenses	<u>3,735,602</u>	<u>3,550,301</u>
Change in Net Position	2,209,472	1,295,541
Net Position - Beginning of Year	<u>(7,330,414)</u>	<u>(8,625,955)</u>
Net Position - End of Year	<u>\$ (5,120,942)</u>	<u>\$ (7,330,414)</u>

The increase in charges for services primarily relates to a prepayment made on debt service assessments in the current year.

The increase in physical environment is related to the increase in landscape maintenance and other repair and maintenance expenses in the current year.

**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Buildings and improvements	\$ 2,312,098	\$ 2,312,098
Infrastructure	20,626,284	20,619,188
Accumulated depreciation	(9,390,105)	(8,840,946)
Total Capital Assets (Net)	<u>\$ 13,548,277</u>	<u>\$ 14,090,340</u>

The activity for the year consisted of depreciation of \$549,159.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less engineering, capital outlay, and tree trimming and clean-up expenditures than anticipated.

The September 30, 2024 budget was amended for repairs and maintenance and tree trimming and clean-up expenditures that were more than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In December 2013, the District issued \$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was \$4,805,000.
- ◆ In March 2018, the District issued \$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2008A Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was \$12,680,000.
- ◆ In March 2018, the District issued \$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2011A-2 Capital Improvement Revenue Refunding Bonds. As of September 30, 2024, the balance outstanding was \$1,585,000.
- ◆ In March 2021, the District issued \$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2011A-1 Capital Improvement Revenue Refunding Bonds. As of September 30, 2024, the balance outstanding was \$2,035,000.

**Capital Region Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Capital Region Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Capital Region Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Capital Region Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**Capital Region Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 135,936
Investments	1,131,196
Prepaid expenses	39,491
Deposits	80,000
Total Current Assets	1,386,623
Non-current Assets	
Restricted assets	
Investments	1,390,101
Capital assets, being depreciated	
Infrastructure	20,626,284
Buildings and improvements	2,312,098
Accumulated depreciation	(9,390,105)
Total Non-current Assets	14,938,378
Total Assets	16,325,001
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding, net	105,123
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	18,725
Bonds payable	1,585,000
Accrued interest	433,374
Total Current Liabilities	2,037,099
Non-Current Liabilities	
Bonds payable, net	19,513,967
Total Liabilities	21,551,066
 <b>NET POSITION</b>	
Net investment in capital assets	8,959,972
Restricted for debt service	331,535
Unrestricted	(14,412,449)
Total Net Position	\$ (5,120,942)

*See accompanying notes to financial statements.*

**Capital Region Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (156,103)	\$ 161,594	\$ 5,491
Physical environment	(2,346,106)	1,864,641	(481,465)
Interest and other charges	(1,233,393)	3,706,838	2,473,445
Total Governmental Activities	<u>\$ (3,735,602)</u>	<u>\$ 5,733,073</u>	<u>1,997,471</u>
	<b>General Revenues</b>		
			940
			211,061
			<u>212,001</u>
			2,209,472
			<u>(7,330,414)</u>
			<u>\$ (5,120,942)</u>

See accompanying notes to financial statements.

**Capital Region Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 135,466	\$ -	\$ 470	\$ 135,936
Investments	662,446	-	468,750	1,131,196
Due from other funds	-	110,846	-	110,846
Prepaid expenses	39,491	-	-	39,491
Deposits	-	-	80,000	80,000
Restricted Assets				
Investments	-	1,390,101	-	1,390,101
Total Assets	<u>\$ 837,403</u>	<u>\$ 1,500,947</u>	<u>\$ 549,220</u>	<u>\$ 2,887,570</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 18,725	\$ -	\$ -	\$ 18,725
Due to other funds	110,846	-	-	110,846
Total Liabilities	<u>129,571</u>	<u>-</u>	<u>-</u>	<u>129,571</u>
<b>FUND BALANCES</b>				
Nonspendable-prepaid expenses / deposits	39,491	-	80,000	119,491
Restricted:				
Debt service	-	1,500,947	-	1,500,947
Assigned capital projects	-	-	469,220	469,220
Unassigned	668,341	-	-	668,341
Total Fund Balances	<u>707,832</u>	<u>1,500,947</u>	<u>549,220</u>	<u>2,757,999</u>
Total Liabilities and Fund Balances	<u>\$ 837,403</u>	<u>\$ 1,500,947</u>	<u>\$ 549,220</u>	<u>\$ 2,887,570</u>

*See accompanying notes to financial statements.*

**Capital Region Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 2,757,999
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings and improvements, \$2,312,098, and infrastructure, \$20,626,284, net of accumulated depreciation, \$(9,390,105), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	13,548,277
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.	105,123
Long-term liabilities, bonds payable, \$(21,105,000), and bond premium, net, \$(2,255), net of bond discount, net, \$8,288, are not due and payable in the current period, and therefore, are not reported at the fund level.	(21,098,967)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(433,374)</u>
Net Position of Governmental Activities	<u><u>\$ (5,120,942)</u></u>

*See accompanying notes to financial statements.*



**Capital Region Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,026,235	\$ 3,706,838	\$ -	\$ 5,733,073
Miscellaneous revenues	940	-	-	940
Investment income	56,580	134,231	20,250	211,061
Total Revenues	<u>2,083,755</u>	<u>3,841,069</u>	<u>20,250</u>	<u>5,945,074</u>
Expenditures				
Current				
General government	155,727	-	376	156,103
Physical environment	1,796,947	-	-	1,796,947
Debt service				
Principal	-	3,165,000	-	3,165,000
Interest	-	1,207,222	-	1,207,222
Other	-	73,825	-	73,825
Total Expenditures	<u>1,952,674</u>	<u>4,446,047</u>	<u>376</u>	<u>6,399,097</u>
Total revenues over/(under) expenditures	<u>131,081</u>	<u>(604,978)</u>	<u>19,874</u>	<u>(454,023)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	233,000	233,000
Transfers out	<u>(233,000)</u>	<u>-</u>	<u>-</u>	<u>(233,000)</u>
Total Other Financing Sources/(Uses)	<u>(233,000)</u>	<u>-</u>	<u>233,000</u>	<u>-</u>
Net Change in Fund Balances	(101,919)	(604,978)	252,874	(454,023)
Fund Balances - October 1, 2023	<u>809,751</u>	<u>2,105,925</u>	<u>296,346</u>	<u>3,212,022</u>
Fund Balances - September 30, 2024	<u>\$ 707,832</u>	<u>\$ 1,500,947</u>	<u>\$ 549,220</u>	<u>\$ 2,757,999</u>

See accompanying notes to financial statements.

**Capital Region Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	(454,023)
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.</p>		(549,159)
<p>Deferred outflows of resources for refunding debt is recognized as a component of interest on long-term debt at the government-wide level, but not at the fund level. This is the amount of interest in the current year period.</p>		(15,968)
<p>Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.</p>		3,165,000
<p>Amortization of bond discount, \$(1,080), and bond premium, \$349, does not require the use of current resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.</p>		(731)
<p>In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.</p>		<u>64,353</u>
Change in Net Position of Governmental Activities	\$	<u><u>2,209,472</u></u>

*See accompanying notes to financial statements.*

**Capital Region Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$2,009,492	\$2,009,492	\$2,026,235	\$ 16,743
Miscellaneous revenues	-	940	940	-
Investment income	10,000	56,567	56,580	13
Total Revenues	<u>2,019,492</u>	<u>2,066,999</u>	<u>2,083,755</u>	<u>16,756</u>
Expenditures				
Current				
General government	189,206	187,919	155,727	32,192
Physical environment	1,572,286	1,876,566	1,796,947	79,619
Capital outlay	25,000	25,000	-	25,000
Total Expenditures	<u>1,786,492</u>	<u>2,089,485</u>	<u>1,952,674</u>	<u>136,811</u>
Excess of revenues over/under expenditures	<u>233,000</u>	<u>(22,486)</u>	<u>131,081</u>	<u>153,567</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(233,000)</u>	<u>(233,000)</u>	<u>(233,000)</u>	<u>-</u>
Net Change in Fund Balances	-	(255,486)	(101,919)	153,567
Fund Balances - October 1, 2023	<u>-</u>	<u>255,486</u>	<u>809,751</u>	<u>554,265</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 707,832</u>	<u>\$ 707,832</u>

See accompanying notes to financial statements.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on February 28, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, and by Rule 42CC-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Capital Region Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Capital Region Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Revenue Bonds issued to finance a portion of the cost of acquisition, construction, installation, and equipping District projects.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;



**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Capital Assets**

Capital assets, which includes buildings and improvements and infrastructure, is reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the District are depreciated using the straight-line method over the following useful lives:

Buildings and improvements	30 years
Infrastructure	30-50 years

**c. Deferred Outflows of Resources**

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)**

**d. Unamortized Bond Discounts/Premiums**

Bond discounts and bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized discounts are netted against the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$2,757,999, differs from “net position” of governmental activities, \$(5,120,942), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$ 2,312,098
Infrastructure	20,626,284
Accumulated depreciation	<u>(9,390,105)</u>
Total	<u>\$ 13,548,277</u>

**Deferred outflow of resources**

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding, net	<u>\$ 105,123</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable, net	<u>\$ (21,098,967)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (433,374)</u>
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**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(454,023), differs from the “change in net position” for governmental activities, \$2,209,472, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position increases by the amount of capital outlay for the year.

Depreciation	\$ <u>(549,159)</u>
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**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Payments of long-term debt	\$ <u>3,165,000</u>
Accrued interest	\$ <u>64,353</u>
Bond premium/discount amortization	\$ <u>(731)</u>

**Deferred outflow of resources**

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense at the government-wide level. This is the amount of current year interest.

Deferred amount on refunding amortization	\$ <u>(15,968)</u>
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**Capital Region Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$141,300 and the carrying value was \$135,936. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME	39 days*	\$ 1,131,196
First American Government Obligation Fund	31 days*	1,390,101
Total Investments		<u>\$ 2,521,297</u>

\*Maturity is a Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Florida PRIME and First American Government Obligation Fund were rated AAAM by Standards & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Florida PRIME are 45% of the District's total investments. The investments in First American Government Obligation Fund are 55% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical.

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<b>Governmental Activities:</b>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 2,312,098	\$ -	\$ -	\$ 2,312,098
Infrastructure	20,626,284	-	-	20,626,284
Accumulated depreciation	(8,840,946)	(549,159)	-	(9,390,105)
Total Capital Assets Being Depreciated, Net	<u>14,097,436</u>	<u>(549,159)</u>	<u>-</u>	<u>13,548,277</u>
Governmental Activities Capital Assets	<u>\$ 14,097,436</u>	<u>\$ (549,159)</u>	<u>\$ -</u>	<u>\$ 13,548,277</u>

Depreciation of \$549,159 was charged to physical environment.

**NOTE E – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 24,270,000
Principal payments	<u>(3,165,000)</u>
Long-term debt at September 30, 2024	\$ 21,105,000
Plus: bond premium, net	2,255
Less: bond discount, net	<u>(8,288)</u>
Bonds Payable, Net at September 30, 2024	<u>\$ 21,098,967</u>

Long-term debt for Governmental Activities is comprised of the following:

**Capital Improvement Revenue Refunding Bonds**

\$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2039. Interest at various rates between 4.125% and 5.125% is due May and November beginning May 2018. Current portion is \$630,000.

\$ 12,680,000

**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

\$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2031. Interest at various rates between 3.875% and 4.6% is due May and November beginning November 2018. Current portion is \$200,000. 1,585,000

\$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2022 maturing May 2031. Interest at a rate of 2.5% is due May and November beginning November 2021. Current portion is \$270,000. 2,035,000

\$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2015 maturing May 2032. Interest at various rates between 2.25% and 6% is due May and November beginning May 2014. Current portion is \$485,000. 4,805,000

Bond Payable at September 30, 2024 \$ 21,105,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,585,000	\$ 1,038,739	\$ 2,623,739
2026	1,605,000	969,373	2,574,373
2027	1,685,000	895,243	2,580,243
2028	1,765,000	817,290	2,582,290
2029	1,845,000	735,353	2,580,353
2030-2034	7,310,000	2,326,915	9,636,915
2035-2039	<u>5,310,000</u>	<u>844,600</u>	<u>6,154,600</u>
Totals	<u>\$ 21,105,000</u>	<u>\$ 7,627,513</u>	<u>\$ 28,732,513</u>

During the fiscal year ended September 30, 2024, the Series 2013 Bonds were reissued. According to the amended indenture, upon approval by the Bondholders, legally available funds were used to make a prepayment on the Series 2013 Bonds which resulted in a decrease in future payments and the related interest. The revisions included removal of the reserve account requirement for the Series 2013 Bonds among other changes as stated in the trust indenture. Changes in future payments are reflected in the amortization schedule above.



**Capital Region Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants

**Capital Improvement Revenue Refunding Bonds**

Significant Bond Provisions

The Series 2018A-1 and Series 2018A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2018A-1 Bonds or Series 2018A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A-1 and Series 2018A-2 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Upon reissuance of the Series 2013 Bonds during the fiscal year ended September 30, 2024, the Series 2013 Bonds are no longer subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time in accordance with the first amendment to the tenth supplemental trust indenture.

The Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The Series 2018 Bond Trust Indentures established certain amounts be maintained in a reserve account.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2018A-1 and 2018A-2 Reserve Accounts were funded from the proceeds of the Series 2018A-1 and 2018A-2 Bonds in amounts equal to 50 percent of the maximum annual debt service outstanding for the Series 2018A-1 and 2018A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2018A-1	\$ 650,464	\$ 649,678
Capital Improvement Revenue Refunding Bonds, Series 2018A-2	\$ 134,900	\$ 134,490

**Capital Region Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2024**

**NOTE F – INTERFUND BALANCES**

Interfund balances for the year ended September 30, 2024, consisted of the following:

<b>Receivable Fund</b>	<b>Payable Fund</b>
Debt Service Fund	General Fund
	\$ 110,846

Interfund balances relate to assessments collected in the General Fund on behalf of the Debt Service Fund that have not been paid as of year-end.

**NOTE G – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<b>Transfers In</b>	<b>Transfers Out</b>
Capital Projects Fund	General Fund
	\$ 233,000

Interfund transfers are the result of budgeted monies from the General Fund to the Capital Projects Fund.

**NOTE H – SPECIAL ASSESSMENT REVENUES**

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the Districts bond issue were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District’s Special Assessments are included on the property owners November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and paid in February is 1%. Property tax bills paid in March, receive no early payment discount.

**NOTE I – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.

**NOTE J – SUBSEQUENT EVENT**

In November 2024, the District made a \$50,000 prepayment on the Series 2018 A-1 Bonds and a \$5,000 prepayment on the Series 2018 A-2 Bonds. These prepayments are included in the current portion of long-term debt in the Statement of Net Position.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Capital Region Community Development District  
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Capital Region Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated January 6, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Capital Region Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Capital Region Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Capital Region Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Capital Region Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Capital Region Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

January 6, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Capital Region Community Development District  
Leon County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Capital Region Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated January 6, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated January 6, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors  
Capital Region Community Development District

### **Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Capital Region Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Capital Region Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Capital Region Community Development District. It is management's responsibility to monitor the Capital Region Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Capital Region Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 11
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$6,600
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,955,567
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

To the Board of Supervisors  
Capital Region Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Capital Region Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The amount of special assessments collected by or on behalf of the District was \$132.77 – \$16,212.38 for the General Fund and \$156.69 – \$21,400.59 for the Debt Service Fund.
- 2) Total special assessments collected was \$5,733,073.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013, \$4,805,000, matures May 2032 at rates ranging between 2.25% and 6%; Series 2018A-1, \$12,680,000, matures May 2039 at rates ranging between 4.125% and 5.125%; Series 2018A-2, \$1,585,000, matures May 2031 at rates ranging between 3.875% and 4.6%; and Series 2021, \$2,035,000, matures May 2031 at 2.5%.

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
Revenues			
Special assessments	\$ 2,009,492	\$ 2,026,235	\$ 16,743
Miscellaneous revenues	-	940	940
Investment income	10,000	56,580	46,580
Total Revenues	<u>2,019,492</u>	<u>2,083,755</u>	<u>64,263</u>
Expenditures			
Current			
General government	189,206	155,727	33,479
Physical environment	1,572,286	1,796,947	(224,661)
Capital outlay	25,000	-	25,000
Total Expenditures	<u>1,786,492</u>	<u>1,952,674</u>	<u>(166,182)</u>
Excess of revenues over/under expenditures	<u>233,000</u>	<u>131,081</u>	<u>(101,919)</u>
Other Financing Sources/(Uses)			
Transfers out	<u>(233,000)</u>	<u>(233,000)</u>	<u>-</u>
Net Change in Fund Balances	-	(101,919)	(101,919)
Fund Balances - October 1, 2023	<u>-</u>	<u>809,751</u>	<u>809,751</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ 707,832</u>	<u>\$ 707,832</u>

To the Board of Supervisors  
Capital Region Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

January 6, 2025





**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Capital Region Community Development District  
Leon County, Florida

We have examined Capital Region Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Capital Region Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Capital Region Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Capital Region Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Capital Region Community Development District's compliance with the specified requirements.

In our opinion, Capital Region Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

January 6, 2025

*FIFTH ORDER OF BUSINESS*

*A.*

**NON-EXCLUSIVE LICENSE AGREEMENT  
REGARDING USE OF THE DISTRICT’S FACILITIES  
[SOCCER SHOTS OF TALLAHASSEE]**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into on January 24, 2025, by and between:

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Tallahassee, Florida, and with offices at 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (“**District**”), and

**SECONDKICK ENTERPRISES LLC D/B/A SOCCER SHOTS OF TALLAHASSEE**, a Florida Not For Profit Corporation, with a mailing address of 10475 Fortune Parkway Suite 205, Jacksonville, Florida 32256 (“**Licensee**”).

**RECITALS**

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

**WHEREAS**, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District (“**Facilities**”); and

**WHEREAS**, Licensee currently operates soccer association and has asked the Board of Supervisors of the District (“**Board**”) for permission to operate a youth soccer program at the Facilities (“**Services**”); and

**WHEREAS**, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Facilities as a public improvement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. LICENSE.** The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Facilities for the purposes of providing the Services (“**License**”). At the District’s request, Licensee shall provide a list of a full roster of persons who utilize Licensee’s Services at the Facilities to the Operations Manager, as such list may change from time to time.

**3. HOURS AND AREA.** Licensee shall coordinate Services directly with the District's Operations Manager or his/her designee ("**Operations Manager**"). Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the Operations Manager, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Facilities where such Services may be provided.

**4. USE OF AREA.** Licensee shall not have exclusive use of the Facilities, but shall have exclusive use of the designated portion or area of the Facilities for operation of the Services during the hours approved by Operations Manager. However, Licensee's use shall not interfere with the operation of the Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Facilities shall be subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

**6. TERM.** This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

**7. PROFESSIONAL JUDGMENT.** Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

**8. CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

**9. REVOCATION.** The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

**10. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**11. INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

**A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**12. RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

**15. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

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

**17. NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

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

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

**B.** If to the Licensee: SecondKick Enterprises LLC d/b/a Soccer Shots of  
Tallahassee  
10475 Fortune Parkway Suite 205  
Jacksonville, Florida 32256  
Attn: Ryan Murphy

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

**18. SEVERABILITY.** Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**CAPITAL REGION COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
*Corbin deNagy*  
9C8879D789D84CC...  
Secretary / Assistant Secretary

Signed by:  
*Matthew A Vogel*  
BE47E17221644E9...  
Chairperson, Board of Supervisors

**SecondKick Enterprises LLC d/b/a Soccer Shots  
of Tallahassee**

Signed by:  
*RM*  
By: D78B2F8CA46D42E...

Print Name: Ryan Murphy

Its: CEO



*B.*

**NON-EXCLUSIVE LICENSE AGREEMENT  
REGARDING USE OF THE DISTRICT'S FACILITIES  
[FLORIDA ELITE SOCCER]**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into on November 15th 2024, by and between:

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Tallahassee, Florida, and with offices at 3196 Merchants Row, Suite 130, Tallahassee, Florida 32311 (“**District**”), and

**TALLAHASSEE TOTTENHAM HOTSPUR FUTBOL CLUB, INC.**, a Florida Not For Profit Corporation, with a mailing address of P.O. Box 15229, Tallahassee, Florida 32317 (“**Licensee**”).

**RECITALS**

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

**WHEREAS**, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District (“**Facilities**”); and

**WHEREAS**, Licensee currently operates soccer association and has asked the Board of Supervisors of the District (“**Board**”) for permission to operate a youth soccer program at the Facilities (“**Services**”); and

**WHEREAS**, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Facilities as a public improvement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. LICENSE.** The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Facilities for the purposes of providing the Services (“**License**”). At the District’s request, Licensee shall provide a list of a full roster of persons who utilize Licensee’s Services at the Facilities to the Operations Manager, as such list may change from time to time.

**3. HOURS AND AREA.** Licensee shall coordinate Services directly with the District's Operations Manager or his/her designee ("**Operations Manager**"). Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the Operations Manager, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Facilities where such Services may be provided.

**4. USE OF AREA.** Licensee shall not have exclusive use of the Facilities, but shall have exclusive use of the designated portion or area of the Facilities for operation of the Services during the hours approved by Operations Manager. However, Licensee's use shall not interfere with the operation of the Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Facilities shall be subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

**6. TERM.** This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

**7. PROFESSIONAL JUDGMENT.** Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

**8. CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

**9. REVOCATION.** The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

**10. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**11. INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

**A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**12. RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

**15. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

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

**17. NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

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

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

**B.** If to the Licensee: TALLAHASSEE TOTTENHAM HOTSPUR  
FUTBOL CLUB, INC.  
P.O. Box 15229  
Tallahassee, Florida 32317  
Attn: Lee Blenman

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

**18. SEVERABILITY.** Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**CAPITAL REGION COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:

*Corbin deNagy*

9C8879D789D84CC...  
Assistant Secretary

DocuSigned by:

*Kyle Rojas*

FDC54015AB70478...  
Chairperson, Board of Supervisors

**TALLAHASSEE TOTTENHAM HOTSPUR  
FUTBOL CLUB, INC.**

Signed by:

*Lee Blenman*

By: 37EC6DBC17D14F4

Print Name: Lee Blenman

Its: Director of Coaching

*SEVENTH ORDER OF BUSINESS*

*A.*



**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS  
AND  
NOTICE OF MEETING TO OPEN PROPOSALS**

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**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**  
Leon County, Florida

Notice is hereby given that the Capital Region Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual.

The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained from the District’s Operations Manager at 3196 Merchants Row Blvd., Suite 130, Tallahassee, Florida 32311, or available on the District’s website at [www.mysouthwoodcdd.com](http://www.mysouthwoodcdd.com) beginning at 12:00 p.m. (EST) on \_\_\_\_\_, \_\_\_\_\_, 2025. (“**Proposal Pick-Up Time**”)

A mandatory pre-proposal meeting will be held on \_\_\_\_\_, \_\_\_\_\_, 2025, at 10:00 a.m. (EST) at 3196 Merchants Row Blvd, Suite 130, Tallahassee, Florida 32311. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required State and Federal licenses in good standing; (3) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (4) attend the mandatory pre-proposal meeting. All Proposers should obtain a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) electronic copy and eight (8) hard-copy proposals no later than \_\_\_\_\_, \_\_\_\_\_, 2025, at 10:00 a.m. (EST), at \_\_\_\_\_, Attention: \_\_\_\_\_. As further described in the Project Manual, each Proposer must supply with its proposal a proposal bond or cashier’s check in the amount of in a sum not less than five (5) percent of the amount proposed. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified in the District’s discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District’s operating rules, the protest bond for

protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the Proposer afforded no relief.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to a proposal other than the lowest price proposal. **The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so.** Any and all questions relative to this project shall be directed in writing by e-mail only to Corbin deNagy at cdenagy@gmsnf.com.

***Notice of Public Meeting for Bid Opening***

A **special** meeting of the Capital Region Community Development District will be held on \_\_\_\_\_, 2025, at \_\_\_\_\_ a/p.m. (EST), at \_\_\_\_\_. **No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening and announcing the bids.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Jim Oliver, at joliver@gmsnf.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 Ext. 402 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this request for proposals shall be directed in writing by e-mail only to Corbin deNagy at cdenagy@gmsnf.com. Questions must be submitted on or before 5:00 p.m. on \_\_\_\_\_, \_\_\_\_\_, 2025.

Capital Region Community Development District  
District Manager

## EVALUATION CRITERIA

### CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

Factor	Description	Maximum Points
1.	<b>Understanding of Scope of Work</b> Does the proposal demonstrate an understanding of the District’s needs for the services requested? Does it demonstrate clearly the ability to perform these services? Were any suggestions for “best practices” performance included?	20
2.	<b>Experience</b> (E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; character, integrity, reputation, references of respondent, etc.)	20
3.	<b>Personnel &amp; Equipment</b> This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer’s ability to meet deadlines and be responsive to client needs.	20
4.	<b>Geographic Location</b> 5 points will be awarded to any Proposer whose principal office/headquarters is located at an address within Leon, Wakulla, Gadsden, Jefferson or Liberty County, Florida, as such principal/headquarters office is listed on the last annual report filed with the Florida Department of State, Division of Corporations prior to October 2024. Proposers whose principal office/headquarters is not located within Leon Wakulla, Gadsden, Jefferson or Liberty County, Florida, will not be awarded any points for this category.	5
5.	<b>Financial Capability</b> Demonstration of financial resources and stability as a business entity, necessary to implement and execute the services required. If all financial	15

	information is not provided, Proposer will earn no more than five (5) points.	
6.	<p><b>Price</b></p> <p>A full twenty (20) points will be awarded to the Proposer submitting the lowest bid. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.</p>	20
Total		___/100

**Additional Information Regarding Evaluation**

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

It is anticipated that the District's Board of Supervisors will meet to evaluate the proposals on \_\_\_\_\_, 2025, at 6:30p.m., but the District reserves the right to reschedule any such meeting.

*EIGHTH ORDER OF BUSINESS*

*C.*

*1.*



# CRCDD Weekly 1-3-2025

Monday 12/30/24	Tuesday 12/31/24	Wednesday 1/1/25	Thursday 1/2/25	Friday 1/3/25
<b>Weather of the Week</b>				
73° Hi 43° Lo 0.00" Rain <span style="color: red; font-weight: bold;">Closed</span>	79° Hi 46° Lo 0.00" Rain <span style="color: red; font-weight: bold;">Closed</span>	64° Hi 37° Lo 0.00" Rain <span style="color: red; font-weight: bold;">Closed</span>	63° Hi 32° Lo 0.00" Rain	66° Hi 30° Lo 0.00" Rain
<b>Full Maintenance</b>				
			Blair Stone Rd (Units 5,17) UNIT 5:Drayton Drive	
<b>Standard Maintenance</b>				
<b>Debris Cleanup</b>				
Trash			ROWS, Parks, Ponds & Common Areas	Trash
<b>Hand Weeding</b>				
<b>Mulch Installation - Maint.</b>				
				FL131 Pond and Swale
<b>Pruning</b>				
			Trees - Remove sucker growth UNIT 14:Avon Park	LSF7 FL131 Pond and Swale
<b>Fertilizer</b>				
<b>Post-Emergent: Product used - Surepvc IQ</b>				
			Orange Ave	
<b>Pre-Emergent: Product used - Coastal (also a Post-Emergent)</b>				
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
				Unit 10 Parks & Ponds
<b>Insecticide: Product Used Advion - Extinguish Plus</b>				
<b>Irrigation Inspection</b>				
<b>Irrigation Troubleshooting (In Contract)</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Description</b>	
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
<b>Proposals</b>				
<b>Description</b>				<b>Proposal Number</b>
Maple Ridge Landscape Renovation - Signed 1-3-2025				63215
<b>N/C Services:</b>				
<b>Unit</b>	<b>Date</b>	<b>Description</b>		

**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 Merchant's Row at Town Center and Tot Lot.

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





## CRCDD Weekly Review

Monday 1/6/25	Tuesday 1/7/25	Wednesday 1/8/25	Thursday 1/9/25	Friday 1/10/25
<b>Weather of the Week</b>				
71° Hi 38° Lo 0.03" Rain <b>CLOSED   RAIN</b>	51° Hi 30° Lo 0.04" Rain	53° Hi 28° Lo 0.00" Rain	54° Hi 30° Lo 0.00" Rain	59° Hi 37° Lo 0.00" Rain
<b>Full Maintenance</b>				
		UNIT 1:Mulberry Park Blvd	Four Oaks Blvd (Units 1,17,29) UNIT 1:iberville Park UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Four Oaks Blvd (Units 1,17,29) UNIT 1:iberville Park UNIT 2:Newberry Parks UNIT 5:Merchants Row
<b>Debris Cleanup</b>				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
				Central Park:Butterfly Garden
<b>Mulch Installation - Maint.</b>				
	UNIT 16:Faulkner Park UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West	UNIT 17:Shady View Pond (WD260)	UNIT 17:Shady View Pond (WD260)	
<b>Pruning</b>				
	Trees - Remove sucker growth NON-UNIT:FL040 - Mossy Creek UNIT 17:Shady View Pond (WD260) UNIT 30:Woodland Fields Park	Trees - Remove sucker growth NON-UNIT:FL040 - Mossy Creek	Trees - Remove sucker growth NON-UNIT:FL040 - Mossy Creek	NON-UNIT:FL040 - Mossy Creek
<b>Irrigation Inspection</b>				
	Controller 16, Unit 14 Controller 5, Unit 3			
<b>Irrigation Repairs</b>				
<b>Controller</b>	<b>Unit Number</b>	<b>Date</b>	<b>Repair</b>	<b>Invoice Number</b>
16	14	1/6	Replaced damaged rotors	# 197433
5	3	1/7	Replace Damaged Sprayheads and Nozzles	# 197434
15	Orange Ave.	1/8	Replaced damaged valve	# 197435
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#197431	Tree Removal: Unit: 31, 3 - Park on Biltmore/ Spiderlily			1/10/2025
#197432	Tree work in LSF-3 Common Area behind 2384 Mystic Place			1/10/2025
<b>Proposals</b>				
<b>Description</b>				<b>Proposal Number</b>
Tree work in LSF-3 Common Area behind 2384 Mystic Place				#063216

**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 Merchant's Row at Town Center and Tot Lot.

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



# CRCDD Weekly Review

Monday 1/13/25	Tuesday 1/14/25	Wednesday 1/15/25	Thursday 1/16/25	Friday 1/17/25
<b>Weather of the Week</b>				
49° Hi 43° Lo 1.73" Rain <b>CLOSED   RAIN</b>	60° Hi 39° Lo 0.00" Rain	61° Hi 39° Lo 0.00" Rain	65° Hi 38° Lo 0.01" Rain	67° Hi 31° Lo 0.00" Rain
<b>Full Maintenance</b>				
	Esplanade Way (Unit 5) UNIT 35:Merchants Row West	Mossy Creek Lane (Units 4,6,9) UNIT 2:Newberry Parks UNIT 27:New Village UNIT 31:Parks, Green Space, Rows, Lift Station UNIT 31:Spider Lily Park Unit 32:Jasmine Hill	Central Park:FL131 Swale Central Park:Tot Lot	
<b>Standard Maintenance</b>				
			Central Park:Butterfly Garden	
<b>Debris Cleanup</b>				
	Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row West	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
	Blair Stone Rd (Units 5,17) Orange Ave			
<b>Mulch Installation - Maint.</b>				
	LSF-7:FL263 UNIT 10:Green Spaces (2)	NON-UNIT:LDR-5 (ph 1 & 2)	Central Park:Butterfly Garden NON-UNIT:LDR-5 (ph 1 & 2)	UNIT 31:FL170 & Buffer
<b>Pruning</b>				
	LSF-7:FL263 UNIT 10:Green Spaces (2)	Trees - Remove sucker growth NON-UNIT:LDR-5 (ph 1 & 2) UNIT 2:Newberry Parks	Trees - Remove sucker growth NON-UNIT:LDR-5 (ph 1 & 2) TR209A	NON-UNIT:FL040 - Mossy Creek Shumard Oaks Blvd West (Unit 35) TR209A
<b>Fertilizer</b>				
	Orange Ave			
<b>Post-Emergent: Product used - Surepvc IQ</b>				
	Four Oaks Blvd (Units 1,17,29)		Esplanade Way (Units 5,20) LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:Goldenrod & FL162 Orange Ave UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park Unit 32:Lantana Lane Unit 32:Overcup Way	Esplanade Way (Units 5,20) Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 17:Shady View Pond (WD260)
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
	Blair Stone Rd (Units 5,17) Orange Ave UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160	Blair Stone Rd (Units 5,17)	LSF-3:Maple Ridge Common Areas & ROWS LSF-3:WD282 NON-UNIT:Dog Park UNIT 17:Shady View Pond (WD260)	NON-UNIT:Dog Park UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281
<b>Insecticide: Product Used Advion - Extinguish Plus</b>				
	Blair Stone Rd (Units 5,17)			
<b>Additional Contracted Work</b>				
Invoice Number	Description			Date
#197441	Unit 3: Install Fence at SB111A			1/14, 1/15, 1/16
#197442	DOGIPOT Dispensers and Trash Receptacle			1/16/2025
#197440	Landscape Renovations @ LSF-3 Maple Ridge			1/15/2025
#197439	Maple Ridge Landscape Renovations			1/15/2025
#197436	Removal of Storm Damaged Trees/Stumps and Installation of Sod			1/14/2025
<b>Proposals</b>				
Description			Proposal Number	
Unit 10 Trail: Landscape Renovation			#063217	

**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 Merchant's Row at Town Center and Tot Lot.  
 Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.



## CRCDD Weekly Review

Monday 1/20/25	Tuesday 1/21/25	Wednesday 1/22/25	Thursday 1/23/25	Friday 1/24/25
<b>Weather of the Week</b>				
46° Hi 41° Lo 0.00" Rain	48° Hi 31° Lo 0.00" Rain	42° Hi 26° Lo 0.74" Rain	46° Hi 22° Lo 0.00" Rain	52° Hi 20° Lo 0.00" Rain
		<b>WINTER STORM   CLOSED</b>	<b>WINTER STORM   CLOSED</b>	
<b>Full Maintenance</b>				
UNIT 5:Merchants Row				
<b>Debris Cleanup</b>				
UNIT 27:New Village UNIT 35:Merchants Row West				Central Park ROWS, Parks, Ponds & Common Areas
<b>Mulch Installation - Maint.</b>				
NON-UNIT:FL040 - Mossy Creek Shumard Oaks Blvd West (Unit 35) TR209A	NON-UNIT:FL040 - Mossy Creek TR209A UNIT 5:TR216			NON-UNIT:FL040 - Mossy Creek TR209A UNIT 5:TR216
<b>Pruning</b>				
Shumard Oaks Blvd West (Unit 35) TR209A				
<b>Additional Contracted Work</b>				
<b>Invoice Number</b>	<b>Description</b>			<b>Date</b>
#197443	Debris Removal - Hauled 5 loads of debris using a 65 cubic-yard truck			1/20/2025

**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 Merchant's Row at Town Center and Tot Lot.

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



# CRCDD Weekly Review

Monday 1/27/25	Tuesday 1/28/25	Wednesday 1/29/25	Thursday 1/30/25	Friday 1/31/25
<b>Weather of the Week</b>				
66° Hi 38° Lo 0.00" Rain	67° Hi 44° Lo 0.00" Rain	76° Hi 38° Lo 0.00" Rain	76° Hi 44° Lo 0.00" Rain	78° Hi 47° Lo 0.00" Rain
<b>Full Maintenance</b>				
Four Oaks Blvd (Units 1,17,29)				
<b>Debris Cleanup</b>				
ROWS, Parks, Ponds & Common Areas UNIT 27:New Village UNIT 35:Merchants Row West	Central Park	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
<b>Hand Weeding</b>				
		WD090S (Pond)	Shumard Oaks Blvd West (Unit 35)	Shumard Oaks Blvd West (Unit 35)
<b>Mulch Installation - Maint.</b>				
Central Park FL080 UNIT 2:Tremont WD090N (Pond)	UNIT 1:Iberville Park WD090N (Pond) WD090S (Pond) WD290 (Pond)	WD090N (Pond) WD090S (Pond)	UNIT 2:Endicott Park UNIT 5:TR216 WD090N (Pond)	UNIT 16:Poe Park UNIT 2:Endicott Park
<b>Pruning</b>				
	Trees - Remove sucker growth	Trees - Remove sucker growth UNIT 5:Four Oaks (Shumard to Tram) WD090N (Pond) WD090S (Pond)	Trees - Remove sucker growth UNIT 5:TR216 WD090N (Pond)	
<b>Post-Emergent: Product used - Surepvc IQ</b>				
Four Oaks Blvd (Units 1,17,29) UNIT 26:Strolling Way Parks	Bermuda Plot (CP) Four Oaks Blvd (Units 1,17,29)	Bermuda Plot (CP) Blair Stone Rd (Units 5,17)	Bermuda Plot (CP) Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29)	
<b>Non-Selective: Product used - Diquat &amp; Compare-N-Save</b>				
	WD090N (Pond) WD090S (Pond)	Central Park:Memorial Walk (CP) UNIT 1:WD240 UNIT 21 & Arch Site:Arch Site Exterior WD090S (Pond)	Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way UNIT 20:Esplanade North (Unit 20) WD090N (Pond)	Shumard Oaks Blvd West (Unit 35) UNIT 27:TR221A
<b>Insecticide: Product Used Advion - Extinguish Plus</b>				
Central Park:Memorial Walk (CP)				
<b>Additional Contracted Work</b>				
Invoice Number	Description			Date
#197504	SB161 - Clean outfall pipe			1/30/2025
#197447	Central Park Drain - Install Rock			1/29/2025
#197448	Central Park: Southern Bridge - No concrete installed added brick			1/29/2025
#197449	Orange Avenue: Damaged Tree			1/28/2025
#197446	WD090S - Cat Tails			1/29/2025
#197445	Central Park: Southern Most Small Bridge			1/28/2025
#197505	Shaping of 8 Bollard Post			1/31/2025
<b>N/C Services:</b>				
Unit	Date	Description		
Central Park	1/29/25	Save bird caught in tree		

**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting

**Routine Service:**

Bi-weekly maintenance of Dogi Pots throughout the district.

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

Daily maintenance of trash cans throughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

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

2.



## Capital Region Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – January 2025

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

### **Week 1 (January 1 – January 10)**

- Met with homeowner to discuss tree on CDD property. Requested meeting with All-Pro to discuss tree and common area maintenance.
- Attended pre-meeting conference call.
- Contacted district engineer for information regarding trail between Mossy Creek and stormwater pond FL-040.
- Met with All-Pro to discuss tree removal and common area maintenance in Maple Ridge.
- Submitted Viva Florida Landscape Demonstration Gardens Grant Pre-application survey.
- Accepted proposal from All-Pro to install sod in Maple Ridge.
- Walked Central Park trail for repair needs. Contacted All-Pro to replace one trail sign and remove the peeling backing on recently installed sign.
- Followed up with homeowner regarding potential access agreement. Agreement is no longer needed as the tree service will utilize an alternative path to the back of the homeowner's property.
- Follow up phone call and email communication with FEMA regarding the damage inventory.
- Contacted Gaines & Sons Striping again for stop bar striping project.
- Follow up communication with Viva Florida grant program personnel.
- Spoke to resident regarding the possibility of planting a memorial tree or installing a bench.
- Discussed schedule with Longview for Maple Ridge common area maintenance and Unit 23 creek maintenance. Work to start Monday, January 13, weather permitting.
- Spoke to City of Tallahassee representative regarding billing at 3080 Merchants Row. Requested the City waive the electric service turn on fee and audit the associated meter. Meter on Four Oaks was removed, and service was transferred to the Merchants Row address.
- Spoke to Supervisor Burns regarding Blair Stone entry sign.
- Follow up phone call with City of Tallahassee staff regarding Independence Landing and issues with people driving along stormwater pond SB-111B. City will provide my contact information to Independence Landing.
- Took photos of the Central Park connector bridge and retaining walls and provided to the Board for reference in advance of the meeting.
- Reviewed work by pressure washing vendor. Approved invoice.
- Accepted proposal from All-Pro to remove one declining sweet gum tree and several downed trees in Maple Ridge.

- Inspected stormwater pond TR-216. Requested All-Pro remove trash from pond bottom and clear slight blockage at the northern outfall.
- Contacted two new vendors for stop bar striping project.
- During general inspections, found Grove Park streetlight on during the day. Submitted issue via DigiTally.
- Phone call from resident concerned with parking along Summertree.
- In response to call from Independence Landing, and personal observations of cars driving along SB-111B, requested All-Pro install temporary fencing at Schoolhouse Rd. and Tram Rd.



- All-Pro staff discovered washout of a storm drain near stormwater pond WD-162. Submitted issue via DigiTally.
- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Following Board approval, sent signed proposals to All-Pro for the Central Park retaining walls and connector bridge repair. Also, sent approval for special use permit request as approved by the Board.
- Following general inspections, requested the following from All-Pro: repair erosion in stormwater pond FL-170, (2) repairs on the Unit 10 trail, dogi-pot replacement in Unit 23, and request for quotes to replace trees at Avon Park, Spider Lily/Biltmore and LDR-5 as well as landscape enhancements in Unit 10. Also, contacted Apogee for Nature Trail replacement sign cost.

### Week 2 (January 13 – January 17)

- During general inspections, found broken street light pole along the Four Oaks roundabout. Put in an issue via DigiTally. Also, put in an issue for the potholes on northbound Four Oaks heading into the roundabout.
- Inspected stormwater ponds TR-221A, TR-221B, WD-253 and WD-260. Minor grout leak in WD-253. Will contact vendor for service.
- After heavy rains Sunday night – Monday morning, inspected stormwater pond WD-284 after drain was regouted in November. No leaking heard.



- Contacted multiple City of Tallahassee staff regarding Blair Stone entry sign. Voicemails.
- Requested HOA send out e-blast regarding Central Park connector bridge closure.
- Accepted proposal from All-Pro to install 3” replacement live oaks: (1) Spider Lily/Biltmore, (1) Avon Park, (1) LDR-5.
- Spoke to City of Tallahassee staff regarding Blair Stone entry sign. Provided mockup for reference.
- Received follow up communication from City of Tallahassee Underground Utilities & Public Infrastructure staff regarding cave in in Unit 20 near stormwater pond WD-162. Submitted records request from CoT Growth Management for Unit 20 construction documents.
- Additional follow-up communication with FSU Film regarding approved special use permit request.
- Accepted proposal from All-Pro for Unit 10 trail enhancement/beautification: muhly grass or azaleas and mulch in the landscape triangles:



- During general inspections, reviewed work done by All-Pro on the gate project at stormwater pond SB-111B (photos below). Also, inspected stormwater pond SB-161. Removed debris from SB-161 and surrounding area.







- Received eligibility confirmation from the Florida Wildlife Foundation following pre-submittal survey completion. Reviewed grant application and related materials. Will discuss with All-Pro and bring proposal to the next meeting.
- Follow up communication with ProTek of Florida regarding stop bar project.
- Completed the Risk Assessment Questionnaire and Funding Agreement Packet.

### **Week 3 (January 20 – January 24)**

- Followed up with City of Tallahassee staff regarding possible Blair Stone entry sign placement.
- Contacted GameTime for a park bench quote. Possible replacement in Central Park near Memorial Walk.
- Requested Unit 2 construction documents from City of Tallahassee Growth Management.
- Confirmed Blair Stone entry sign specs were received by City of Tallahassee staff and forwarded to Traffic Engineering.
- All-Pro closing early on Tuesday and will be closed on Wednesday for winter storm.
- Received park bench quote from GameTime. Will discuss at the next Board meeting.
- Scheduled meeting with SE Concrete for stormwater structure repairs in WD-162 and WD-253.
- Follow up communication with ProTek of Florida regarding stop bar project.
- Followed up with Soccer Shots on their license agreement. Finally heard back and completed the agreement.
- All-Pro will remain closed until Friday morning.
- Started working on a policy for memorial trees and benches.

### **Week 4 (January 27 – January 31)**

- During general inspections, found two down street signs. Submitted issues via DigiTally. Contacted All-Pro regarding limbs in Endicott park and off School House.
- Following completed agreement, confirmed with Soccer Shots that they will continue operating on Friday evening.
- Followed up with Apogee on an alternate solar lighting quote. They are waiting to hear back.
- Contacted SEPCO Solar Lighting (vendor in Stuart, FL) for a quote and Barineau Landscape Lighting (vendor in Tallahassee) for a consultation.
- Reviewed progress on the Central Bridge connector bridge:



- Met with SE Concrete onsite to review stormwater structure repairs in WD-162 and WD-253. Discussed with All-Pro the need for mini-ex at WD-162. Will coordinate schedules with both vendors for work to be completed in ~2 weeks.
- Received follow up phone call from City of Tallahassee staff regarding Blair Stone entry sign. They will do some research on their end and get back to me.
- Met with All-Pro to discuss Butterfly Garden project. Requested that they move the dogi-pot by the Butterfly Garden closer to the trail.
- Received phone call from resident off Jasmine Hill with complaint of trash behind their house. Walked the entire trail and only found a few pieces of trash. Disposed of trash.
- Drove through LDR-5 to locate test spots for weed control. Discussed with All-Pro.
- Met with All-Pro to discuss bollard project for the bridges in Units 10 and 8.
- Additional solar lighting research for the Blair Stone entry sign.
- Requested All-Pro clear roots from the outfall in stormwater pond SB-161.
- Contacted City of Tallahassee – Environmental Services to schedule annual stormwater pond inspections.
- Received report of a bird stuck in a tree in Central Park. Contacted FWC and St. Francis Wildlife Center.
- Continued communication with City of Tallahassee staff regarding Blair Stone entry sign. Contacted Apogee for needed documentation.
- Met onsite with Longview Land Clearing regarding Unit 23 creek maintenance and to discuss Maple Ridge common area brush clearing. Maple Ridge will be done this week, and the creek will be next week weather permitting (too much water at culvert for work to begin today).
- Inspected stormwater ponds WD-230, WD-235, and WD-140. Removed trash from pond bottom on WD-230 and WD-235.
- Revised license agreement for the Blair Stone entry sign with St. Joe and sent to District Counsel for review.

- Ordered (2) replacement benches for Central Park (existing bench is worn – see picture below). Matching bench is still in good condition. Will move the matching bench to a new location in Central Park.



- Sent license agreement with revisions to St. Joe for their review/approval.
- Received special use permit request for a small birthday party on February 15. Given the size of the party, approved this request.
- Reviewed work done in Maple Ridge common area. Will work with All-Pro on a landscape plan.

If you have any questions or comments regarding the above information, please contact me at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com).

Thank you,

Corbin deNagy  
Operations Manager  
Governmental Management Services