

CAPITAL REGION
Community Development District

April 10, 2025

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

April 3, 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, April 10, 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:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Discussion of Process to Fill Board Vacancy
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 13, 2025, Meeting
 - B. Balance Sheet as of February 28, 2025, and Statement of Revenues & Expenditures for the Period Ending February 28, 2025
 - C. Allocation of Assessment Receipts
 - D. Check Register

- V. Presentation from John Paul II Catholic High School
- VI. Discussion of Landscape & Irrigation Maintenance RFP
- VII. Discussion of Draft Fiscal Year 2026 Budget (*will be sent under separate cover*)
- VIII. Discussion of Memorial Policy (*will be sent under separate cover*)
- IX. Consideration of Resolution 2025-04, Setting a Public Hearing Date to Adopt Rules, Rates, Fees and Charges
- X. Staff Reports
 - A. Attorney
 - B. Dantin Consulting
 - C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Discussion of Request for Maple Ridge Site Furniture
 - D. Manager
- XI. Supervisors Requests
- XII. Audience Comments
- XIII. Next Scheduled Meeting: May 8, 2025 @ 6:30 p.m.
- XIV. Adjournment

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

Sincerely,
Corbin deNagy
Corbin deNagy
District Manager

Community Interest:

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

SECOND ORDER OF BUSINESS

**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer’s Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, March 13, 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	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager – GMS
Chrissy Barber	All Pro

The following is a summary of the actions taken at the March 13, 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

Approval of Consent Agenda

- A. Approval of the Minutes of the February 13, 2025 Meeting**
- B. Balance Sheet as of January 31, 2025 and Statement of Revenues & Expenditures for the Period Ending January 31, 2025**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the consent agenda items were approved.
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FOURTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the board members were appointed to serve as the audit committee.

FIFTH ORDER OF BUSINESS

Discussion of Budget Priorities

Mr. deNagy stated my plan is to bring a draft budget to your April meeting. At the May meeting you will approve the proposed budget to set a high-water mark that can be amended downward until the budget is adopted in August.

SIXTH ORDER OF BUSINESS

Discussion of 2025 Viva Florida Landscape Demonstration Grant Application

Mr. deNagy stated at the present time there is no path from the nature trail to the butterfly garden, it is separated by grass. The goal is to create a path around the garden and build up more of the wildflowers in that area The total project is a little over \$5,000, the grant would cover the wildflowers and help with the installation. The total cost to the district would be around \$4,000.

It was the consensus of the board to not apply for the grant at this time and to put money into landscape enhancement to deter parking along the median on Four Oaks and Merchants Row.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated we finished the landscape RFP, the notice will run March 17th and the packages will be ready for pickup at that time, site inspections will be available from March 17th through March 31st. There will be a mandatory pre-proposal meeting March 24th with proposals to be submitted by April 10.

B. Dantin Consulting

There being none, the next item followed.

B. Property Management Report

Mr. deNagy stated I received the green light from the City of Tallahassee to submit the permit request for the Blair Stone entry sign where the current Neighborhood of the Year sign is located.

1. All Pro Reports

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

2. Operations Memorandum

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

3. Special Use Permit Request – Girls on the Run 5K

On MOTION by Ms. Burns seconded by Mr. Urban with all in favor the special use permit request for Girls on the Run 5K was approved.

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Supervisor Rojas thanked the staff for all their hard work behind the scenes.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 10, 2025 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next scheduled meeting is April 10, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Capital Region
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 30,117	\$ -	\$ -	\$ 30,117
Capital Reserve Account	-	-	223	223
 <u>Investments:</u>				
State Board of Administration (SBA)	1,330,561	-	567,419	1,897,980
 <u>Series 2013</u>				
Revenue	-	676,626	-	676,626
 <u>Series 2018A1</u>				
Reserve	-	605,783	-	605,783
Revenue	-	579,344	-	579,344
Prepayment	-	121,769	-	121,769
 <u>Series 2018A2</u>				
Reserve	-	133,855	-	133,855
Revenue	-	266,155	-	266,155
Prepayment	-	33,157	-	33,157
 <u>Series 2021</u>				
Revenue	-	347,179	-	347,179
Prepaid Expenses	91,020	-	-	91,020
Total Assets	\$ 1,451,698	\$ 2,763,869	\$ 567,642	\$ 4,783,208
 Liabilities:				
Accounts Payable	\$ 9,025	\$ -	\$ -	\$ 9,025
Total Liabilities	\$ 9,025	\$ -	\$ -	\$ 9,025
 Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 91,020	\$ -	\$ -	\$ 91,020
Restricted for:				
Debt Service	-	2,763,869	-	2,763,869
Assigned for:				
Capital Reserve Fund	-	-	567,642	567,642
Unassigned	1,351,653	-	-	1,351,653
Total Fund Balances	\$ 1,442,673	\$ 2,763,869	\$ 567,642	\$ 4,774,183
Total Liabilities & Fund Balance	\$ 1,451,698	\$ 2,763,869	\$ 567,642	\$ 4,783,208

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,723,304	\$ 1,570,698	\$ 1,570,698	\$ -
Special Assessments - Direct St Joe	287,354	119,561	119,561	-
Interest	30,000	12,500	16,615	4,115
Miscellaneous Revenue	-	-	-	-
Total Revenues	\$ 2,040,658	\$ 1,702,759	\$ 1,706,875	\$ 4,115
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
PR-FICA	918	383	214	168
Engineering	15,000	6,250	1,186	5,064
Attorney	37,000	15,417	8,866	6,551
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	-	-	-
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	600	600	-
Dissemination Agent	8,507	3,544	3,545	(0)
Trustee Fees	15,520	4,148	4,148	-
Management Fees	57,902	24,126	24,126	(0)
Information Technology	3,176	1,323	1,323	(0)
Website Maintenance	1,361	567	567	0
Records Storage	150	63	-	63
Travel & Per Diem	2,000	833	-	833
Telephone	300	125	74	51
Postage & Delivery	1,000	417	416	1
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	833	97	737
Legal Advertising	3,500	1,458	333	1,125
Other Current Charges	1,987	828	433	395
Office Supplies	50	21	42	(21)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 195,139	\$ 96,404	\$ 78,311	\$ 18,093

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 17,014	\$ 17,014	\$ 14,050	\$ 2,964
Management Fees	157,557	65,649	65,649	0
Utilities-Electric/Water	60,000	25,000	20,777	4,223
Landscape Maintenance - Contract	1,038,980	432,908	432,827	81
Landscape Maint - New Units/Street Trees	5,500	2,292	711	1,581
Pond Maintenance - Contract	11,172	4,655	2,392	2,263
Pond Repairs - Current Units	50,000	20,833	23,535	(2,701)
Irrigation Maintenance - Contract	51,621	21,509	21,509	-
Irrigation Maintenance - New Units	500	208	-	208
Irrigation Repairs - Current Units	45,000	18,750	12,557	6,193
SWMF Operating Permit Fees	2,754	1,148	1,377	(230)
Preserve Maintenance	40,000	16,667	3,884	12,783
Tot Lot Inspection/Maintenance	7,500	7,500	8,925	(1,425)
Tree Removal/Trimming/Cleanup	38,000	38,000	37,292	708
Alleyway Maintenance	10,000	4,167	-	4,167
Miscellaneous Maintenance	7,500	3,125	3,612	(487)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	28,300	-	28,300
Capital Expenditures	25,000	25,000	27,029	(2,029)
Common Area Maintenance	12,000	12,000	20,032	(8,032)
Enhancement/Beautification	20,000	20,000	17,812	2,188
Subtotal Field Expenditures	\$ 1,677,019	\$ 773,724	\$ 725,223	\$ 48,501
Total Operations & Maintenance	\$ 1,677,019	\$ 773,724	\$ 725,223	\$ 48,501
Total Expenditures	\$ 1,872,158	\$ 870,129	\$ 803,534	\$ 66,594
Excess (Deficiency) of Revenues over Expenditure	\$ 168,500	\$ 832,631	\$ 903,340	\$ 70,709
<u>Other Financing Sources/(Uses):</u>				
Reserve for Capital - R&R	(168,500)	\$ (168,500)	\$ (168,500)	\$ -
Total Other Financing Sources/(Uses)	\$ (168,500)	\$ (168,500)	\$ (168,500)	\$ -
Net Change in Fund Balance	\$ -	\$ 664,131	\$ 734,840	\$ 70,709
Fund Balance - Beginning	\$ -		\$ 707,832	
Fund Balance - Ending	\$ -		\$ 1,442,673	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues</u>				
Interest	\$ 20,000	\$ 8,333	\$ 10,169	\$ 1,836
Total Revenues	\$ 20,000	\$ 8,333	\$ 10,169	\$ 1,836
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 250	\$ 200	\$ 50
Playground System	-	-	160,046	(160,046)
Total Expenditures	\$ 600	\$ 250	\$ 160,246	\$ (159,996)
Excess (Deficiency) of Revenues over Expenditure	\$ 19,400	\$ 8,083	\$ (150,077)	\$ (158,160)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Total Other Financing Sources (Uses)	\$ 168,500	\$ 168,500	\$ 168,500	\$ -
Net Change in Fund Balance	\$ 187,900	\$ 176,583	\$ 18,423	\$ (158,160)
Fund Balance - Beginning	\$ 387,434		\$ 549,219	
Fund Balance - Ending	\$ 575,334		\$ 567,642	

Capital Region
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 323,381	\$ 292,598	\$ 292,598	\$ -
Special Assessments - Commercial Tax Roll	432,569	376,466	376,466	-
Interest Income	20,000	8,333	4,483	(3,851)
Total Revenues	\$ 775,949	\$ 677,397	\$ 673,546	\$ (3,851)
Expenditures:				
Interest - 11/1	\$ 139,519	\$ 139,519	\$ 139,519	\$ -
Interest - 5/1	139,519	-	-	-
Principal - 5/1	485,000	-	-	-
Cost of Issuance	-	-	551	(551)
Total Expenditures	\$ 764,038	\$ 139,519	\$ 140,070	\$ (551)
Excess (Deficiency) of Revenues over Expenditure	\$ 11,912	\$ 537,878	\$ 533,476	\$ (4,402)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,912	\$ 537,878	\$ 533,476	\$ (4,402)
Fund Balance - Beginning	\$ 139,465		\$ 143,149	
Fund Balance - Ending	\$ 151,376		\$ 676,626	

Capital Region

Community Development District

Debt Service Fund Series 2018A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 245,938	\$ 245,938	\$ -
Special Assessments - Commercial Tax Roll	240,415	176,163	176,163	-
Special Assessments - Direct St Joe	740,129	147,794	147,794	-
Interest Income	15,000	6,250	17,075	10,825
Total Revenues	\$ 1,321,094	\$ 576,145	\$ 586,970	\$ 10,825
Expenditures:				
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	-	-	-
Total Expenditures	\$ 1,313,756	\$ 341,878	\$ 368,638	\$ (26,759)
Excess (Deficiency) of Revenues over Expenditure	\$ 7,337	\$ 234,267	\$ 218,332	\$ (15,935)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 7,337	\$ 234,267	\$ 218,332	\$ (15,935)
Fund Balance - Beginning	\$ 404,597		\$ 1,088,564	
Fund Balance - Ending	\$ 411,934		\$ 1,306,896	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	\$ 274,147	\$ 263,280	\$ 263,280	\$ -
Interest Income	5,000	2,083	4,471	2,388
Total Revenues	\$ 279,147	\$ 265,364	\$ 267,751	\$ 2,388
Expenditures:				
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	-	-	-
Total Expenditures	\$ 273,140	\$ 36,570	\$ 41,455	\$ (4,885)
Excess (Deficiency) of Revenues over Expenditure	\$ 6,007	\$ 228,794	\$ 226,296	\$ (2,497)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,007	\$ 228,794	\$ 226,296	\$ (2,497)
Fund Balance - Beginning	\$ 56,111		\$ 206,872	
Fund Balance - Ending	\$ 62,118		\$ 433,168	

Capital Region

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 307,873	\$ 307,873	\$ -
Interest Income	2,750	1,146	2,380	1,234
Total Revenues	\$ 321,687	\$ 309,019	\$ 310,254	\$ 1,234
Expenditures:				
Interest - 11/1	\$ 25,438	\$ 25,438	\$ 25,438	\$ -
Interest - 5/1	25,438	-	-	-
Principal - 5/1	270,000	-	-	-
Total Expenditures	\$ 320,875	\$ 25,438	\$ 25,438	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 812	\$ 283,582	\$ 284,816	\$ 1,234
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 812	\$ 283,582	\$ 284,816	\$ 1,234
Fund Balance - Beginning	\$ 50,731		\$ 62,363	
Fund Balance - Ending	\$ 51,544		\$ 347,179	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 1,723,304	\$ -	\$ 80,465	\$ 1,346,666	\$ 99,257	\$ 44,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,570,698
Special Assessments - Direct St Joe	287,354	23,912	23,912	23,912	23,912	23,912	-	-	-	-	-	-	-	119,561
Interest	30,000	2,347	1,768	2,601	5,168	4,730	-	-	-	-	-	-	-	16,615
Total Revenues	\$ 2,040,658	\$ 26,259	\$ 106,146	\$ 1,373,179	\$ 128,338	\$ 72,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,706,875

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	918	46	77	-	61	31	-	-	-	-	-	-	-	214
Engineering	15,000	-	-	-	-	1,186	-	-	-	-	-	-	-	1,186
Attorney	37,000	2,262	1,016	308	5,280	-	-	-	-	-	-	-	-	8,866
Annual Audit	3,925	-	-	3,925	-	-	-	-	-	-	-	-	-	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	709	709	-	-	-	-	-	-	-	3,545
Trustee Fees	15,520	-	4,148	-	-	-	-	-	-	-	-	-	-	4,148
Management Fees	57,902	4,825	4,825	4,825	4,825	4,825	-	-	-	-	-	-	-	24,126
Information Technology	3,176	265	265	265	265	265	-	-	-	-	-	-	-	1,323
Website Maintenance	1,361	113	113	113	113	113	-	-	-	-	-	-	-	567
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	19	-	19	22	13	-	-	-	-	-	-	-	74
Postage & Delivery	1,000	77	1	116	74	148	-	-	-	-	-	-	-	416
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398
Printing & Binding	2,000	13	63	14	0	6	-	-	-	-	-	-	-	97
Legal Advertising	3,500	83	-	166	-	83	-	-	-	-	-	-	-	333
Other Current Charges	1,987	350	63	-	-	20	-	-	-	-	-	-	-	433
Office Supplies	50	42	0	0	-	-	-	-	-	-	-	-	-	42
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 195,139	\$ 35,020	\$ 12,880	\$ 10,461	\$ 12,150	\$ 7,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,311

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Field Expenditures														
Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,050
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	-	-	-	-	-	-	-	65,649
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,180	-	-	-	-	-	-	-	20,777
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	-	-	-	-	-	-	-	432,827
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	-	-	-	-	-	-	-	711
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	-	-	-	-	-	-	-	2,392
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	4,738	360	-	-	-	-	-	-	-	23,535
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	4,302	4,302	-	-	-	-	-	-	-	21,509
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	-	-	-	-	-	-	-	12,557
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377
Preserve Maintenance	40,000	3,828	7	-	7	41	-	-	-	-	-	-	-	3,884
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	3,674	-	-	-	-	-	-	-	-	8,925
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	15,196	920	-	-	-	-	-	-	-	37,292
Alleyway Maintenance	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	-	-	-	-	-	-	-	3,612
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254
Other-Contingency	67,921	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	-	-	-	-	-	27,029
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	-	-	-	-	-	-	-	20,032
Enhancement/Beautification	20,000	-	17,812	-	-	-	-	-	-	-	-	-	-	17,812
Subtotal Field Expenditures	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,223
Total Operations & Maintenance	\$ 1,677,019	\$ 164,654	\$ 157,298	\$ 133,077	\$ 149,510	\$ 120,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,223
Total Expenditures	\$ 1,872,158	\$ 199,675	\$ 170,178	\$ 143,538	\$ 161,660	\$ 128,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803,534
Excess (Deficiency) of Revenues over Expenditures	\$ 168,500	\$ (173,415)	\$ (64,033)	\$ 1,229,641	\$ (33,323)	\$ (55,530)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903,340
Other Financing Sources/Uses:														
Transfer In/(Out)	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(168,500)
Total Other Financing Sources/Uses	\$ (168,500)	\$ -	\$ -	\$ (168,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (168,500)
Net Change in Fund Balance	\$ -	\$ (173,415)	\$ (64,033)	\$ 1,061,141	\$ (33,323)	\$ (55,530)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 734,840

Capital Region
Community Development District
Long Term Debt Report

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

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

Capital Region
Community Development District
Long Term Debt Report

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

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

C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2025

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 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
TOTAL NET ASSESSED	5788.91	\$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
% ASSESSMENTS		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	\$147,794.38	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.20	\$267,355.58
TOTAL DUE DIRECT INVOICE		\$0.00	\$591,177.52	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.67	\$758,563.19
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
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
Interest	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
TOTAL RECEIVED TAX ROLL		\$245,938.08	\$176,162.62	\$307,873.22	\$263,280.25	\$292,597.71	\$376,465.86	\$1,570,698.26	\$3,233,016.00
TOTAL DUE TAX ROLL		\$25,874.03	\$26,252.66	\$11,064.46	\$10,867.10	\$30,782.89	\$56,102.87	\$152,595.23	\$313,539.24

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
% RECEIVED DIRECT INVOICE	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	41.67%	26.06%
% RECEIVED TAX ROLL	90.48%	87.03%	96.53%	96.04%	90.48%	87.03%	91.15%	91.16%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
2/1 - 2/28/25	3530-3553	\$348,206.08
Capital Reserve Fund		
n/a		
TOTAL		\$348,206.08

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/25	00024	1/20/25	197443	202501	320	57200	46490		DEBRIS REMOVAL	*	2,925.00		
		1/28/25	197445	202501	320	57200	61000		RMV/RPLC RAILING & POST	*	8,471.95		
		1/30/25	197446	202501	320	57200	46550		WD090S- CAT TAILS	*	70.82		
		1/30/25	197447	202501	320	57200	46550		INST ROCK	*	452.50		
		1/30/25	197448	202501	320	57200	46900		ADDED BRICK	*	180.00		
		1/30/25	197449	202501	320	57200	46490		DAMAGED TREE	*	240.00		
ALL-PRO LAND CARE OF TALLAHASSEE												12,340.27	003530
2/03/25	00205	1/28/25	171477-L	202501	320	57200	46910		INST LIVE OAKS	*	2,530.00		
ALL-PRO LANDSCAPING OF TALLAHASSEE												2,530.00	003531
2/03/25	00004	1/28/25	9-689-57	202501	310	51300	42000		DELIVERIES THRU 1/28/25	*	4.76		
FEDEX												4.76	003532
2/03/25	00144	1/30/25	107460-0	202501	320	57200	61000		TIMBERS STRT LEG PRK BNCH	*	2,324.60		
GAMETIME												2,324.60	003533
2/03/25	00324	1/28/25	3514003	202412	310	51300	31500		DEC 24 - GEN COUNSEL	*	308.00		
KUTAK ROCK LLP												308.00	003534
2/03/25	00161	1/22/25	INVCRCDD	202501	320	57200	46485		CY FIBAR	*	3,673.65		
MILLER RECREATION EQUIPMENT &												3,673.65	003535
2/03/25	00106	2/01/25	02012025	202502	300	20700	10800		TXFER DIR ASSESSMENTS	*	147,794.38		
CAPITAL REGION CDD - SERIES 2018A1												147,794.38	003536
2/03/25	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	003537
2/05/25	00352	2/05/25	CULTON	202502	310	51300	49100		RYAN CULTON SUPVSR FEES	*	10.00		
DEPARTMENT OF STATE												10.00	003538

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/05/25	00352	2/05/25	VOGEL 202502 310-51300-49100 MATTHEW VOGEL SUPVSR FEES		*	10.00	
DEPARTMENT OF STATE							10.00 003539
2/12/25	00024	2/03/25	197504 202501 320-57200-46550 CLEAN OUTFALL PIPE		*	60.00	
		2/03/25	197505 202502 320-57200-46900 SHAPING OF 8 BOLLARD POST		*	260.00	
		2/05/25	197509 202501 320-57200-46225 LDR 5 PH 1,2,3 & PARKS		*	371.80	
ALL-PRO LAND CARE OF TALLAHASSEE							691.80 003540
2/12/25	00301	1/12/25	369932-1 202501 310-51300-32200 FYE2024 AUDIT		*	500.00	
BERGER, TOOMBS, ELAM, GAINES &							500.00 003541
2/12/25	00061	2/01/25	552 202502 310-51300-34000 FEB 25 - MGMT FEES		*	4,825.17	
		2/01/25	552 202502 310-51300-35110 FEB 25 - WEBITE ADMIN		*	113.42	
		2/01/25	552 202502 310-51300-35100 FEB 25 - IT		*	264.67	
		2/01/25	552 202502 310-51300-31300 FEB 25 - DISSEMINATION		*	708.92	
		2/01/25	552 202502 310-51300-42500 FEB 25 - COPIES		*	6.30	
		2/01/25	552 202502 310-51300-41000 FEB 25 - TELEPHONE		*	12.91	
		2/01/25	552 202502 320-57200-47000 FEB 25 - GOOGLE		*	7.20	
		2/01/25	553 202502 320-57200-34000 FEB 25 - FACILITY MGMT		*	13,129.75	
GOVERNMENTAL MANAGEMENT SERVICES							19,068.34 003542
2/20/25	00024	2/12/25	197512 202502 320-57200-46900 CENTRAL PK-SPRAY INVASIVE		*	360.18	
		2/12/25	197513 202502 320-57200-46450 CONTR#3 U#1 IRRIG REP		*	453.22	
		2/12/25	197514 202502 320-57200-46450 CONTR#18 U#35 IRRIG REP		*	917.88	
		2/12/25	197515 202502 320-57200-61000 CNTRL PK RETAINING WALL		*	6,941.99	
		3/01/25	197518 202503 320-57200-46225 FEB 25 LANDSC NEW UNITS		*	152.61	
		3/01/25	197518 202503 320-57200-46200 FEB 25 LANDSC CONTR UNITS		*	86,565.41	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 197518	202503 320-57200-46400		*	4,301.75	
		FEB 25	IRR CONTR UNITS	ALL-PRO LAND CARE OF TALLAHASSEE			99,693.04 003543
2/20/25	00126	2/13/25 2035741	202502 310-51300-31100		*	1,185.93	
			SERVICE THRU 2/07/25	ATKINS NORTH AMERICA, INC.			1,185.93 003544
2/20/25	00106	2/20/25 02202025	202502 300-20700-10800		*	9,926.18	
			TXFER TAX COLLECTIONS	CAPITAL REGION CDD - SERIES 2018A1			9,926.18 003545
2/20/25	00130	2/20/25 02202025	202502 300-20700-11000		*	11,333.34	
			TXFER TAX COLLECTIONS	CAPITAL REGION CDD - SERIES 2018A2			11,333.34 003546
2/20/25	00148	2/20/25 02202025	202502 300-20700-10900		*	17,109.86	
			TXFER TAX COLLECTIONS	CAPITAL REGIONS CDD - SERIES 2013			17,109.86 003547
2/20/25	00300	2/20/25 02202025	202502 300-20700-10000		*	9,645.80	
			TXFER TAX COLLECTIONS	CAPITAL REGION CDD - SERIES 2021			9,645.80 003548
2/20/25	00004	2/18/25 8-773-84	202502 310-51300-42000		*	73.80	
			DELIVERIES THRU 2/07/25	FEDEX			73.80 003549
2/20/25	00343	1/31/25 6933523	202501 310-51300-48000		*	83.34	
			NOTICE OF MEETING	GANNETT MEDIA GROUP			83.34 003550
2/20/25	00062	2/11/25 19490	202502 320-57200-46900		*	210.00	
			REPLC SEAL BKFLW DEVICE	KEITH MCNEILL PLUMBING, INC.			210.00 003551
2/26/25	00024	2/17/25 197519	202502 320-57200-46450		*	388.19	
			CONTR#3 U#1-VALVE REPLC		*	350.52	
		2/17/25 197520	202502 320-57200-46450		*	464.67	
			CONTR#28 U#31 IRRIG REP		*	360.00	
		2/17/25 197521	202502 320-57200-46900		*	1,230.10	
			U#10 BRIDGES INST BOLLARD		*		
		2/17/25 197522	202502 320-57200-46550		*		
			WD282 & FL070 REP EROSION		*		
		2/24/25 197527	202502 320-57200-46450		*		
			MAINLINE REP CNTR#13 U#10		*		

CAPR CAPITAL REGION TCESSNA

AP300R
 *** CHECK NOS. 003530-003553

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 CAPITAL REGION - GENERAL FUND
 BANK B CAPITAL REGION - GEN

RUN 3/11/25

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/25/25 197528	202502 320-57200-46490	DEBRIS REMOVAL	*	920.00	
ALL-PRO LAND CARE OF TALLAHASSEE							3,713.48 003552
2/27/25	00029	2/03/25 JANUARY JANUARY 2025	202501 320-57200-43000	CITY OF TALLAHASSEE - AUTO PAY	*	2,225.51	
CITY OF TALLAHASSEE - AUTO PAY							2,225.51 003553
TOTAL FOR BANK B						348,206.08	
TOTAL FOR REGISTER						348,206.08	

CAPR CAPITAL REGION TCESSNA



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

Invoice

Date	Invoice #
1/20/2025	197443

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	2/19/2025

Description	Quantity	Rate	Amount
Debris Removal Hauled 5 loads of debris using a 65 cubic-yard truck		2,925.00	2,925.00
		46490 <i>Corbin deNagy</i> 01/21/2025	

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

Total	\$2,925.00
Payments/Credits	\$0.00
Balance Due	\$2,925.00



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

Invoice

Date	Invoice #
1/28/2025	197445

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	2/27/2025

Description	Quantity	Rate	Amount
Central Park: Southern Most Small Bridge			
Remove + Replace Railing & Post			
2x6x12	20	13.00	260.00
6x6x8	4	39.00	156.00
2x4x12	50	9.10	455.00
Concrete Mix	8	12.47	99.76
25 LB. 3" SCREW STAR DRIVE TAN	1	187.19	187.19
Mini-Excavator Use	2	550.00	1,100.00
General Labor Rate		3,900.00	3,900.00
Remove + Replace Decking			
2x6x16	20	18.20	364.00
General Labor Rate		1,950.00	1,950.00

61000
Corbin deNagy
1/29/2025

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

Total	\$8,471.95
Payments/Credits	\$0.00
Balance Due	\$8,471.95



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

Invoice

Date	Invoice #
1/30/2025	197446

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	3/1/2025

Description	Quantity	Rate	Amount
WD090S - Cat Tails			
Imazapic 2SL - 12 gal		5.82	5.82
IPM Technician Labor	0.5	80.00	40.00
IPM Helper Labor	0.5	50.00	25.00
Date of Service: 1/29/2025			
		46550	
		<i>Corbin deNagy</i>	
		01/30/2025	

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

Total	\$70.82
Payments/Credits	\$0.00
Balance Due	\$70.82



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

Invoice

Date	Invoice #
1/30/2025	197447

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	3/1/2025

Description	Quantity	Rate	Amount
Central Park Drain - Install Rock			
Surge Rock (per yd.)	2	75.00	150.00
Cat loader Use	1	62.50	62.50
General Labor Rate	4	60.00	240.00
Date of Service: 1/29/2025			
		46550	
		<i>Corbin deNagy</i>	
		01/30/2025	

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

Total	\$452.50
Payments/Credits	\$0.00
Balance Due	\$452.50



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

Invoice

Date	Invoice #
1/30/2025	197448

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	3/1/2025

Description	Quantity	Rate	Amount
Central Park: Southern Bridge - No concrete installed, added brick **SOLID CONCRETE UNDER WALK** Brick - No Charge General Labor Rate Date of Service: 1/29/2025	3	0.00 60.00	0.00 180.00
		46900 <i>Corbin deNagy</i> 01/30/2025	

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

Total	\$180.00
Payments/Credits	\$0.00
Balance Due	\$180.00



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

Invoice

Date	Invoice #
1/30/2025	197449

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	3/1/2025

Description	Quantity	Rate	Amount
Orange Avenue: Damaged Tree Remove storm damaged tree on Orange, haul debris Date of Service: 1/28/2025		240.00	240.00
		46490 <i>Corbin deNagy</i> 01/30/2025	

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

Total	\$240.00
Payments/Credits	\$0.00
Balance Due	\$240.00



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

Invoice

Date	Invoice #
1/28/2025	171477-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
		Additional Contracte...

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Current ...
	Install (3) 3" Live Oaks in the following areas: Unit 14, Avon Park LDR5 Mount Vernon Unit 31, 3 - Spiderlily & Biltmore								
Addition...	Includes installation & initial hand watering of (3) 3" Live Oaks	2,250.00			3	750.00	100.00%	100.00%	2,250.00
Addition...	Gator Bags	105.00			3	35.00	100.00%	100.00%	105.00
Addition...	Cat Loader	175.00			0.35	500.00	100.00%	100.00%	175.00

46910
Corbin deNagy
1/29/2025

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

Total \$2,530.00

Payments/Credits \$0.00

Balance Due \$2,530.00

\$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



Invoice Number	Invoice Date	Account Number	Page
9-689-57106	Jan 28, 2025	XXXX-X882-4	1 of 2

Billing Address:

CAPITAL REGION CDD
114
SAINT AUGUSTINE FL 32092-3648

Shipping Address:

CAPITAL REGION CDD
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

Other Charges	USD	\$4.76
TOTAL THIS INVOICE	USD	\$4.76

Other discounts may apply.

Important Service Message:

Keep up with the latest fraud prevention tips and alerts from FedEx. Visit the Fraud and Securities Center for more information.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
9-689-57106	Jan 28, 2025	XXXX-X882-4	2 of 2

Other Charges Summary

	Invoice Number	Invoice Date	Original Amount	Payments Applied/Credit	Past Due Amount	Rate	Charges
Late Fee	8-720-65407	12/24/24	59.46	-	59.46	8%	4.76
Total					\$59.46		\$4.76

TOTAL THIS INVOICE

USD

\$4.76

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
 www.playdrp.com

01/30/2025
 Pro Forma Invoice
 #107460-01-01

Benches

Capital Region Community Development District
 Attn: Corbin deNagy
 3196 Merchants Row Boulevard, Suite 130
 Tallahassee, FL 32311
 United States
 Phone: 850-727-5310
 cdenagy@gmsnf.com

Ship to Zip 32311

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
2	1820	GT-Site - Timbers Straight Leg Park Bench Custom - [Basic: (BR) Brown] [Plastic Lmbr: (S) Sand]	\$965.00	3.00	\$936.05	\$1,872.10
					Sub Total	\$1,872.10
					Freight	\$452.50
					Total	\$2,324.60

61000

Corbin deNagy

01/30/2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

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. 3514003
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. 3514003
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

12/02/24	J. Brown	0.40	132.00	Review correspondence concerning golf course; research related to same and forward to Sandy
12/02/24	S. Sandy	0.30	88.50	Confer with Oliver
12/23/24	D. Wilbourn	0.50	87.50	Prepare temporary access easement
TOTAL HOURS		1.20		

TOTAL FOR SERVICES RENDERED \$308.00

TOTAL CURRENT AMOUNT DUE \$308.00

31500

Corbin deNagy

01/30/2025

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

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

DATE	9/9/2024	PERIOD COVERED	10/1/24-9/30/25
------	----------	----------------	-----------------

FY 2025 NON-AD VALOREM ASSESSMENTS INVOICE

ST JOE COMPANY
ATTN: ANALISA WOOD
130 RICHARD JACKSON BLVD, SUITE 200
PANAMA CITY BEACH, 32407

PROPERTY	DEVELOPABLE ACRES	SERIES 2018-1 DEBT RATE/ACRE	TOTAL 2018-1 ASMT	FY 24 O&M RATE/ACRE	TOTAL FY 24 O&M	TOTAL ASMT
----------	-------------------	------------------------------	-------------------	---------------------	-----------------	------------

3103204040000	72.50	\$1,718.58	\$124,597.00	\$667.33	\$48,381.70	\$172,978.70
3103206020000	24.00	\$1,718.58	\$41,245.90	\$667.33	\$16,016.01	\$57,261.91
3109204010000	19.00	\$1,718.58	\$32,653.01	\$667.33	\$12,679.34	\$45,332.35
3110200010001	52.00	\$1,718.58	\$89,366.12	\$667.33	\$34,701.36	\$124,067.48
3110200120000	101.00	\$1,718.58	\$173,576.51	\$667.33	\$67,400.72	\$240,977.23
3110200130000	2.38	\$1,718.58	\$4,090.22	\$667.33	\$1,588.25	\$5,678.47
3110200140000	5.97	\$1,718.58	\$10,259.92	\$667.33	\$3,983.98	\$14,243.90
3110200150000	24.69	\$1,718.58	\$42,431.72	\$667.33	\$16,476.47	\$58,908.19
3110200170000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3110200180000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3115200020000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
3116200320000	17.21	\$1,718.58	\$29,576.75	\$667.33	\$11,484.82	\$41,061.57
3120200020010	63.24	\$1,718.58	\$108,682.95	\$667.33	\$42,202.19	\$150,885.14
3121200030000	6.00	\$1,718.58	\$10,311.48	\$667.33	\$4,004.00	\$14,315.48
3121200040000	35.00	\$1,718.58	\$60,150.27	\$667.33	\$23,356.68	\$83,506.95
3122200200000	7.00	\$1,718.58	\$12,030.05	\$667.33	\$4,671.34	\$16,701.39
3122200230000	0.00	\$1,718.58	\$0.00	\$667.33	\$0.00	\$0.00
TOTAL	429.99000		\$738,971.90		\$286,946.86	\$1,025,918.76

UPDATED PAYMENT SCHEDULE:

INVOICE#	DUE DATE	% DEBT DUE	Southwood		TOTAL INSTALLMENTS	RECEIVED	O&M	Debt service	
			DEBT SERVICE INSTALLMENT DUE	% DUE O&M						O&M INSTALLMENT DUE
SJC100123	10/1/2023			8.33%	\$23,912.24	\$23,912.24	\$47,824.48	\$47,824.48	10/07+10/31/24
SJC110123	11/1/2023			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	11/27/2024
SJC123123	12/1/2023			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	12/20/2024
SJC010124	1/1/2024			8.33%	\$23,912.24	\$23,912.24	\$171,706.62	\$23,912.24	1/31/2025
SJC024124	2/1/2024	20%	\$147,794.38	8.33%	\$23,912.24	\$171,706.62	\$23,912.24	\$147,794.38	
SJC030124	3/1/2024	20%	\$147,794.38	8.33%	\$23,912.24	\$171,706.62	\$23,912.24	\$147,794.38	
SJC040124	4/1/2024	30%	\$221,691.57	8.33%	\$23,912.24	\$245,603.81	\$23,912.24	\$23,912.24	
SJC050124	5/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	
SJC060124	6/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	
SJC070124	7/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	
SJC080124	8/1/2024			8.33%	\$23,912.24	\$23,912.24	\$23,912.24	\$23,912.24	
SJC090124	9/1/2024	15%	\$110,845.79	8.33%	\$23,912.24	\$134,758.02	\$110,845.79	\$110,845.79	
SJC100124	10/1/2024	15%	\$110,845.79		\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL		100.00%	\$738,971.90	100.00%	\$286,946.86	\$1,025,918.76	\$267,355.58	\$119,561.20	\$147,794.38

outstanding \$167,385.66 \$591,177.52

001.300.20700.10800 001.300.36300.10200 001.300.10100.01000
201.700.13100.10000
201.700.36300.10200

DUE TO DS \$147,794.38

Vendor#106

transferred ck#

\$0.00



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

Invoice

Date	Invoice #
12/5/2024	171472-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
		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>Carbin deVagy</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 \$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.	Total	\$3,750.00
	Payments/Credits	\$0.00
	Balance Due	\$3,750.00

Alexandra Salisbury

From: Tiziana Cessna
Sent: Monday, February 3, 2025 12:34 PM
To: Alexandra Salisbury
Subject: FW: Capital Region CDD
Attachments: CHK-INV ck 003497 12-11-24 .pdf

Hi Alex,
Please void and reissue today. Thanks

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



From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Monday, February 3, 2025 11:35 AM
To: Francisco@allproemail.com
Cc: Tiziana Cessna <TCessna@gmssf.com>
Subject: Capital Region CDD

Good afternoon,
I show this check still outstanding. Did you receive it?

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



RECEIVED

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

2025 JAN 16 AM 11:53

DIVISION OF ELECTIONS
TALLAHASSEE, FL

AND DELIVERED

STATE OF FLORIDA

County of Leon

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Capital Region Community Development District

(Full Name of Office – Abbreviations Not Accepted)

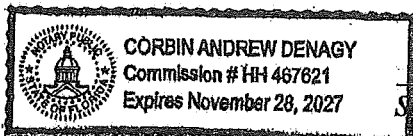
on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Matthew A. Vogel
Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of physical presence
Or online notarization this 16th day of January, 2025.



Corbin Andrew Denagy
Signature of Officer Administering Oath or of Notary Public

Corbin Andrew Denagy
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

2451 Orange Ave E

Street or Post Office Box

Tallahassee, FL 32311

City, State, Zip Code

Matthew A. Vogel
Print Name

Matthew A. Vogel
Signature



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

Invoice

Date	Invoice #
2/3/2025	197504

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	3/5/2025

Description	Quantity	Rate	Amount
SB161 - Clean Outfall Pipe Clean debris out of outfall pipe General Labor Date of Service: 1/30/2025	1	60.00	60.00
		46550 <i>Corbin deNagy</i> 02/03/2025	

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

Total	\$60.00
Payments/Credits	\$0.00
Balance Due	\$60.00



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

Invoice

Date	Invoice #
2/3/2025	197505

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	3/5/2025

Description	Quantity	Rate	Amount
Shaped Post Shaping of 8 Bollard Post		260.00	260.00
		46900 <i>Corbin deNagy</i> 02/03/2025	

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

Total	\$260.00
Payments/Credits	\$0.00
Balance Due	\$260.00



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

Invoice

Date	Invoice #
2/5/2025	197509

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	3/7/2025

Description	Quantity	Rate	Amount
LDR 5 Ph 1, 2, & 3 + Parks			
Celsius XTRA - 25 gal		111.80	111.80
IPM Technician Labor Rate per hour	2	80.00	160.00
IPM Helper Labor Rate per hour	2	50.00	100.00
Date of Service: 1/4/2025			
		46225	
		<i>Corbin deNagy</i>	
		02/05/2025	

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

Total	\$371.80
Payments/Credits	\$0.00
Balance Due	\$371.80



**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

*CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 369932
Date 01/12/2025
Client No. 21479*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024

Total Invoice Amount ~~\$ 3925.00~~

pay only \$500

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Governmental Management Services, LLC

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

Invoice

Invoice #: 552

Invoice Date: 2/1/25

Due Date: 2/1/25

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 - February 2025	310	4,825.17	4,825.17
Website Administration - February 2025	351	113.42	113.42
Information Technology - February 2025	351	264.67	264.67
Dissemination Agent Services - February 2025	317	708.92	708.92
Copies	425	6.30	6.30
Telephone	410	12.91	12.91
AMEX Purchase 12/1/24 - Google Gsuite	320 571 470	7.20	7.20
Total			\$5,938.59
Payments/Credits			\$0.00
Balance Due			\$5,938.59

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

Invoice

Invoice #: 553
Invoice Date: 2/1/25
Due Date: 2/1/25
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 - February 2025		13,129.75	13,129.75
<i>Alison Morsing</i> <i>2-6-25</i>			

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



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

Invoice

Date	Invoice #
2/12/2025	197512

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	3/14/2025

Description	Quantity	Rate	Amount
Central Park: Spray Invasives			
Renovate 3		100.18	100.18
IPM Technician Labor Rate per hour	2	80.00	160.00
IPM Helper Labor Rate per hour	2	50.00	100.00
Date of Service: 2/10/2025			
		46900	
		<i>Corbin deNagy</i>	
		2/13/2025	

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

Total	\$360.18
Payments/Credits	\$0.00
Balance Due	\$360.18



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

Invoice

Date	Invoice #
2/12/2025	197513

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	3/14/2025

Description	Quantity	Rate	Amount
Controller 3: Unit 1 - Irrigation Repair: Replace Valve			
P220 2" Toro Valve	1	199.70	199.70
4" Rotor	2	6.76	13.52
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 2/5/2025			
		46450	
		<i>Corbin deNagy</i>	
		2/13/2025	

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

Total	\$453.22
Payments/Credits	\$0.00
Balance Due	\$453.22



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

Invoice

Date	Invoice #
2/12/2025	197514

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	3/14/2025

Description	Quantity	Rate	Amount
Controller 18: Unit 35 - Irrigation Repair: Construction Damage			
4" Pop-Up Sprayhead	10	9.88	98.80
6" Pop-Up Sprayhead	9	16.85	151.65
Nozzle	19	2.50	47.50
1" x 1" x 1/2" PVC Tee SST	2	1.89	3.78
1" Slip-Fix Fitting	1	5.65	5.65
1/2" 90 Male Barb Fitting	10	1.05	10.50
Irrigation Technician Labor Rate per hour	7.5	80.00	600.00
Date of Service: 2/6/2025			
		46450	
		<i>Corbin deNagy</i>	
		2/13/2025	

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.

Total \$917.88

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

Payments/Credits \$0.00

Balance Due \$917.88



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

Invoice

Date	Invoice #
2/12/2025	197515

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	3/14/2025

Description	Quantity	Rate	Amount
Central Park Retaining Wall			
Remove + Replace Top Rail			
6x6x16	16	83.20	1,331.20
2x12x16	16	54.60	873.60
25 LB. 3" SCREW STAR DRIVE TAN	1	187.19	187.19
General Labor		4,550.00	4,550.00
		61000	
		<i>Corbin deNagy</i>	
		2/13/2025	

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

Total	\$6,941.99
Payments/Credits	\$0.00
Balance Due	\$6,941.99

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


P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
3/1/2025	197518

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 March FY 2025		
	Landscape - New Units*	46225 → 152.61	152.61
	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: Unit #5,17 - Removed 0.07ac of Turf Maintenance - (-\$19.96) Unit #5,17 - Added 0.07ac of Bed Maintenance - \$206.35 Unit #4 - Removal of (6) Live Oaks on Terrebone - (-\$40.70) Unit #25 - Removal of (1) Live Oak on Biltmore ave - (-\$6.78) Unit #29 - Removal of (3) Live Oaks total (1) Mossy Creek, (1) Goldenrod, (1) Four Oaks - (-\$20.35) LSF-3 Maple Ridge - Removal of (5) Red Maple - (-\$33.92) Orange Ave - Removal of (2) Live Oak - (-\$13.57) LSF-7 Natural Area along Spiderlily & Biltmore - \$17.13 Unit #31 Magnolia Park Natural Area - \$64.41		
	**Irrigation - New Units:		
	 2/17/2025		

Thank You For Your Business! Please make checks payable to the above address. Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534	Total \$91,019.77
--	--------------------------

\$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.



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

Invoice Date: February 13, 2025
Project #: 100065121
Invoice #: 2035741

e-mail invoices to:
tcessna@gmsnf.com; cdenagy@gmsnf.com
joliver@gmsnf.com, bperegrino@gmsnf.com

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13
Invoice Comments:
Invoicing Period: March 01, 2024 to February 07, 2025

Basic Services	Current
Multiplier Labor	1,185.93
Total Invoice	1,185.93
Total Due this Invoice	<u>USD 1,185.93</u>

Contract Amount:	20,000.00
Previous Billed:	14,745.46
Billed to Date	15,931.39
Contract Balance:	4,068.61

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

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2035741
Date 13-FEB-25

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	8.50	48.11	408.94
Subtotal - Project Manager		8.50		408.94
Subtotal Labor				408.94
Multiplier	2.9			
TOTAL				1,185.93

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
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$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	\$147,794.38	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.20	\$267,355.58
TOTAL DUE DIRECT INVOICE		\$0.00	\$591,177.52	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.67	\$758,563.19
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
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
INTEREST	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
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
TOTAL RECEIVED TAX ROLL		\$245,938.08	\$176,162.62	\$307,873.22	\$263,280.25	\$292,597.71	\$376,465.86	\$1,570,698.26	\$3,233,016.00
NET DUE TAX ROLL		\$25,874.03	\$26,252.66	\$11,064.46	\$10,867.10	\$30,782.89	\$56,102.87	\$152,595.23	\$313,539.24

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	20.00%	0.00%	0.00%	0.00%	0.00%	41.67%	26.06%
% RECEIVED TAX ROLL	90.48%	87.03%	96.53%	96.04%	90.48%	87.03%	91.15%	91.16%

DATE	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100	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	\$301,577.75		\$235,819.50	\$180,239.02	\$481,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,182.92		3528/3527/3513	
Total transferred	\$412,174.52		\$298,227.42	\$251,946.91	\$651,953.71			
Total DUE	\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			

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	\$217,650.64	\$342,943.74	\$294,782.10	\$347,721.08	\$465,127.67	\$1,853,003.75	\$3,813,500.26
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$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	\$147,794.38	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.20	\$267,355.58
TOTAL DUE DIRECT INVOICE		\$0.00	\$591,177.52	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.67	\$758,563.19
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
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
INTEREST	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
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
TOTAL RECEIVED TAX ROLL		\$245,938.08	\$176,162.62	\$307,873.22	\$263,280.25	\$292,597.71	\$376,465.86	\$1,570,698.26	\$3,233,016.00
NET DUE TAX ROLL		\$25,874.03	\$26,252.66	\$11,064.46	\$10,867.10	\$30,782.89	\$56,102.87	\$152,595.23	\$313,539.24

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	20.00%	0.00%	0.00%	0.00%	0.00%	41.67%	26.06%
% RECEIVED TAX ROLL	90.48%	87.03%	96.53%	96.04%	90.48%	87.03%	91.15%	91.16%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	001-300-20700-10800	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	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
DATE							CHECKS	
12/11/24	\$301,577.75	\$235,819.50	\$180,239.02	\$481,317.63			3499/3502/3500/3501	
01/02/25	\$77,750.65	\$54,628.99	\$71,707.89	\$125,453.16			3512/3515/3513/3514	
01/17/25	\$32,846.12	\$7,778.93	\$0.00	\$65,182.82			3528/3527/3513	
Total transferred	\$412,174.52	\$298,227.42	\$251,946.91	\$651,953.71				
Total DUE	\$9,926.18	\$9,645.80	\$11,333.34	\$17,109.86				

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
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$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	\$147,794.38	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.20	\$267,355.58
TOTAL DUE DIRECT INVOICE		\$0.00	\$591,177.52	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.67	\$758,563.19
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
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
INTEREST	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
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
TOTAL RECEIVED TAX ROLL		\$245,938.08	\$176,162.62	\$307,873.22	\$263,280.25	\$292,597.71	\$376,465.86	\$1,570,698.26	\$3,233,016.00
NET DUE TAX ROLL		\$25,874.03	\$26,252.66	\$11,064.46	\$10,867.10	\$30,782.89	\$56,102.87	\$152,595.23	\$313,539.24
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0	20.00%	0.00%	0.00%	0.00%	0.00%	41.67%	26.06%
% RECEIVED TAX ROLL		90.48%	87.03%	96.53%	96.04%	90.48%	87.03%	91.15%	91.16%
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		\$301,577.75		\$235,819.50	\$180,239.02	\$481,317.63		3499/3502/3500/3501	
01/02/25		\$77,760.65		\$84,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25		\$32,846.12		\$7,778.93	\$0.00	\$65,182.92		3528/3527/3513	
Total transferred		\$412,174.52		\$298,227.42	\$251,946.91	\$651,953.71			
Total DUE		\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			

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
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$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	\$147,794.38	\$0.00	\$0.00	\$0.00	\$0.00	\$119,561.20	\$267,355.58
TOTAL DUE DIRECT INVOICE		\$0.00	\$591,177.52	\$0.00	\$0.00	\$0.00	\$0.00	\$167,385.67	\$758,563.19
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
LEON CO DIST 5	01/16/25	\$5,289.08	\$27,557.04	\$7,778.93	\$0.00	\$6,292.54	\$58,890.38	\$99,257.06	\$205,065.03
INTEREST	02/05/25	\$584.75	\$412.82	\$721.79	\$609.78	\$695.69	\$882.21	\$3,694.27	\$7,601.31
LEON CO DIST 6	02/18/25	\$3,746.17	\$5,182.44	\$8,924.01	\$10,723.56	\$4,456.89	\$11,075.07	\$40,616.08	\$84,724.22
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
TOTAL RECEIVED TAX ROLL		\$245,938.08	\$176,162.62	\$307,873.22	\$263,280.25	\$292,597.71	\$376,465.86	\$1,570,698.26	\$3,233,016.00
NET DUE TAX ROLL		\$25,874.03	\$26,252.66	\$11,064.46	\$10,867.10	\$30,782.89	\$56,102.87	\$152,595.23	\$313,539.24

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	20.00%	0.00%	0.00%	0.00%	0.00%	41.67%	26.06%
% RECEIVED TAX ROLL	90.48%	87.03%	96.53%	96.04%	90.48%	87.03%	91.15%	91.16%

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	\$301,577.75		\$235,818.50	\$180,239.02	\$461,317.63		3499/3502/3500/3501	
01/02/25	\$77,750.65		\$54,628.99	\$71,707.89	\$125,453.16		3512/3515/3513/3514	
01/17/25	\$32,846.12		\$7,778.93	\$0.00	\$65,182.82		3528/3527/3513	
Total transferred	\$412,174.52		\$298,227.42	\$251,946.91	\$651,953.71			
Total DUE	\$9,926.18		\$9,645.80	\$11,333.34	\$17,109.86			



Invoice Number	Invoice Date	Account Number	Page
8-773-84029	Feb 18, 2025	XXXX-X882-4	1 of 2

Billing Address:
CAPITAL REGION CDD
114
SAINT AUGUSTINE FL 32092-3648

Shipping Address:
CAPITAL REGION CDD
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$73.80
TOTAL THIS INVOICE	USD	\$73.80

Other discounts may apply.

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

Payments not received by Mar 05, 2025 are subject to a late fee.



Important Service Message:

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log in to your FedEx account. Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

Detailed descriptions of surcharges can be located at fedex.com



Florida
GANNETT

RECEIVED
FEB 11 2025

ACCOUNT NAME Capital Region Community		ACCOUNT # 1127543	INV DATE 01/31/25
INVOICE # 0006933523	INVOICE PERIOD Jan 1- Jan 31, 2025	CURRENT INVOICE TOTAL \$83.34	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$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

PAYMENT DUE DATE: FEBRUARY 28, 2025

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

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/2/25	10861273	TAL Tallahassee Democrat	Notice of 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		0006933523		83.34
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 BY PHONE 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 abgspecial@gannett.com		

0001127543000000000000069335230000833467179



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

CAPITAL REGION CDD
Capital Region CDD Attn: GMS
Capital Region Community
5385 N Knob Hill Rd
Sunrise FL 33351

**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, January 9, 2025 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
1/2/25 10861273

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:

01/02/2025

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 01/02/2025

[Handwritten signature]

Legal Clerk

[Handwritten signature: Vicky Felty]

Notary, State of WI, County of Brown

[Handwritten date: 9/19/25]

My commission expires

Publication Cost: \$83.34
Tax Amount: \$0.00
Payment Cost: \$83.34
Order No: 10861273
Customer No: 1127543

of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin



www.mcneillplumbing.com

3505 N Monroe St
 Tallahassee, FL 32303
 Phone: (850) 562-5504

Invoice

Invoice Number
19490
Invoice Date
2/11/2025

Bill To: Capital Region CDD
 3196 Merchants Row Blvd
 Suite 130
 Tallahassee, FL 32311

Re: Service Work Orders
 3080 Merchants Row Blvd
 Tallahassee, FL 32311

Dispatch No	Customer No	Customer PO	Payment Terms	Due Date
18757	3501		Net 30 Days	3/13/2025
Quantity	Description	U/M	Rate/Unit	Price
1.00	Replaced broken ceal on backflow device got water on with no leaks.		210.00	210.00

46900

Corbin deNagy
 2/12/2025

Subtotal \$ 210.00
 Sales Tax (if applicable) \$ 0.00

Work Completed **Total Due \$ 210.00**

Replaced broken ceal on backflow device got water on with no leaks.

Thank you for your business!

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

			Jan-25
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	\$15.33
3077919780	100012813	3136 Dickinson Dr.	\$14.90
1894063223	100013816	2380 E Orange Ave Irr	\$9.43
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$14.44
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.00
8965428817	100013966	3559 Four Oaks Blvd	\$14.33
9143451140	100013997	3700 Spider Lily Way	\$14.46
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$14.44
3680485610	100014060	3765 Grove Park Dr	\$13.66
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$37.44
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$105.14
9732155598	100014729	4141 Artemis Way	\$91.59
8404454440	100014758	4140 Artemis Way	\$13.55
7042865610	100014789	4580 Grove Park Dr - IRR	\$14.11
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$20.91
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.55
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.65
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	\$14.44
8270485610	100016426	3603 Capital Cir SE Irr.	\$36.85
9413485610	100017333	3000 School House Road	\$14.23
5399698926	100017365	3252 Updike Ave IRR	\$13.55
	100249585	3080 Merchants Row Blvd	\$33.21
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$44.66
3541485610	100198629	2301 E Orange Ave, Irr	\$14.56
3541485610	100207738	3591 Strolling Way	\$13.55
9674588544	100201943	3232 Riverton Trl	\$13.66
9674588544	100205698	4295 Avon Park Cir	\$13.55
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	\$9.08
Total			\$2,225.51

Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: February 3, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

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

Account Summary as of February 3, 2025

Previous Balance	92.88
Payment Received - 01/21/2025	-92.88
Current Charges	93.47
Total Amount Due	\$ 93.47

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	02/24/2025 Draft Amount
100012701	\$0.00	\$93.47	\$ 93.47

This account is on AutoPay. Payment will be drafted on or after 02/24/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 12/27/2024 - 01/26/2025****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
Subtotal	\$ 93.47

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: January 31, 2025

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 January 31, 2025

Previous Balance	15.33
Payment Received - 01/21/2025	-15.33
Current Charges	15.33
Total Amount Due	\$ 15.33

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

 Elec General Svc-Non Demand	\$ 15.33
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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	02/20/2025 Draft Amount
100012735	\$0.00	\$15.33	\$ 15.33

This account is on AutoPay. Payment will be drafted on or after 02/20/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
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UTILITY BILLING DUE DATES

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- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	16	Aug-24	13	Apr-24	4
Dec-24	16	Jul-24	14	Mar-24	1
Nov-24	13	Jun-24	6	Feb-24	11
Oct-24	14	May-24	0	Jan-24	12
Sep-24	14				

Customer Charge	13.21
Energy Charge: 16 kwh at \$0.07118	1.14
Fuel & Purch Pwr: 16 kwh at \$0.03765	0.60
Gross Receipts Tax: 2.56406% of \$14.95	0.38
Subtotal	\$ 15.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	01/27/2025	1917		12/24/2024	1901		16	1.00	16 KWH	

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

Premise Id #: PRM0029045

\$ 15.33

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: January 31, 2025


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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 January 31, 2025

Previous Balance	14.90
Payment Received - 01/21/2025	-14.90
Current Charges	14.90
Total Amount Due	\$ 14.90

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

 Elec General Svc-Non Demand	\$ 14.90
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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	02/20/2025 Draft Amount
100012813	\$0.00	\$14.90	\$ 14.90

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/28/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-24	0				

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

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	01/27/2025	11		12/24/2024	11		0	1.00	0 KWH	
E301604	01/29/2025	11		01/27/2025	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: January 31, 2025

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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 January 31, 2025

Current Charges	9.43
Total Amount Due	\$ 9.43

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

 Water - Reuse Service	\$ 9.43
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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	02/20/2025 Draft Amount
100013816	\$0.00	\$9.43	\$ 9.43

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

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

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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 12/24/2024 - 01/26/2025

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jan-25	53	Jul-24	10,032	Mar-24	1,273
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				

Reuse Gallonage Rate: 53 cgal at \$0.178	9.43
Subtotal	\$ 9.43

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	01/27/2025	781145		12/24/2024	781092		53	1.00	53 CGAL	

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

Premise Id #: PRM0137044

\$ 9.43

Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: January 31, 2025

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 January 31, 2025

Previous Balance	14.44
Payment Received - 01/21/2025	-14.44
Current Charges	14.44
Total Amount Due	\$ 14.44

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

 Elec General Svc-Non Demand	\$ 14.44
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100013845	\$0.00	\$14.44	\$ 14.44

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

City of Tallahassee
435 N. Macomb St. Relay Box
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	8	Aug-24	7	Apr-24	6
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	Feb-24	6
Oct-24	7	May-24	7	Jan-24	7
Sep-24	7				

Customer Charge	13.21
Energy Charge: 8 kwh at \$0.07118	0.57
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.08	0.36
Subtotal	\$ 14.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	01/27/2025	1229		12/24/2024	1221		8	1.00	8 KWH	

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

Premise Id #: PRM0121634

\$ 14.44

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
Current Charges	60.31
Adjustments	-383.37
Total Amount Due	-\$ 323.06

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	-\$ 323.06

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



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	Jun-22	64
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
Subtotal	\$ 60.31

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: January 31, 2025

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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 January 31, 2025

Previous Balance	14.33
Payment Received - 01/21/2025	-14.33
Current Charges	14.33
Total Amount Due	\$ 14.33

Service Address: 3559 S Blair Stone Rd, Other 1, 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	02/20/2025 Draft Amount
100013966	\$0.00	\$14.33	\$ 14.33

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	7	n/a	n/a	n/a	n/a
Dec-24	7	n/a	n/a	n/a	n/a
Nov-24	6	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	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
Subtotal	\$ 14.33

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	01/27/2025	466		12/24/2024	459		7	1.00	7 KWH	

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

Premise Id #: PRM0105099

\$ 14.33

Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: January 31, 2025

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 January 31, 2025

Previous Balance	14.46
Payment Received - 01/21/2025	-14.46
Current Charges	14.46
Total Amount Due	\$ 14.46

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

 Elec General Svc-Non Demand	\$ 14.46
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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	02/20/2025 Draft Amount
100013997	\$0.00	\$14.46	\$ 14.46

This account is on AutoPay. Payment will be drafted on or after 02/20/2025, 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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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	9	Aug-24	7	Apr-24	7
Dec-24	9	Jul-24	8	Mar-24	8
Nov-24	7	Jun-24	8	Feb-24	7
Oct-24	8	May-24	8	Jan-24	7
Sep-24	8				

Customer Charge	13.21
Energy Charge: 9 kwh at \$0.07118	0.64
Church Discount: 9 kwh at -\$0.01	-0.09
Fuel & Purch Pwr: 9 kwh at \$0.03765	0.34
Gross Receipts Tax: 2.56406% of \$14.10	0.36

Subtotal \$ 14.46

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	01/27/2025	828		12/24/2024	819		9	1.00	9 KWH	

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

Premise Id #: PRM0063638

\$ 14.46

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	14.44
Payment Received - 01/21/2025	-14.44
Current Charges	14.44
Total Amount Due	\$ 14.44

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

 Elec General Svc-Non Demand	\$ 14.44
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100014028	\$0.00	\$14.44	\$ 14.44

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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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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	8	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	Feb-24	7
Oct-24	7	May-24	8	Jan-24	7
Sep-24	8				

Customer Charge	13.21
Energy Charge: 8 kwh at \$0.07118	0.57
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.08	0.36
Subtotal	\$ 14.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	01/27/2025	872		12/24/2024	864		8	1.00	8 KWH	

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

Premise Id #: PRM0095275

\$ 14.44

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	13.66
Payment Received - 01/21/2025	-13.66
Current Charges	13.66
Total Amount Due	\$ 13.66

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	02/20/2025 Draft Amount
100014060	\$0.00	\$13.66	\$ 13.66

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CAPITAL REGION CDD
5385 N NOB HILL RD
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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	1	Aug-24	1	Apr-24	0
Dec-24	1	Jul-24	2	Mar-24	0
Nov-24	1	Jun-24	1	Feb-24	1
Oct-24	1	May-24	1	Jan-24	1
Sep-24	0				

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.				
E305692	01/27/2025	279		12/24/2024	278		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: January 31, 2025

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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 January 31, 2025

Previous Balance	37.21
Payment Received - 01/21/2025	-37.21
Current Charges	37.44
Total Amount Due	\$ 37.44

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

 Elec General Svc-Non Demand	\$ 37.44
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Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100014664	\$0.00	\$37.44	\$ 37.44

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5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	214	Aug-24	201	Apr-24	189
Dec-24	212	Jul-24	200	Mar-24	206
Nov-24	189	Jun-24	199	Feb-24	185
Oct-24	192	May-24	199	Jan-24	198
Sep-24	212				

Customer Charge	13.21
Energy Charge: 214 kwh at \$0.07118	15.23
Fuel & Purch Pwr: 214 kwh at \$0.03765	8.06
Gross Receipts Tax: 2.56406% of \$36.50	0.94
Subtotal	\$ 37.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	01/27/2025	66421		12/24/2024	66207		214	1.00	214 KWH	

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

Premise Id #: PRM0051911

\$ 37.44

Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: February 3, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

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

Account Summary as of February 3, 2025

Previous Balance	104.48
Payment Received - 01/21/2025	-104.48
Current Charges	105.14
Total Amount Due	\$ 105.14

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

 Commercial Area Lighting	\$ 105.14
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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	02/24/2025 Draft Amount
100014696	\$0.00	\$105.14	\$ 105.14

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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
Tallahassee, FL 32301

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 12/27/2024 - 01/26/2025****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
Subtotal	\$ 105.14

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: January 31, 2025

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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 January 31, 2025

Previous Balance	501.68
Payment Received - 01/21/2025	-501.68
Current Charges	91.59
Total Amount Due	\$ 91.59

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

 Water Service - Irrigation	\$ 91.59
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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	02/20/2025 Draft Amount
100014729	\$0.00	\$91.59	\$ 91.59

This account is on AutoPay. Payment will be drafted on or after 02/20/2025, 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
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City of Tallahassee
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Water Service

Service from 12/24/2024 - 01/26/2025

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jan-25	0	Aug-24	522	Apr-24	93
Dec-24	1,159	Jul-24	80	Mar-24	120
Nov-24	1,110	Jun-24	156	Feb-24	140
Oct-24	1,737	May-24	145	Jan-24	0
Sep-24	1,767				

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at \$0.249	72.71
Public Service Tax	8.33
Subtotal	\$ 91.59

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	01/27/2025	56240		12/24/2024	56240		0	1.00	0 CGAL	

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

Premise Id #: PRM0034073

\$ 91.59

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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	02/20/2025 Draft Amount
100014758	\$0.00	\$13.55	\$ 13.55

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SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	1
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	01/27/2025	9		12/24/2024	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: January 31, 2025

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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 January 31, 2025

Previous Balance	13.99
Payment Received - 01/21/2025	-13.99
Current Charges	14.11
Total Amount Due	\$ 14.11

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

 Elec General Svc-Non Demand	\$ 14.11
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Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100014789	\$0.00	\$14.11	\$ 14.11

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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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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	5	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	Mar-24	4
Nov-24	4	Jun-24	4	Feb-24	4
Oct-24	4	May-24	4	Jan-24	4
Sep-24	3				

Customer Charge	13.21
Energy Charge: 5 kwh at \$0.07118	0.36
Fuel & Purch Pwr: 5 kwh at \$0.03765	0.19
Gross Receipts Tax: 2.56406% of \$13.76	0.35
Subtotal	\$ 14.11

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	01/27/2025	1032		12/24/2024	1027		5	1.00	5 KWH	

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

Premise Id #: PRM0087001

\$ 14.11

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	20.57
Payment Received - 01/21/2025	-20.57
Current Charges	20.91
Total Amount Due	\$ 20.91

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

 Elec General Svc-Non Demand	\$ 20.91
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100014821	\$0.00	\$20.91	\$ 20.91

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	66	Aug-24	44	Apr-24	46
Dec-24	63	Jul-24	43	Mar-24	53
Nov-24	54	Jun-24	43	Feb-24	52
Oct-24	51	May-24	44	Jan-24	58
Sep-24	51				

Customer Charge	13.21
Energy Charge: 66 kwh at \$0.07118	4.70
Fuel & Purch Pwr: 66 kwh at \$0.03765	2.48
Gross Receipts Tax: 2.56406% of \$20.39	0.52
Subtotal	\$ 20.91

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	01/27/2025	11563		12/24/2024	11497		66	1.00	66 KWH	

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

Premise Id #: PRM0135581

\$ 20.91

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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	02/20/2025 Draft Amount
100015608	\$0.00	\$13.55	\$ 13.55

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	1	Apr-24	5
Dec-24	0	Jul-24	0	Mar-24	1
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	1	May-24	6	Jan-24	0
Sep-24	0				

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	01/27/2025	553		12/24/2024	553	N	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: January 31, 2025

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 January 31, 2025

Previous Balance	13.75
Payment Received - 01/21/2025	-13.75
Current Charges	13.65
Total Amount Due	\$ 13.65

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

 Elec General Svc-Non Demand	\$ 13.65
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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	02/20/2025 Draft Amount
100015639	\$0.00	\$13.65	\$ 13.65

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	1	Aug-24	3	Apr-24	2
Dec-24	2	Jul-24	3	Mar-24	3
Nov-24	2	Jun-24	3	Feb-24	3
Oct-24	3	May-24	3	Jan-24	3
Sep-24	2				

Customer Charge	13.21
Energy Charge: 1 kwh at \$0.07118	0.07
Church Discount: 1 kwh at -\$0.01	-0.01
Fuel & Purch Pwr: 1 kwh at \$0.03765	0.04
Gross Receipts Tax: 2.56406% of \$13.31	0.34

Subtotal \$ 13.65

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	01/27/2025	203		12/24/2024	202		1	1.00	1 KWH	

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

Premise Id #: PRM0016862

\$ 13.65

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: January 31, 2025

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Account Summary as of January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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	02/20/2025 Draft Amount
100015670	\$0.00	\$13.55	\$ 13.55

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-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
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	01/27/2025	1		12/24/2024	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: January 31, 2025

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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 January 31, 2025

Previous Balance	49.75
Payment Received - 01/21/2025	-49.75
Current Charges	49.75
Total Amount Due	\$ 49.75

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

 Elec General Svc-Non Demand	\$ 49.75
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Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100015703	\$0.00	\$49.75	\$ 49.75

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5385 N NOB HILL RD
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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-24	0				

Customer Charge	48.51
Gross Receipts Tax: 2.56406% of \$48.51	1.24
Subtotal	\$ 49.75

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	01/27/2025	33158		12/24/2024	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: January 31, 2025

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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 January 31, 2025

Previous Balance	266.11
Payment Received - 01/21/2025	-266.11
Current Charges	266.11
Total Amount Due	\$ 266.11

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	02/20/2025 Draft Amount
100015738	\$0.00	\$266.11	\$ 266.11

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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-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
Subtotal	\$ 266.11

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	01/27/2025	61087		12/24/2024	61087		0	1.00	0 KWH	
E305419	01/27/2025	0		12/24/2024	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: January 31, 2025

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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 January 31, 2025

Previous Balance	14.44
Payment Received - 01/21/2025	-14.44
Current Charges	14.44
Total Amount Due	\$ 14.44

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

 Elec General Svc-Non Demand	\$ 14.44
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Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100016392	\$0.00	\$14.44	\$ 14.44

This account is on AutoPay. Payment will be drafted on or after 02/20/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	8	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	Mar-24	7
Nov-24	7	Jun-24	7	Feb-24	6
Oct-24	7	May-24	7	Jan-24	7
Sep-24	7				

Customer Charge	13.21
Energy Charge: 8 kwh at \$0.07118	0.57
Fuel & Purch Pwr: 8 kwh at \$0.03765	0.30
Gross Receipts Tax: 2.56406% of \$14.08	0.36
Subtotal	\$ 14.44

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	01/27/2025	1316		12/24/2024	1308		8	1.00	8 KWH	

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

Premise Id #: PRM0127630

\$ 14.44

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: January 31, 2025

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 January 31, 2025

Previous Balance	542.18
Payment Received - 01/21/2025	-542.18
Current Charges	36.85
Total Amount Due	\$ 36.85

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

 Elec General Svc-Non Demand	\$ 16.56
 Water - Reuse Service	\$ 20.29

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

Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100016426	\$0.00	\$36.85	\$ 36.85

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	27	Aug-24	12	Apr-24	11
Dec-24	11	Jul-24	13	Mar-24	12
Nov-24	9	Jun-24	12	Feb-24	11
Oct-24	12	May-24	12	Jan-24	12
Sep-24	14				

Customer Charge	13.21
Energy Charge: 27 kwh at \$0.07118	1.92
Fuel & Purch Pwr: 27 kwh at \$0.03765	1.02
Gross Receipts Tax: 2.56406% of \$16.15	0.41
Subtotal	\$ 16.56

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	01/27/2025	430		12/24/2024	403		27	1.00	27 KWH	



Water Service

Service from 12/24/2024 - 01/26/2025

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jan-25	114	Aug-24	4,992	Feb-24	844
Dec-24	2,963	Jul-24	4,160	Jan-24	188
Nov-24	1,588	Jun-24	12,881	Dec-23	380
Oct-24	8,139	May-24	7,586	Nov-23	5,370
Sep-24	6,322				

Reuse Gallonage Rate: 114 cgal at \$0.178	20.29
Subtotal	\$ 20.29

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	01/27/2025	695685		12/24/2024	695571		114	1.00	114 CGAL	

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

Premise Id #: PRM0060475

\$ 36.85

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: January 31, 2025

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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 January 31, 2025

Previous Balance	14.23
Payment Received - 01/21/2025	-14.23
Current Charges	14.23
Total Amount Due	\$ 14.23

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

 Elec General Svc-Non Demand	\$ 14.23
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	02/20/2025 Draft Amount
100017333	\$0.00	\$14.23	\$ 14.23

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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
Tallahassee, FL 32301

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	6	Aug-24	6	Apr-24	6
Dec-24	6	Jul-24	5	Mar-24	5
Nov-24	6	Jun-24	6	Feb-24	6
Oct-24	5	May-24	6	Jan-24	5
Sep-24	6				

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
Subtotal	\$ 14.23

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	01/27/2025	1166		12/24/2024	1160		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: January 31, 2025

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 January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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	02/20/2025 Draft Amount
100017365	\$0.00	\$13.55	\$ 13.55

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5385 N NOB HILL RD
SUNRISE, FL 33351-4761

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	Mar-24	0
Nov-24	0	Jun-24	0	Feb-24	0
Oct-24	0	May-24	0	Jan-24	0
Sep-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
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E277362	01/27/2025	13		12/24/2024	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: February 3, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

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

Account Summary as of February 3, 2025

Previous Balance	44.23
Payment Received - 01/21/2025	-44.23
Current Charges	44.66
Total Amount Due	\$ 44.66

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	02/24/2025 Draft Amount
100092258	\$0.00	\$44.66	\$ 44.66

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City of Tallahassee
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**Area Lighting****Service from 12/27/2024 - 01/26/2025****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
Subtotal	\$ 44.66

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

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: January 30, 2025

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 January 30, 2025

Previous Balance	32.95
Payment Received - 01/21/2025	-32.95
Current Charges	33.21
Total Amount Due	\$ 33.21

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

 Elec General Svc-Non Demand	\$ 16.43
 Water Service - Irrigation	\$ 16.78

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

Account Number	Past Due Due Now	Current Charges	02/19/2025 Draft Amount
100249585	\$0.00	\$33.21	\$ 33.21

This account is on AutoPay. Payment will be drafted on or after 02/19/2025, unless a different date has been selected. Do not send payment.

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

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

CUSTOMER SERVICE

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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 12/23/2024 - 01/23/2025

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	3	n/a	n/a	n/a	n/a
Dec-24	1	n/a	n/a	n/a	n/a
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				

Customer Charge	13.21
Energy Charge: 3 kwh at \$0.07118	0.21
Fuel & Purch Pwr: 3 kwh at \$0.03765	0.11
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Public Service Tax	1.38
State Sales Tax	1.17

Subtotal \$ 16.43

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	01/08/2025	254		12/23/2024	252		2	1.00	2 KWH	
E292014	01/24/2025	255		01/08/2025	254		1	1.00	1 KWH	



Water Service

Service from 12/23/2024 - 01/23/2025

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jan-25	1	Aug-24	2	Apr-24	2
Dec-24	2	Jul-24	2	n/a	n/a
Nov-24	1	Jun-24	2	n/a	n/a
Oct-24	2	May-24	2	n/a	n/a
Sep-24	1				

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	01/24/2025	2157		12/23/2024	2156		1	1.00	1 CGAL	

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

Premise Id #: PRM0110428

\$ 33.21

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: January 31, 2025
Total number of sub-accounts: 2
Amount Due: \$28.11
Please Pay By: February 20, 2025
Master Account Number: 100197401
Account Summary as of January 31, 2025
 Previous Balance 27.91
 Payment(s) Received -27.91
Current Charges 28.11
Total Amount Due \$ 28.11

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$14.36	-\$14.36	\$14.56	\$0.00	\$14.56
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
		\$27.91	-\$27.91	\$28.11	\$0.00	\$28.11

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 02/20/2025	Total Amount Due
100197401	\$0.00	\$28.11	\$ 28.11

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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
 Tallahassee, FL 32301

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: January 31, 2025

Account Summary as of January 31, 2025	
Previous Balance	14.36
Payment Received - 01/21/2025	-14.36
Current Charges	14.56
Total Amount Due	\$ 14.56

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



Electric Service

Service from 12/24/2024 - 01/26/2025
Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	10	Aug-24	11	Apr-24	11
Dec-24	8	Jul-24	11	Mar-24	11
Nov-24	8	Jun-24	11	Feb-24	10
Oct-24	8	May-24	11	Jan-24	11
Sep-24	11				

Customer Charge	13.21
Energy Charge: 10 kwh at \$0.07118	0.71
Church Discount: 10 kwh at -\$0.01	-0.10
Fuel & Purch Pwr: 10 kwh at \$0.03765	0.38
Gross Receipts Tax: 2.56406% of \$14.20	0.36
Subtotal	\$ 14.56

Meter ID	Current Meter Read Date	Meter Read Reading	Est.	Previous Meter Read Date	Meter Read Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E163909	01/27/2025	1740		12/24/2024	1730		10	1.00	10 KWH	

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

Premise Id #: PRM0003215

\$ 14.56

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: January 31, 2025

Account Summary as of January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	n/a	n/a
Dec-24	0	n/a	n/a	n/a	n/a
Nov-24	0	n/a	n/a	n/a	n/a
Oct-24	0	n/a	n/a	n/a	n/a
Sep-24	0				

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E34735881	01/27/2025	0		12/24/2024	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 13.55

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: January 31, 2025
Total number of sub-accounts: 4
Amount Due: \$54.75
Please Pay By: February 20, 2025
Master Account Number: 100198026
Account Summary as of January 31, 2025
 Previous Balance 54.86
 Payment(s) Received -54.86
Current Charges 54.75
Total Amount Due \$ 54.75

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.66	-\$13.66	\$13.66	\$0.00	\$13.66
100205698	4295 Avon Park Cir	\$13.55	-\$13.55	\$13.55	\$0.00	\$13.55
100210950	3611 Biltmore Ave	\$13.66	-\$13.66	\$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
		\$54.86	-\$54.86	\$54.75	\$0.00	\$54.75

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 02/20/2025	Total Amount Due
100198026	\$0.00	\$54.75	\$ 54.75

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 CAPITAL REGION CDD
 5385 N NOB HILL RD
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City of Tallahassee
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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: January 31, 2025

Account Summary as of January 31, 2025	
Previous Balance	13.66
Payment Received - 01/21/2025	-13.66
Current Charges	13.66
Total Amount Due	\$ 13.66

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



Electric Service

Service from 12/24/2024 - 01/26/2025
Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	1	Aug-24	1	Apr-24	1
Dec-24	1	Jul-24	1	Mar-24	0
Nov-24	1	Jun-24	1	Feb-24	1
Oct-24	2	May-24	1	Jan-24	1
Sep-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
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.				
E305764	01/27/2025	351		12/24/2024	350		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: January 31, 2025

Account Summary as of January 31, 2025

Previous Balance	13.55
Payment Received - 01/21/2025	-13.55
Current Charges	13.55
Total Amount Due	\$ 13.55

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	1	Mar-24	1
Nov-24	1	Jun-24	0	Feb-24	0
Oct-24	0	May-24	1	Jan-24	0
Sep-24	1				

Service from 12/24/2024 - 01/26/2025

Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	01/27/2025	9		12/24/2024	9		0	1.00	0 KWH	

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

Premise Id #: PRM0049005

\$ 13.55

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: January 31, 2025

Account Summary as of January 31, 2025

Previous Balance	13.66
Payment Received - 01/21/2025	-13.66
Current Charges	13.55
Total Amount Due	\$ 13.55

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	1	Jul-24	1	Mar-24	1
Nov-24	0	Jun-24	0	Feb-24	1
Oct-24	0	May-24	1	Jan-24	1
Sep-24	1				

Service from 12/24/2024 - 01/28/2025

Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of \$13.21	0.34
Subtotal	\$ 13.55

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	01/27/2025	96		12/24/2024	96		0	1.00	0 KWH	
E286502	01/29/2025	96		01/27/2025	96		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: January 31, 2025

Account Summary as of January 31, 2025

Previous Balance	13.99
Payment Received - 01/21/2025	-13.99
Current Charges	13.99
Total Amount Due	\$ 13.99

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Jan-25	4	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	Mar-24	4
Nov-24	4	Jun-24	4	Feb-24	4
Oct-24	4	May-24	4	Jan-24	4
Sep-24	4				

Service from 12/24/2024 - 01/26/2025

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
Subtotal	\$ 13.99

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	01/27/2025	673		12/24/2024	669		4	1.00	4 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 13.99

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: February 3, 2025
Total number of sub-accounts: 10
Amount Due: \$1,132.82
Please Pay By: February 24, 2025
Master Account Number: 100198297
Account Summary as of February 3, 2025
 Previous Balance 1,126.06
 Payment(s) Received -1,126.06
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	\$58.04	-\$58.04	\$58.39	\$0.00	\$58.39
100213814	3070 Bent Grass Ln Unit 30	\$81.28	-\$81.28	\$81.74	\$0.00	\$81.74
100202870	2450 Rain Lily Way Unit 29	\$81.28	-\$81.28	\$81.74	\$0.00	\$81.74
100204566	4072 Ivy Green Trl Unit 7	\$81.28	-\$81.28	\$81.74	\$0.00	\$81.74
100206207	3749 Biltmore Ave Unit 2	\$208.93	-\$208.93	\$210.25	\$0.00	\$210.25
100205224	4216 Summertree Dr Unit 23	\$162.52	-\$162.52	\$163.53	\$0.00	\$163.53
100208571	4297 Avon Park Cir Unit 14	\$116.08	-\$116.08	\$116.78	\$0.00	\$116.78
100209402	3900 Overlook Dr Unit 10	\$197.33	-\$197.33	\$198.52	\$0.00	\$198.52
100208804	3616 Longfellow Rd Unit 25	\$81.28	-\$81.28	\$81.74	\$0.00	\$81.74
100212804	4038 Shady View Ln Unit 17	\$58.04	-\$58.04	\$58.39	\$0.00	\$58.39
100198297	(Master Account)	\$0.00	0.00	\$0.00	\$0.00	\$0.00
		\$1,126.06	-\$1,126.06	\$1,132.82	\$0.00	\$1,132.82

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 02/24/2025	Total Amount Due
100198297	\$0.00	\$1,132.82	\$ 1,132.82

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

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

CUSTOMER SERVICE

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

CUSTOMER ASSISTANCE

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

UTILITY BILLING DUE DATES

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

PAYING YOUR BILL

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

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

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	58.04
Payment Received - 01/21/2025	-58.04
Current Charges	58.39
Total Amount Due	\$ 58.39

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	81.28
Payment Received - 01/21/2025	-81.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 81.74
-----------------	-----------------

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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	81.28
Payment Received - 01/21/2025	-81.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 81.74
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	81.28
Payment Received - 01/21/2025	-81.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 81.74
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	208.93
Payment Received - 01/21/2025	-208.93
Current Charges	210.25
Total Amount Due	\$ 210.25

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 210.25
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	162.52
Payment Received - 01/21/2025	-162.52
Current Charges	163.53
Total Amount Due	\$ 163.53

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 163.53
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	116.08
Payment Received - 01/21/2025	-116.08
Current Charges	116.78
Total Amount Due	\$ 116.78

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 116.78
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	197.33
Payment Received - 01/21/2025	-197.33
Current Charges	198.52
Total Amount Due	\$ 198.52

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 198.52
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	81.28
Payment Received - 01/21/2025	-81.28
Current Charges	81.74
Total Amount Due	\$ 81.74

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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

Subtotal	\$ 81.74
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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: February 3, 2025

Account Summary as of February 3, 2025

Previous Balance	58.04
Payment Received - 01/21/2025	-58.04
Current Charges	58.39
Total Amount Due	\$ 58.39

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


Area Lighting

Service from 12/27/2024 - 01/26/2025
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
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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: January 31, 2025

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 January 31, 2025

Previous Balance	139.73
Payment Received - 01/08/2025	-139.73
Current Charges	9.08
Total Amount Due	\$ 9.08

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

 Water - Reuse Service	\$ 9.08
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FEB 07 2025

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

Detach this portion and return with your payment.

Account Number	Past Due Pay Now	Current Charges Due 02/20/2025	Total Amount Due
100034498	\$0.00	\$9.08	\$ 9.08

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



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

002826



Water Service

Service from 12/24/2024 - 01/26/2025

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Jan-25	51	Aug-24	1,842	Apr-24	159
Dec-24	785	Jul-24	1,825	Mar-24	62
Nov-24	1,475	Jun-24	5,380	Feb-24	58
Oct-24	1,700	May-24	6,080	Jan-24	44
Sep-24	3,073				

Reuse Gallonage Rate: 51 cgal at \$0.178	9.08
Subtotal	\$ 9.08

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	01/27/2025	191239		12/24/2024	191188		51	1.00	51 CGAL	

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

Premise Id #: PRM0046121

\$ 9.08



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

NINTH ORDER OF BUSINESS

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING MEMORIAL PROGRAM RATES, FEES AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Capital Region Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District’s Board of Supervisors (“Board”) to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board intends to adopt a rate and fee schedule relative to the costs of its memorial program, as more particularly set forth in **Exhibit A** attached hereto and will hold a public hearing at a meeting of the Board to be held on _____, 2025, at 6:30 p.m., at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of April 2025.

ATTEST:

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Fee Schedule

Exhibit A
Fee Schedule

Type of Memorial	Fee
Tree	\$200 per tree, for the life of the tree
Bench	\$1,000 per bench, for the duration of the remaining useful life of the bench

TENTH ORDER OF BUSINESS

C.

1.



CRCDD Weekly Review

Monday 3/3/25	Tuesday 3/4/25	Wednesday 3/5/25	Thursday 3/6/25	Friday 3/7/25
Weather of the Week				
70° Hi 36° Lo 0.00" Rain	78° Hi 52° Lo 0.00" Rain	76° Hi 56° Lo 0.00" Rain	67° Hi 44° Lo 0.02" Rain	73° Hi 35° Lo 0.00" Rain
Full Maintenance				
UNIT 14:Avon Park UNIT 14:Buffers	NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 5:Natural Area by Urban Park	Bermuda Plot (CP)	Four Oaks Blvd (Units 1,17,29) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Barringer Hill Nature Trail UNIT 10:Overlook Park UNIT 20:WD162 on Esplanade North Unit 32:Orange Ave	Blair Stone Rd (Units 5,17) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Orange Ave
Standard Maintenance				
Central Park	Central Park UNIT 17:Lake Verdura Conservation	Central Park		
Debris Cleanup				
UNIT 20:WD162 on Esplanade North UNIT 27:New Village UNIT 35:Merchants Row West	FL080	Central Park NON-UNIT:LDR-5 Trail ROWS, Parks, Ponds & Common Areas UNIT 2:Longfellow tip ROW	ROWS, Parks, Ponds & Common Areas	Central Park ROWS, Parks, Ponds & Common Areas
Mulch Installation - Maint.				
				Central Park:Trail
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
	Central Park:Butterfly Garden Central Park:FL131 Utility Boxes	UNIT 1:TC1 Pond (FL130) UNIT 16:Poe Park UNIT 19:Twain Park UNIT 25:Longfellow Park & Pocket Parks UNIT 30:Woodland Fields Park	Blair Stone Rd (Units 5,17) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 17:Shady View Pond (WD260)	
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) NON-UNIT:FL040 - Mossy Creek UNIT 20:Esplanade North (Unit 20) UNIT 5:Capital Circle SE Buffer	Central Park:Wildflower Garden FL080			FL080 NON-UNIT:FL040 - Mossy Creek
Insecticide: Product Used Advion - Extinguish Plus				
Blair Stone Rd (Units 5,17)	Biltmore Ave (Units 16,2,25)	UNIT 1:TC1 Pond (FL130)		
Additional Contracted Work				
Invoice Number	Description			Date
#197591	Unit 17: Conservation Area - Posts + Chain Install			3/4/2025
#197592	Unit 37: Nature Trail Boardwalk			3/4/2025
#197598	Debris Removal			3/10/2025
#197595	LDR-5: Trail - Limbs			

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

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

Daily maintenance of trash cans throughout the district.

Daily blowing of 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 3/10/25	Tuesday 3/11/25	Wednesday 3/12/25	Thursday 3/13/25	Friday 3/14/25
Weather of the Week				
64° Hi 48° Lo 3.87" Rain	78° Hi 42° Lo 0.00" Rain	78° Hi 40° Lo 0.00" Rain	75° Hi 47° Lo 0.00" Rain	79° Hi 54° Lo 0.00" Rain
Full Maintenance				
	LSF-3:Maple Ridge Common Areas & ROWS Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) NON-UNIT:Artemis Way Shumard Oak Blvd (Units 3,5) UNIT 2:Carrollton Park UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 5:Drayton Drive	Esplanade Way (Unit 5) UNIT 1:Barringer Hill Nature Trail UNIT 2:Endicott Park UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower)	Central Park:FL131 Swale Central Park:Tot Lot NON-UNIT:Dog Park
Standard Maintenance				
	LSF-3:Maple Ridge Buffer UNIT 16:Salinger Drainage Easement (LF)		UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park Central Park:Butterfly Garden UNIT 5:TR216
Debris Cleanup				
Central Park Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 27:New Village UNIT 30:Woodland Fields Park UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
		UNIT 23:Parks, Ponds & Green Spaces		
Fertilizer				
				UNIT 14:Green Space UNIT 31:FL265
Post-Emergent:				
		LSF-3:Maple Ridge Common Areas & ROWS UNIT 30:Woodland Fields Park	LSF-3:Maple Ridge Common Areas & ROWS UNIT 19:Twain Park UNIT 29:Coneflower Park UNIT 31:Goldenrod Way Unit 32:Jasmine Hill	
Non-Selective: Product used - Diquat & Compare-N-Save				
	NON-UNIT:Goldenrod & FL162 UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 19:Twain Park UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Coneflower Park UNIT 8:WD140	Central Park:Memorial Walk (CP) UNIT 23:Parks, Ponds & Green Spaces UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr Utility Boxes	UNIT 23:Parks, Ponds & Green Spaces UNIT 23:WD230 UNIT 23:WD235 UNIT 35:Merchants Row West	Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row West
Insecticide: Product Used Advion - Extinguish Plus				
	UNIT 19:Twain Park UNIT 29:Coneflower Park	UNIT 30:Woodland Fields Park	Central Park:Butterfly Garden UNIT 29:Coneflower Park Unit 32:Jasmine Hill	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
23	17	3/11	Valve Stuck / Clean Valve	
28	31	3/11	Valve Stuck / Clean Valve	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
24	2	3/13	Controller 24; Unit 2 - Irrigation Repair	#197602
N/C Services:				
Unit	Date	Description		
14	3/13/25	WT - Mower Damage		
2	3/13/25	IR: Mower Damage		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

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

Daily maintenance of trash cans throughout the district.

Daily blowing of 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 3/17/25	Tuesday 3/18/25	Wednesday 3/19/25	Thursday 3/20/25	Friday 3/21/25
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Weather of the Week

72° Hi 48° Lo 0.00" Rain	81° Hi 37° Lo 0.00" Rain	80° Hi 38° Lo 0.00" Rain	74° Hi 50° Lo 0.00" Rain	70° Hi 39° Lo 0.00" Rain
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Full Maintenance

Central Park:Park Crossing Trail Park Esplanade Way (Unit 5) UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 14:Avon Park UNIT 14:Buffers UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 21 & Arch Site:Arch Site Exterior UNIT 30:Woodland Fields Park UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Merchants Row UNIT 8:WD140	Bermuda Plot (CP) Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS UNIT 1:TC1 Pond (FL130) UNIT 20:Esplanade North (Unit 20) UNIT 27:New Village UNIT 35:Merchants Row West UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Central Park:FL131 Swale Central Park:Tot Lot LSF-7:Biltmore ROW LSF-7:Swale & GS (Upon Request) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Goldenrod & FL162 Shumard Oak Blvd (Units 3,5) UNIT 19:Twain Park UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Coneflower Park UNIT 3: Green Space UNIT 4:Grove Park Dr	FL080 WD090N (Pond) WD090S (Pond) WD290 (Pond)	Four Oaks Blvd (Units 1,17,29) UNIT 18:Cummings Park UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)
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Standard Maintenance

Central Park:West Side UNIT 1:WD240 UNIT 16:Salinger Drainage Easement (LF)	Central Park LSF-3:Maple Ridge Buffer NON-UNIT:Espl/Blair/Overlook Field UNIT 20:WD162 on Esplanade North UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Capital Circle SE Buffer	Central Park:West Side LSF-7:FL263 UNIT 26:Mossy Creek Nature Trail Ext.	LSF-3:Maple Ridge Buffer NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 26:Mossy Creek Nature Trail Ext.	Central Park
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Debris Cleanup

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

				WD290 (Pond)
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Pruning

Unit 32:Lantana Lane	Trees - Remove sucker growth	Trees - Remove sucker growth	Central Park:Butterfly Garden	
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Non-Selective: Product used - Diquat & Compare-N-Save

NON-UNIT:Artemis Way TR209A UNIT 27:New Village UNIT 27:TR221A	LSF-3:Maple Ridge Common Areas & ROWS	Orange Ave		WD290 (Pond)
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Insecticide: Product Used Advion - Extinguish Plus

		Orange Ave		
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Additional Contracted Work

Invoice Number	Description		Date
#197606	Hay Bales		3/17/2025
#197608	Central Park: Wildflower Garden		3/19/2025
#197607	Unit 17: Conservation Area - Signs		3/19/2025
#197610	Unit 10 Trail: Landscape Renovation		3/19/2025
#197609	Landscape Renovations: Maple Ridge Common Area off Crimson Clover Way		3/19/2025

Proposals

Description	Proposal Number
CP: Butterfly Gardem - Spring Planting	#063218

N/C Services:

Unit	Date	Description	
5,17	3/19/25	Install Black Eyed Susan - Warranty Work	
5,17	3/19/25	Install Jasmine - Warranty Work	

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 3/24/25	Tuesday 3/25/25	Wednesday 3/26/25	Thursday 3/27/25	Friday 3/28/25
Weather of the Week				
75° Hi 46° Lo 0.00" Rain	82° Hi 53° Lo 0.00" Rain	86° Hi 53° Lo 0.00" Rain	84° Hi 51° Lo 0.00" Rain	81° Hi 54° Lo 0.00" Rain
Full Maintenance				
Esplanade Way (Units 5,20) FL080 Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 16:Faulkner Park UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 7:Riverton (Grove Park to Four Oaks) WD090N (Pond) WD090S (Pond) WD290 (Pond)	Four Oaks Blvd (Units 1,17,29)	Orange Ave UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 31:Jasmine Hill Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Biltmore Ave (Units 16,2,25) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 31:Jasmine Hill UNIT 31:Parks, Green Space, Rows, Lift Sta Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 4:Grove Park Dr
Standard Maintenance				
Central Park:West Side UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281		UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer	Community Garden NON-UNIT:SB161 UNIT 17:Shady View Pond (WD260)
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
Fertilizer				
			UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks	
Post-Emergent:				
	Shumard Oak Blvd (Units 3,5) UNIT 31:Spiderlily Way UNIT 35:Merchants Row West			
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
	Shumard Oak Blvd (Units 3,5)	Biltmore Ave (Units 16,2,25) UNIT 27:New Village	UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks	
Non-Selective: Product used - Diquat & Compare-N-Save				
	Central Park LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 (ph 1 & 2) WD090N (Pond) WD290 (Pond)	UNIT 36:Bluff Oak Way WD090N (Pond) WD090S (Pond)	LSF-3:Maple Ridge Common Areas & ROWS UNIT 23:WD230 UNIT 23:WD235 UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 Unit 32:Overcup Way	UNIT 5
Insecticide: Product Used Advion - Extinguish Plus				
			UNIT 31:FL170 & Buffer UNIT 31:FL265	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19	5	3/24	Irrigation Repair	#197626
23	17	3/26	Mainline Repair	#197628
Additional Contracted Work				
Invoice Number	Description			Date
#197619	Clear cogon, weedcoat along fences, and spray a 24" path of Round Up along the fence.			3/25/2025

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.

2.



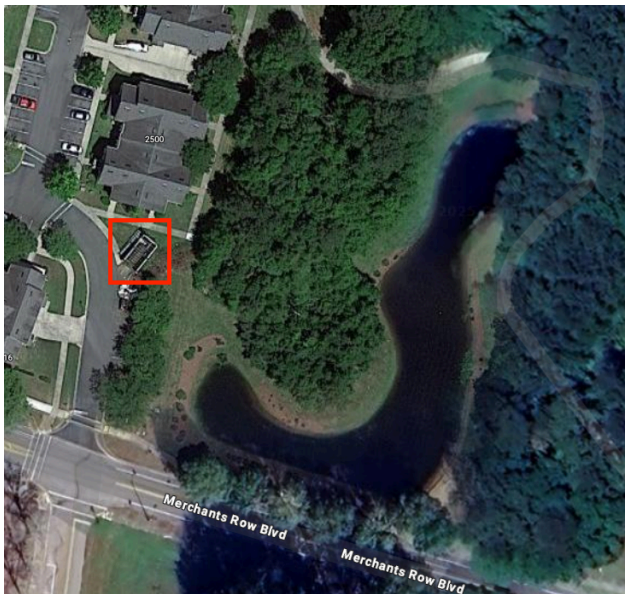
Capital Region Community Development District

To: Board of Supervisors
From: Corbin deNagy, Operations Manager – GMS
Subject: Operations Report – March 2025

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

Week 1 (March 3 – March 7)

- Received email from FloridaPA regarding FEMA claim from May 2024 tornadoes. FEMA has obligated 75.0% of the total amount of the District's claim. The State has obligated 12.5%.
- Created list of maintenance items for All-Pro. We've had several conversations in person and via text, so put everything together in one email. Included...moss removal off Longfellow, landscape plans, stormwater pond maintenance, and LDR-5 trail maintenance.
- Continued work on the 2025 Viva Florida Landscape Demonstration Grant application.
- Met with Robert on-site to discuss options for the boardwalk behind the Bluffs.
- After driving through LDR-5, requested All-Pro mow the common areas in this unit with tall weeds. Mowing scheduled for Thursday of this week.
- Emailed City of Tallahassee Electric contact to follow up on maintenance responsibilities for the decorative lighting in SouthWood.
- Discussed issue of trash coming from the Twin Oaks Apartments into stormwater pond WD-140 and the surrounding conservation area (presumably from wind and animals). The issue is the trash container shown in red below. Will get a quote for a line of chain link fence. Previous attempts to contact Twin Oaks have been unsuccessful.



- Phone call with Lake Doctors to discuss possibility of stormwater water quality testing. They will provide a proposal in the next couple of weeks.
- All-Pro alerted me to a broken swing at the Tot Lot. Put a new bolt on the swing clevis. Inspected remaining swing set bolts.



- Additional ruts in stormwater pond WD253. All-Pro installed posts and chains to deter vehicles being driven down the Lake Verdura:





- Received an email from a resident with questions regarding the alley behind her home. Met with All-Pro on-site to confirm landscape maintenance responsibilities. Contacted City of Tallahassee Growth Management for the Unit 7 Signs and Striping Plans. Responded to the resident. Phone call with Robert Berlin to discuss the history of the signage in the alleyway.
- Discussion with HOA regarding fence encroachment in Unit 2, proposed parking at the Community Center, and update on the Blair Stone entry sign.
- Attended pre-Board meeting conference call.
- Received an email from a resident in LDR-5 concerned with the landscape maintenance. Responded via email with a short version of the history and the current plan moving forward. All-Pro mowed the common areas earlier this week. The weed control test sites show yellow, wilting weeds.
- Met with Robert Berlin on-site to review Unit 7 alleyway signage.
- Continued work on the 2025 Viva Florida Landscape Demonstration Grant including measurements and updating the existing sketch layout.
- Continued working on the Landscape Maintenance & Irrigation RFP documents.
- Following discussion with HOA and District Counsel regarding fence encroachment in Unit 2, submitted issue via DigiTally to City of Tallahassee Zoning.
- Research on St. Joe trademark for the entry sign.
- Spoke with representative from Tallahassee Classical School regarding the condition of the trees on Artemis Way. Will follow up in early May.
- Received inquiry from someone looking for event space. Given the expected volume of people and parking challenges, directed them to the Town Center owner.

Week 2 (March 10 – March 14)

- Vacation day – Monday, March 10
- Vacation day – Tuesday, March 11
- Accepted All-Pro proposal for landscaping common area in Maple Ridge off Crimson Clover.
- Finalized the Viva Florida Landscape Demonstration Grant application.
- Contacted a vendor for a stop bar striping estimate. This vendor uses a paint product, so the plan is to possibly try one unit as a test site.
- Follow up communication with resident concerned with landscape maintenance in LDR-5. Drove out to the common area and confirmed it was not mowed last week. Requested All-Pro mow. Researched this area on the plat and Property Appraiser...shows as a Drainage Easement.
- Followed up with GameTime to confirm ETA for the new benches in Central Park.
 - Estimated completion date of 3/17...estimated arrival in the next 2-3 weeks barring unforeseen delays.
- Sent follow up email to St. Joe representative regarding LDR-5 common areas and Blair Stone entry sign license agreement.
- Sent follow up email to Lake Doctors regarding a stormwater pond water quality proposal.
 - Follow up phone conversation...they will send a letter with (3) different service options.
- Received an email from a resident concerned with flooding in the alleyway between their homes and the new townhome site off Ivy Green. Contacted the builder and explained the situation, and he confirmed silt fencing would go back up today or tomorrow. As an extra precaution, requested All-Pro purchase (10) hay bales to put along the alley during the build.
 - Confirmed after the meeting that silt fencing was added.



- During general inspections, drove the Unit 10 and Unit 23 alleyways. Found one area in need of maintenance in Unit 10. Will purchase materials to repair. While in Unit 10, inspected stormwater pond WD-160.



- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Contacted Girls on The Run contact following Board approval of their special use permit request (5K).



- Following direction from the Board, contacted City of Tallahassee Traffic Engineering regarding No Parking signs on Four Oaks. Left voicemail.
- Voicemail from FEMA regarding setting up a Management Costs project attached to the May 2024 tornadoes (DR4794). After some back and forth missed phone calls, scheduled a time next week to discuss.
- Phone call with resident regarding Unit 7 alleyway.
- Responded to resident inquiry regarding tree removal in LDR-5. The tree is on St. Joe property.
- Received a phone call regarding a homeowner doing landscaping in a CDD common area. Reached out to the HOA to get their contact information.
- Sent follow up email to City of Tallahassee Utilities regarding the 3080 (Community Garden)/3050 (Dog Park) Merchants Row Blvd service accounts. The meters are with the correct accounts, now we are waiting for Adjustments to confirm the address change with the Community Garden.
- Started UF-IFAS Neighborhood Best Practices online training.

Week 3 (March 17 – March 21)

- Purchased stop sign and post for Unit 7 alleyway. Requested All-Pro call in locates and install.
- Spoke to City of Tallahassee Traffic Engineering to discuss No Parking signs on Four Oaks/Merchants Row. They requested I submit a landscaping plan to City ROW contact to get their input (landscaping height, etc.). Will work with All-Pro to develop a plan.
- Responded to request for Landscape & Irrigation RFP Project Manual.
- Responded to resident inquiry regarding property ownership and a fallen tree. Let the resident know the Property Appraiser's website shows St. Joe as the owner.
- Discussed Maple Ridge swale project with Robert Berlin. Robert worked directly with All-Pro staff and builder at Lot 1, Block D.
- Heard back from Aqualis regarding stormwater water quality testing. They informed me they cannot accommodate testing at this time.
- Phone call with Supervisor Burns regarding parking on the medians along Four Oaks and Orange Avenue. Emailed the Principal at Conley and asked if they could send out communication to their parents reminding them to keep off the medians.
 - Principal confirmed he will send out reminder communication.
- Received phone call from Girls on the Run regarding their recently approved 5K. They were looking at alternative setups that varied from the Special Use Permit that the Board approved at the March meeting. Given the turnaround time for a revised permit and the 5K event, we discussed options to leave the permit as is.
- Responded to an email inquiry from an engineer regarding an apartment site in the District. Set up a meeting for next week.
- Met with a couple of residents to discuss their idea for exercise equipment around Central Park.
- Met with a resident in LDR-5 to discuss plantings on CDD common area. Explained resident plantings should be within their property line.
- Approved All-Pro proposal for Spring planting in the butterfly garden.
- Met with All-Pro to discuss invasive plant control in LDR-5. Responded to resident with concerns regarding same.
- During general inspections, found down street sign on Blue Ridge. Submitted issue via DigiTally.
- Met with City of Tallahassee staff regarding Unit 7 townhome lots. Also spoke to the builder who was on-site. Builder has been very responsive and had installed silt fencing.

- Removed trash from along SouthWood Plantation Road:



- Phone call with FEMA to enter Category Z – Management Costs into the 4794DR project. Access issues are preventing me from submitting anything. Contacted Florida Department of Emergency Management and requested an update to the Capital Region CDD Contacts listing.
 - FDEM confirmed the Contacts listing was updated. Logged back into FEMA but their grants portal hasn't been updated. Will try again next week.
- Followed up with vendor regarding stop bar project. If the vendor is able, the plan would be to test the paint product in one Unit.
 - Vendor will provide a proposal next week.
- Followed up with SE Concrete on a possible timeline for repairs at stormwater pond WD-162.
 - 2-3 weeks out until this project can get started.

Week 4 (March 24 – March 31)

- Followed up with District Counsel regarding draft Memorial Policy.
- Received call back from Apogee, and they confirmed they would keep the original pricing.
- Attended pre-bid mandatory meeting for Landscape & Irrigation Maintenance Services.
- Discussed Unit 10 alleyway maintenance on-site with Robert Berlin.
- Tried entering Category Z – Management Costs into the 4794DR project but still have access issues. Emailed FEMA for assistance.
- Completed the Protecting Our Waters module of the UF-IFAS Neighborhood Best Practices online training.
- Responded to inquiry regarding Special Use Permit...Scent Evidence K9.
- Phone call from resident regarding wild hog activity on Biltmore. Trapper is aware and actively working.
- Contacted Atkins to request a proposal to update the Public Facilities Report. Per Florida Statute 189.08, this report shall be updated every 7 years (last report done in April 2018).



- Received quote for trail repair in LDR-5...requested quote from (2) other vendors.
- Removed trash from along Southwood Plantation.
- Received Special Use Permit request. Contacted vendor's insurance provider for a Certificate of Liability Insurance.
- Additional communication with FEMA regarding Category Z – Management Costs. Requested they establish that project on my behalf given my access issues.
- Uploaded timesheet, work authorization, and invoice in the FEMA grants portal. Requested FEMA assistance with submittal.
- During general inspections, inspected stormwater pond FL-263 (removed trash from pond bottom), reviewed work done in LDR-5 behind the homes along Jasmine Hill (removed trash from along the trail), drove alleyways in Units 29 and 30, picked up several tree limbs in Woodland Fields (Unit 30) common area.
 - Requested All-Pro clear alleyway drains in Unit 29 and in Unit 10.
 - All-Pro will also clear the alleyway drains in Unit 14 (Avon Park).
 - Will be done next Tuesday – All-Pro cat loader needs repair.
- Met with Kim (All-Pro) on-site to discuss Unit 7 stop sign placement.
- Requested All-Pro mow the maintenance drive on WD-005 and SB-111C.
- Completed Category Z – Management Costs project submittal in FEMA grants portal.
- Sent another follow up email to St. Joe regarding LDR-5 and entry sign.
 - They are waiting on clarification from their attorney.
 - Sent response email with proposed site plan.
- Received notice that several streetlights were on along Orange Avenue. Drove down Orange and found (12) streetlights on. Also found (1) on Four Oaks/Riverton. Contacted the City via DigiTally.
- All-Pro closing early on March 31 in anticipation of severe storms. They are working on clearing the alleyway grates.
- Responded to resident inquiry for site furniture and playground equipment in Maple Ridge.
- With operations closing due to inclement weather, continued UF-IFAS online Neighborhood Best Practices training.
- Worked with District Counsel to send Addendum No 1. in response to Landscape and Irrigation Maintenance Services RFP question.

If you have any questions or comments regarding the above information, please contact me at cdenagy@gmsnf.com.

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services