

# ***CANOPY***

*Community Development District*

*AUGUST 13, 2025*

## *AGENDA*

**Canopy**  
**Community Development District**

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

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August 6, 2025

Board of Supervisors  
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, August 13, 2025 at 6:00 p.m.** at the **Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida 32308.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period *(regarding agenda items listed below)*
- III. Approval of Consent Agenda
  - A. Approval of the Minutes of the June 12, 2025 Meeting
  - B. Balance Sheet as of June 30, 2025 and Statement of Revenues & Expenditures for the Period Ending June 30, 2025
  - C. Allocation of Assessment Receipts
  - D. Check Register
  - E. Ratification of Agreement for Use of Aquatic Facilities with United Swim Club
- IV. Consideration of Proposals:
  - A. Weed Control Services *(will be sent under separate cover)*
  - B. Integrated Pest Management (IPM) Services *(will be sent under separate cover)*
  - C. Amenity Management Services
- V. Discussion of:

- A. Amenity and Facility Rental Policies, Resolution 2025-05
  - B. Field Operations Scope of Services
  - C. Gym Furniture and Equipment
- VI. Fiscal Year 2026 Budget Matters
  - A. Overview of Budget
  - B. Public Hearing
  - C. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - D. Consideration of Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
  - E. Budget Deficit Funding Agreement
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    - 1. Discussion of Fiscal Year 2026 Meeting Schedule
    - 2. Goals and Objectives
- VIII. Other Business
- IX. Supervisors Requests
- X. Next Scheduled Meeting: To Be Determined at the Canopy Amenity Center
- XI. Adjournment

### *THIRD ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Canopy  
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, June 12, 2025 at 1:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Vice Chairman
David Brady	Supervisor
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Roy Van Wyk	District Counsel
Mary Grace Henley	District Counsel by telephone
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA
Laura Durie	Resident
Cheri Garbark	HOA
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 1:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident stated I want to discuss the pool repair and any concerns with the cracks in the pool. There are leaks that could compromise the clay underneath and create a sinkhole. Addressing this sooner than later is important. I want to talk about the weeds on the agenda because I know there isn't irrigation in the area. It looks like a jungle.

**United Swim Club**

A representative of United Swim Club gave a presentation of the swim club and requested use of the pool for swim lessons.

Residents asked the following: The use of lap lanes while lessons take place, student/teacher ratio, length of lessons, age of participants, teach survival, fees on website, never had private lessons before, must be licensed by CDD, lessons limited to residents, timing of lessons.

After discussion, the board took the following action.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor district counsel was authorized to prepare a license agreement with United Swim Club for use of the district's pool in the morning and early afternoon for swim lessons for residents and the chairman was authorized to execute the agreement.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the April 9, 2025 Meeting**

On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the minutes of the April 9, 2025 meeting were approved as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Proposals**

#### **A. Weed Control Services**

#### **B. Integrated Pest Management (PM) Services**

Mr. Ghazvini stated I reached out to six companies and three could not handle our size. The three companies are, Premier Landscape Management, Massey Services, and Hall Pest Control. I have a proposal from Premier, I'm expecting one from Massey. Hall will have one next week. I need all the proposals then sit down with each and provide that information to Corbin. If the proposals come in under \$75,000, we can act on that before the next board meeting.

### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Agreement with Leon County Tax Collector for Uniform Collection**

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the agreement with Leon County tax collector was ratified.



**SIXTH ORDER OF BUSINESS****Consideration of Proposal for Legal Services  
with Kilinski Van Wyk**

Mr. Van Wyk stated in your agenda package is a proposal for a slight increase in fees. It is a stair step, an increase in 2025, 2026 and a smaller increase in 2027.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the proposal for an increase in fees for legal services from Kilinski VanWyk was approved.

**SEVENTH ORDER OF BUSINESS****Acceptance of Fiscal Year 2024 Audit**

Mr. deNagy stated this is a clean audit, with no issues.

On MOTION by Mr. Thomson seconded by Mr. Brady with all in favor the fiscal year 2024 audit was accepted.

**EIGHTH ORDER OF BUSINESS****Discussion of Pool Repair**

Mr. Ghazvini stated I reached out to the company who built the pool to do an assessment, but he is terminally ill. Tempool out of Jacksonville did come out and they said it is one of two things; when a pool like this has a crack it is either on the marcite or it is into the concrete. The question is how much water we are losing and Gulf Coast Leak Detection is coming out and they will test to verify where the leak is. Edgewater Pool has also been out to look at the pool and they are both working on proposals. The gentleman from Tempool said based on the shape it is most likely a delamination of the marcite from the concrete. The crack runs to one of our drains. The proposals may change based on what we get from Gulf Coast Leak Detection.

Mr. Thomson requested District Counsel review the contract from the pool builder.

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2025-04  
Approving the Proposed Budget for Fiscal  
Year 2026 and Setting a Public Hearing Date  
for Adoption (August 13, 2025)**

Mr. deNagy stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing for August 13, 2025 for its final consideration;

Mr. deNagy gave an overview of the proposed budget including revenues, administrative, common area maintenance, amenity center, and capital reserves. There is no proposed assessment increase for this year.

On MOTION by Mr. Durie seconded by Mr. Brady with all in favor Resolution 2025-04 approving the proposed fiscal year 2026 budget and setting the public hearing for August 13, 2025 at 6:00 p.m. was approved.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being non, the next item followed.

#### **B. Engineer**

There being none, the next item followed.

#### **C. Manager**

Mr. deNagy stated I reviewed and renewed the general liability insurance through the Florida Municipal Insurance Trust that was due May 31<sup>st</sup> and that was done. I heard from a number of residents about making residents aware of when CDD meetings are in addition to what is required by statute and that is being done. We have signs posted the week of the meeting.

Ms. Kalinoski stated they are on all the calendars, bulletin boards and the newsletter.

#### **1. Report on the Number of Registered Voters (528)**

A copy of the letter from the supervisor of elections indicating there are 528 registered voters residing in the district was included in the agenda package.

#### **2. Annual Form 1 Filing & Annual Ethics Training**

Just a reminder that the form 1 filing is due by July 1<sup>st</sup> and the ethics training is due by December 31<sup>st</sup>.

#### **3. Approval of Check Register Summary**

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the check run summary was approved.

#### **4. Balance Sheet & Income Statement**

On MOTION by Mr. Brady seconded by Mr. Thomson with all in favor the balance sheet and income statement were accepted.

#### **ELEVENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

#### **TWELFTH ORDER OF BUSINESS      Supervisors Requests**

Mr. Durie requested cubbies in the gym to keep things off the floor.

Ms. Kalinoski stated staff is working on this.

Mr. Durie asked about trash in stormwater retention pond in Unit 5 and the process of cleaning stormwater ponds.

Mr. Ghazvini stated they are working with the City of Tallahassee.

A resident asked for clarification of number of registered voters.

A resident stated the current amenity policies set unreasonable restrictions on residents using the amenity, restricting guests to 4, and amenity reservations. She will forward proposed rental policy.

After additional discussion from several residents, Mr. deNagy stated this will be added to the next agenda for Board discussion.

Additional public comments included discussion on amenity center staffing in budget, duties of amenity center staff, conflicting rules, people eating and drinking in the pool, questions regarding \$39,000 budgeted for activities.

Mr. deNagy explained that Premier will no longer be paying for activities and staffing. This cost will come from the CDD.

Mr. Durie stated the agenda needs to be accessible, so residents are aware of the issues.

Mr. deNagy stated the agenda and package is available on the website one week prior to the meeting. He also stated Laura is starting to put out notice in the newsletter when the CDD

meetings are scheduled. He also stated he put signs out this Monday to make residents aware of the meeting. Residents can reach out in advance of the meeting to ask questions.

Mr. Thomson stated he would like to look into irrigation for the CDD common areas. He also requested working towards a part-time field operations employee and requested a possible scope of services and cost for this service to be reviewed at the next meeting. This position would fill the gaps between what the HOA and Developer does.

**THIRTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – August 13, 2025 at  
6:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled to August 13, 2025 at 6:00 p.m. at the same location.

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the meeting adjourned at 3:03 p.m.

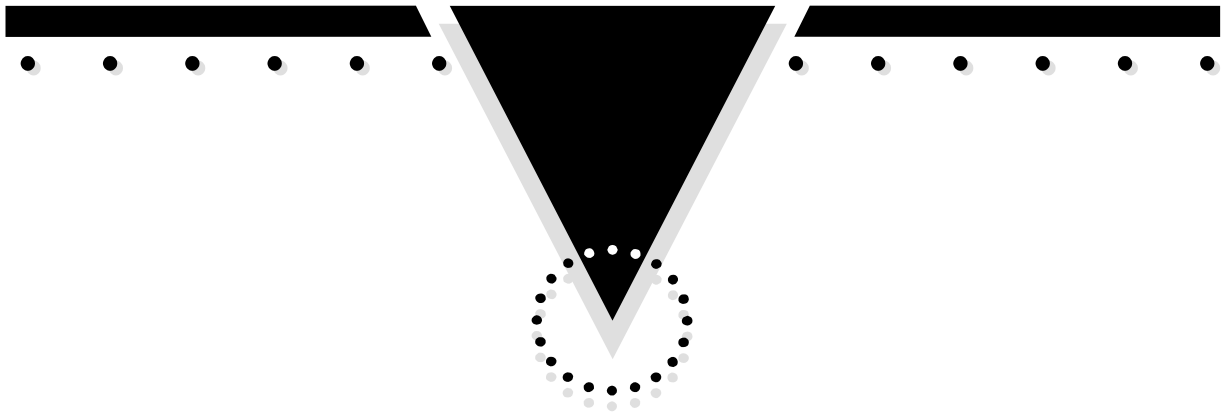
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*



# **Canopy**

## **Community Development District**

Unaudited Financial Reporting  
June 30, 2025



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# Canopy Community Development District

Balance Sheet

June 30, 2025

## Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<b><u>Assets</u></b>					
Cash					
Operating	\$78,495	---	---	---	\$78,495
SBA	\$204,549	---	\$30,029	---	\$234,579
Capital Reserve	---	---	\$9,950	---	\$9,950
Welaunee	---	---	---	\$177	\$177
Assessment Receivable	\$26,051	\$32,969	---	---	\$59,020
Due from Developer	---	---	---	---	\$0
Due from General Fund	---	\$635	---	---	\$635
Due from Debt Service	\$5,769	---	---	---	\$5,769
Due from Other	---	---	---	---	\$0
<b><u>Investments:</u></b>					
<b><u>Series 2018 A1 &amp; A2:</u></b>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$65,575	---	---	\$65,575
Revenue A2	---	\$90,070	---	---	\$90,070
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$37,448	---	---	\$37,448
Acquisition & Construction	---	---	---	\$10,191	\$10,191
<b><u>Series 2018 A3:</u></b>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$44,262	---	---	\$44,262
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$12,872	\$12,872
<b><u>Series 2018 A4:</u></b>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$69,551	---	---	\$69,551
Acquisition & Construction	---	---	---	\$8,039	\$8,039
Prepaid Expenses	\$759	---	---	---	\$759
<b>Total Assets</b>	<b>\$315,623</b>	<b>\$560,015</b>	<b>\$39,979</b>	<b>\$31,279</b>	<b>\$946,897</b>
<b><u>Liabilities</u></b>					
Accounts Payable	\$9,224	---	---	---	\$9,224
Due to Debt Service	\$635	---	---	---	\$635
Due to Capital	---	---	---	---	\$0
Due to Developer	\$32,930	---	---	---	\$32,930
Due to General Fund	---	\$5,769	---	---	\$5,769
FICA Payable	\$0	---	---	---	\$0
<b><u>Fund Equity</u></b>					
Fund Balances					
Unassigned	\$272,075	---	\$39,979	---	\$312,054
Nonspendable- Prepaid	\$759	---	---	---	\$759
Restricted for Capital Projects	---	---	---	\$31,279	\$31,279
Restricted for Debt Service	---	\$554,116	---	---	\$554,116
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$315,623</b>	<b>\$559,885</b>	<b>\$39,979</b>	<b>\$31,279</b>	<b>\$946,767</b>



**Canopy**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 06/30/25</b>	<b>Actuals 06/30/25</b>	<b>Variance</b>
<b>Revenues</b>				
Maintenance Assessments- Tax Roll	\$ 343,947	\$ 343,947	\$ 380,069	\$ 36,122
Maintenance Assessments- Direct Bills(Premier)	\$ 58,342	\$ 43,757	\$ -	\$ (43,757)
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 87,460	\$ 65,595	\$ 65,595	\$ (0)
Interest - SBA	\$ -	\$ -	\$ 4,549	\$ 4,549
Developer Contributions	\$ 213,336	\$ -	\$ -	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ 750	\$ 3,967	\$ 3,217
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 146,550	\$ 146,550
<b>Total Revenue</b>	<b>\$ 704,085</b>	<b>\$ 454,049</b>	<b>\$ 600,731</b>	<b>\$ 146,682</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisor Fees	\$ 2,000	\$ 1,500	\$ 1,600	\$ (100)
FICA	\$ 153	\$ 115	\$ 122	\$ (8)
Engineering	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,480	\$ 6,360	\$ 6,360	\$ (0)
Amortization Schedule	\$ 2,000	\$ -	\$ -	\$ -
Attorney	\$ 35,000	\$ 26,250	\$ 25,231	\$ 1,019
Annual Audit	\$ 5,000	\$ 4,600	\$ 4,600	\$ -
Trustee Fees	\$ 10,000	\$ 10,000	\$ 9,105	\$ 895
Management Fees	\$ 43,358	\$ 32,518	\$ 32,518	\$ 1
Information Technology	\$ 4,157	\$ 3,118	\$ 3,118	\$ (0)
Travel	\$ 50	\$ 38	\$ -	\$ 38
Telephone	\$ 250	\$ 188	\$ 73	\$ 114
Postage	\$ 1,000	\$ 750	\$ 700	\$ 50
Printing & Binding	\$ 1,500	\$ 1,125	\$ 49	\$ 1,076
Insurance-Liability	\$ 6,500	\$ 6,500	\$ 5,781	\$ 719
Legal Advertising	\$ 2,500	\$ 1,875	\$ 512	\$ 1,363
Other Current Charges	\$ 3,000	\$ 2,250	\$ 978	\$ 1,272
Office Supplies	\$ 750	\$ 563	\$ 3	\$ 560
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Administration Subtotal</b>	<b>\$ 140,823</b>	<b>\$ 108,259</b>	<b>\$ 93,875</b>	<b>\$ 16,106</b>
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Porter Services	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
Landscape Maintenance	\$ 185,000	\$ 138,750	\$ 148,770	\$ (10,020)
Landscape Contingency	\$ 17,500	\$ 13,125	\$ 19,460	\$ (6,335)
Plant Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Irrigation - Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Irrigation - Water	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Irrigation - Electric	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Wetland Mitigation and Monitoring	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Lake Maintenance	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Dove Pond Dam Surety Bond	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Repairs and Maintenance	\$ 12,500	\$ 9,375	\$ 5,050	\$ 4,325
Operating Supplies	\$ 1,250	\$ 938	\$ -	\$ 938
<b>Total Common Area Maintenance</b>	<b>\$ 281,750</b>	<b>\$ 211,313</b>	<b>\$ 173,280</b>	<b>\$ 38,033</b>

**Canopy**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 06/30/25</b>	<b>Actuals 06/30/25</b>	<b>Variance</b>
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 26,250	\$ -	\$ 26,250
Janitorial	\$ 15,000	\$ 11,250	\$ 10,713	\$ 537
Landscape Maintenance	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Pool Maintenance	\$ 31,500	\$ 23,625	\$ 23,325	\$ 300
Pool Chemicals	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Pool Permits	\$ 750	\$ 563	\$ 375	\$ 187
Utilities	\$ 39,500	\$ 29,625	\$ 26,516	\$ 3,109
Trash	\$ 2,400	\$ 1,800	\$ 301	\$ 1,499
Pest Control	\$ 1,200	\$ 900	\$ -	\$ 900
Termite Bond	\$ 750	\$ 563	\$ -	\$ 563
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,590	\$ 2,910
Cable/Internet	\$ 7,500	\$ 5,625	\$ 2,886	\$ 2,739
Access Cards	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Activities	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Security/Alarms/Repair	\$ 15,000	\$ 11,250	\$ 3,210	\$ 8,040
Repairs and Maintenance	\$ 15,000	\$ 11,250	\$ 3,521	\$ 7,729
Office Supplies	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
Holiday Decorations	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
<b>Total Amenity Center</b>	<b>\$ 223,100</b>	<b>\$ 171,200</b>	<b>\$ 83,438</b>	<b>\$ 87,762</b>
<u><i>Other</i></u>				
Contingency	\$ 18,412	\$ 13,809	\$ 6,157	\$ 7,652
Capital Reserve	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
<b>Total Other</b>	<b>\$ 58,412</b>	<b>\$ 53,809</b>	<b>\$ 46,157</b>	<b>\$ 7,652</b>
<b>Total Expenditures</b>	<b>\$ 704,085</b>	<b>\$ 490,771</b>	<b>\$ 396,750</b>	<b>\$ 141,900</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 203,980</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 68,854</b>	
<b>Ending Fund Balance</b>	<b>\$ 0</b>		<b>\$ 272,834</b>	

# Canopy

## Community Development District

Capital Reserve  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 6/30/25	Actual 6/30/25	Variance
<b><u>Revenues</u></b>				
Operating Transfer In	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest Income	\$ -	\$ -	\$ 29	\$ 29
<b>Total Revenues</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,029</b>	<b>\$ 29</b>
<b><u>Expenditures</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 375	\$ 375	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 375</b>	<b>\$ 375</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 40,000</b>		<b>\$ 39,654</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 325</b>	
<b>Ending Fund Balance</b>	<b>\$ 40,000</b>		<b>\$ 39,979</b>	

# Canopy

## Community Development District

Debt Service Fund Series 2018 A-1 & A-2  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 6/30/25	Actual 6/30/25	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 94,279	\$ 94,279	\$ 97,092	\$ 2,813
Special Assessments- Direct A1	\$ 70,029	\$ 70,029	\$ 47,263	\$ (22,766)
Special Assessments- Direct A2	\$ 182,000	\$ 182,000	\$ 127,400	\$ (54,600)
Special Assessments- Prepayments	\$ -	\$ -	\$ 37,332	\$ 37,332
Interest Income	\$ 2,000	\$ 1,500	\$ 7,838	\$ 6,338
<b>Total Revenues</b>	<b>\$ 348,308</b>	<b>\$ 347,808</b>	<b>\$ 316,924</b>	<b>\$ (30,884)</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 600	\$ 600	\$ 2,724	\$ (2,124)
<b><u>Series 2018A-1</u></b>				
Interest-11/1	\$ 63,071	\$ 63,071	\$ 63,071	\$ -
Interest-5/1	\$ 63,071	\$ 63,071	\$ 63,071	\$ -
Principal-5/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
<b><u>Series 2018A-2</u></b>				
Interest-11/1	\$ 70,418	\$ 70,418	\$ 70,418	\$ -
Interest-2/1	\$ -	\$ -	\$ -	\$ -
Special Call-2/1	\$ -	\$ -	\$ -	\$ -
Interest-5/1	\$ 70,418	\$ 70,418	\$ 70,418	\$ -
Principal-5/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
<b>Total Expenditures</b>	<b>\$ 341,978</b>	<b>\$ 341,978</b>	<b>\$ 344,702</b>	<b>\$ (2,124)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 6,330</b>		<b>\$ (27,777)</b>	
<b>Beginning Fund Balance</b>	<b>\$ 228,988</b>		<b>\$ 303,900</b>	
<b>Ending Fund Balance</b>	<b>\$ 235,318</b>		<b>\$ 276,123</b>	

Due from Gf	\$ 927
Reserve A1	\$ 82,103
Revenue A1	\$ 65,575
Revenue A2	\$ 90,070
Interest A2	----
Prepayment A2	\$ 37,448
<b>Total</b>	<b>\$ 276,123</b>

# Canopy

## Community Development District

Debt Service Fund Series 2018 A-3  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 6/30/25	Actual 6/30/25	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 106,997	\$ 106,997	\$ 140,915	\$ 33,918
Special Assessments- Direct Bills	\$ 102,378	\$ 102,378	\$ -	\$ (102,378)
Interest Income	\$ 3,500	\$ 2,625	\$ 6,177	\$ 3,552
<b>Total Revenues</b>	<b>\$ 212,875</b>	<b>\$ 212,000</b>	<b>\$ 147,092</b>	<b>\$ (64,908)</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 750	\$ 750	\$ 3,463	\$ (2,713)
<b><u>Series 2018A-3</u></b>				
Interest-11/1	\$ 81,875	\$ 81,875	\$ 81,875	\$ -
Interest-5/1	\$ 81,875	\$ 81,875	\$ 81,875	\$ -
Principal-5/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
<b>Total Expenditures</b>	<b>\$ 209,500</b>	<b>\$ 209,500</b>	<b>\$ 212,213</b>	<b>\$ (2,713)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,375</b>		<b>\$ (65,121)</b>	
<b>Beginning Fund Balance</b>	<b>\$ 119,669</b>		<b>\$ 241,565</b>	
<b>Ending Fund Balance</b>	<b>\$ 123,044</b>		<b>\$ 176,443</b>	

Due From GF	\$ 295
Due to GF	\$ (5,769)
Reserve	\$ 104,688
Revenue	\$ 44,262
Interest	----
Assessment Receivable	\$ 32,969
<b>Total</b>	<b>\$ 176,443</b>

# Canopy

## Community Development District

Debt Service Fund Series 2018 A-4  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	Adopted Budget	Prorated Budget 6/30/25	Actual 6/30/25	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 65,687	\$ 75
Interest Income	\$ 500	\$ 375	\$ 3,504	\$ 3,129
<b>Total Revenues</b>	<b>\$ 66,112</b>	<b>\$ 65,987</b>	<b>\$ 69,191</b>	<b>\$ 3,205</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 250	\$ 250	\$ 1,085	\$ (835)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 22,648	\$ 22,648	\$ 22,648	\$ -
Interest-5/1	\$ 22,648	\$ 22,648	\$ 22,648	\$ -
Principal-5/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
<b>Total Expenditures</b>	<b>\$ 65,546</b>	<b>\$ 65,545</b>	<b>\$ 66,380</b>	<b>\$ (835)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 566</b>		<b>\$ 2,811</b>	
<b>Beginning Fund Balance</b>	<b>\$ 66,051</b>		<b>\$ 98,739</b>	
<b>Ending Fund Balance</b>	<b>\$ 66,617</b>		<b>\$ 101,550</b>	
		Due from General Reserve	\$ (716)	
		Revenue	\$ 32,714	
		<b>Total</b>	<b>\$ 69,551</b>	
			<b>\$ 101,550</b>	

# Canopy

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For the Period Ending June 30, 2025

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Welaunee
<b><u>Revenues</u></b>				
Interest Income	\$282	\$355	\$242	\$0
Developer Contributions	\$0	\$0	\$0	\$0
Interfund Transfer In	\$2,724	\$3,463	\$1,085	\$0
<b>Total Revenues</b>	<b>\$3,006</b>	<b>\$3,818</b>	<b>\$1,327</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Capital Outlay- Construction	\$0	\$0	\$0	\$0
Capital Outlay- General	\$0	\$0	\$0	\$0
Capital Outlay-3A	\$0	\$0	\$0	\$0
Capital Outlay-3B	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$375
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$375</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/Out	\$0	\$0	\$0	\$0
<b>Total Other Sources/ (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,006</b>	<b>\$3,818</b>	<b>\$1,327</b>	<b>(\$375)</b>
<b>Beginning Fund Balance</b>	<b>\$7,185</b>	<b>\$9,054</b>	<b>\$6,712</b>	<b>\$552</b>
<b>Ending Fund Balance</b>	<b>\$10,191</b>	<b>\$12,872</b>	<b>\$8,039</b>	<b>\$177</b>

**Canopy**  
**Community Development District**  
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Maintenance Assessments- Tax Roll	\$ -	\$ 14,258	\$ 342,479	\$ 6,055	\$ 5,059	\$ 2,601	\$ 7,219	\$ 859	\$ 1,538	\$ -	\$ -	\$ -	\$ 380,069
Maint. Assessments- Direct Bills(Canopy Acquisitions, LLC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maint. Assessments- Direct Bills(Ox Bottom)	\$ -	\$ 14,577	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ -	\$ -	\$ -	\$ 65,595
Interest - SBA	\$ -	\$ -	\$ -	\$ 31	\$ 870	\$ 960	\$ 928	\$ 962	\$ 797	\$ -	\$ -	\$ -	\$ 4,549
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 200	\$ -	\$ -	\$ 3,642	\$ -	\$ 50	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ 3,967
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 146,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,550
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ 29,035</b>	<b>\$ 496,318</b>	<b>\$ 13,374</b>	<b>\$ 16,859</b>	<b>\$ 10,850</b>	<b>\$ 15,486</b>	<b>\$ 9,109</b>	<b>\$ 9,699</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600,731</b>
<b>Expenditures</b>													
<u>Administrative</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 1,600
FICA	\$ -	\$ -	\$ -	\$ 31	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ -	\$ -	\$ -	\$ 6,360
Amortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 5,769	\$ 2,105	\$ 5,779	\$ 2,345	\$ 2,734	\$ 436	\$ 2,073	\$ 378	\$ 3,612	\$ -	\$ -	\$ -	\$ 25,231
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Trustee Fees	\$ 759	\$ 8,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,105
Management Fees	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ 3,613	\$ -	\$ -	\$ -	\$ 32,518
Information Technology	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ -	\$ -	\$ -	\$ 3,118
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ 0	\$ 3	\$ 24	\$ -	\$ 20	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ 73
Postage	\$ 36	\$ 83	\$ 73	\$ 40	\$ 102	\$ 95	\$ 121	\$ 77	\$ 72	\$ -	\$ -	\$ -	\$ 700
Printing & Binding	\$ 15	\$ -	\$ 17	\$ 0	\$ 4	\$ 12	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 49
Insurance-Liability	\$ 5,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,781
Legal Advertising	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ 512
Other Current Charges	\$ 41	\$ 41	\$ 136	\$ 323	\$ 44	\$ 44	\$ 152	\$ 44	\$ 152	\$ -	\$ -	\$ -	\$ 978
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 3
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Administration Subtotal</b>	<b>\$ 20,053</b>	<b>\$ 15,692</b>	<b>\$ 10,672</b>	<b>\$ 7,378</b>	<b>\$ 7,576</b>	<b>\$ 5,254</b>	<b>\$ 7,134</b>	<b>\$ 9,766</b>	<b>\$ 8,628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,875</b>
<u>Common Area Maintenance</u>													
Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 15,950	\$ 16,950	\$ 16,750	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,240	\$ 16,240	\$ 16,240	\$ -	\$ -	\$ -	\$ 148,770
Landscape Contingency	\$ -	\$ -	\$ 3,500	\$ 15,134	\$ -	\$ -	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,460
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 2,125	\$ 325	\$ 325	\$ 325	\$ 400	\$ 575	\$ 325	\$ 325	\$ 325	\$ -	\$ -	\$ -	\$ 5,050
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Common Area Maintenance</b>	<b>\$ 18,075</b>	<b>\$ 17,275</b>	<b>\$ 20,575</b>	<b>\$ 32,259</b>	<b>\$ 17,200</b>	<b>\$ 17,375</b>	<b>\$ 17,391</b>	<b>\$ 16,565</b>	<b>\$ 16,565</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 173,280</b>



**Canopy**  
**Community Development District**  
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><b>Amenity Center:</b></u>													
Amenity Management Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial	\$ 750	\$ 779	\$ 750	\$ 1,078	\$ 750	\$ 4,150	\$ 750	\$ 956	\$ 750	\$ -	\$ -	\$ -	\$ 10,713
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,650	\$ 2,600	\$ 2,600	\$ 3,975	\$ -	\$ -	\$ -	\$ 23,325
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ 375
Pool - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Utility	\$ 2,739	\$ 2,646	\$ 3,753	\$ 3,072	\$ 2,837	\$ 2,651	\$ 2,964	\$ 3,143	\$ 2,712	\$ -	\$ -	\$ -	\$ 26,516
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	\$ -	\$ 301
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 12,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,590
Cable/Internet	\$ 318	\$ 318	\$ 318	\$ 318	\$ 323	\$ 323	\$ 323	\$ 323	\$ 323	\$ -	\$ -	\$ -	\$ 2,886
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Alarms/Repair	\$ 1,770	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ 3,210
Repairs and Maintenance	\$ 195	\$ 195	\$ 195	\$ 967	\$ -	\$ 310	\$ 841	\$ 505	\$ 313	\$ -	\$ -	\$ -	\$ 3,521
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity Center</b>	<b>\$ 20,695</b>	<b>\$ 6,451</b>	<b>\$ 7,529</b>	<b>\$ 7,948</b>	<b>\$ 6,424</b>	<b>\$ 10,298</b>	<b>\$ 7,692</b>	<b>\$ 7,740</b>	<b>\$ 8,662</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,438</b>
<u><b>Other</b></u>													
Contingency	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,747	\$ -	\$ -	\$ -	\$ 6,157
Capital Reserve	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
<b>Total Other</b>	<b>\$ 1,610</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,800</b>	<b>\$ 2,747</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,157</b>
<b>Total Expenditures</b>	<b>\$ 60,433</b>	<b>\$ 39,418</b>	<b>\$ 38,775</b>	<b>\$ 87,585</b>	<b>\$ 31,200</b>	<b>\$ 32,926</b>	<b>\$ 32,218</b>	<b>\$ 35,871</b>	<b>\$ 36,602</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 396,750</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ (60,433)</b>	<b>\$ (10,383)</b>	<b>\$ 457,542</b>	<b>\$ (74,211)</b>	<b>\$ (14,341)</b>	<b>\$ (22,076)</b>	<b>\$ (16,731)</b>	<b>\$ (26,761)</b>	<b>\$ (26,903)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,980</b>

**Canopy**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:		6.000%, 6.150%
MATURITY DATE:		5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT		\$82,103
RESERVE FUND BALANCE		\$82,103
BONDS OUTSTANDING - 11/08/18		\$2,225,000
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$25,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$35,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,035,000</b>

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:		6.150%
MATURITY DATE:		5/1/2049
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT		\$0
RESERVE FUND BALANCE		\$0
BONDS OUTSTANDING - 11/08/18		\$5,480,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
LESS: SPECIAL CALL - 08/01/19		(\$305,000)
LESS: SPECIAL CALL - 11/01/19		(\$405,000)
LESS: SPECIAL CALL - 02/01/20		(\$60,000)
LESS: SPECIAL CALL - 05/01/20		(\$10,000)
LESS: SPECIAL CALL - 08/01/20		(\$75,000)
LESS: SPECIAL CALL - 02/01/21		(\$30,000)
LESS: SPECIAL CALL - 05/01/21		(\$30,000)
LESS: SPECIAL CALL - 08/01/21		(\$265,000)
LESS: SPECIAL CALL - 11/01/21		(\$55,000)
LESS: SPECIAL CALL - 02/01/22		(\$170,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$55,000)
LESS: SPECIAL CALL - 05/01/22		(\$185,000)
LESS: SPECIAL CALL - 08/01/22		(\$240,000)
LESS: SPECIAL CALL - 11/01/22		(\$165,000)
LESS: SPECIAL CALL - 02/01/23		(\$145,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$45,000)
LESS: SPECIAL CALL - 05/01/23		(\$785,000)
LESS: SPECIAL CALL - 02/01/24		(\$10,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,260,000</b>

SERIES 2018A-3, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:		6.250%
MATURITY DATE:		5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT		\$104,688
RESERVE FUND BALANCE		\$104,688
BONDS OUTSTANDING - 11/08/18		\$2,735,000
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$40,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$40,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$45,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,575,000</b>

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:		5.000%, 5.150%
MATURITY DATE:		5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT		\$32,714
RESERVE FUND BALANCE		\$32,714
BONDS OUTSTANDING - 11/08/18		\$965,000
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$20,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$870,000</b>

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**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments	\$	405,636.00	\$	104,075.00	\$	151,050.00	\$	70,550.00	\$	731,311.00
Net Assessments	\$	377,241.48	\$	96,789.75	\$	140,476.50	\$	65,611.50	\$	680,119.23

**ON ROLL ASSESSMENTS**

						55.47%	14.23%	20.65%	9.65%	100.00%
Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	O&M Portion	2018A-1 Debt Service Portion	2018A-3 Debt Service Portion	2018A-4 Debt Service Portion	Total
11/14/24	ACH	\$6,423.29	(\$192.70)	\$0.00	\$6,230.59	\$3,455.92	\$886.69	\$1,286.91	\$601.07	\$6,230.59
11/20/24	ACH	\$20,077.40	(\$602.32)	\$0.00	\$19,475.08	\$10,802.24	\$2,771.56	\$4,022.52	\$1,878.77	\$19,475.09
12/11/24	ACH	\$554,445.33	(\$16,633.36)	\$0.00	\$537,811.97	\$298,307.97	\$76,537.59	\$111,083.38	\$51,883.04	\$537,811.98
12/23/24	ACH	\$82,098.90	(\$2,462.97)	\$0.00	\$79,635.93	\$44,171.63	\$11,333.22	\$16,448.55	\$7,682.52	\$79,635.92
1/26/25	ACH	\$11,253.67	(\$337.61)	\$0.00	\$10,916.06	\$6,054.79	\$1,553.50	\$2,254.68	\$1,053.08	\$10,916.05
2/5/25	Bank Interest	\$1,583.03	\$0.00	\$0.00	\$1,583.03	\$1,583.03	\$0.00	\$0.00	\$0.00	\$1,583.03
2/19/25	ACH	\$6,460.96	(\$193.83)	\$0.00	\$6,267.13	\$3,476.19	\$891.89	\$1,294.46	\$604.59	\$6,267.13
3/6/25	ACH	\$4,835.15	(\$145.05)	\$0.00	\$4,690.10	\$2,601.46	\$667.46	\$968.73	\$452.46	\$4,690.11
4/7/25	ACH	\$13,418.38	(\$402.55)	\$0.00	\$13,015.83	\$7,219.49	\$1,852.32	\$2,688.38	\$1,255.64	\$13,015.83
5/14/25	ACH	\$1,470.84	(\$44.13)	\$0.00	\$1,426.71	\$791.35	\$203.04	\$294.68	\$137.64	\$1,426.71
5/15/25	Bank Interest	\$67.55	\$0.00	\$0.00	\$67.55	\$67.55	\$0.00	\$0.00	\$0.00	\$67.55
6/9/25	ACH	\$1,470.84	(\$44.13)	\$0.00	\$1,426.71	\$791.35	\$203.04	\$294.68	\$137.64	\$1,426.71
6/17/25	ACH	\$1,387.75	(\$41.63)	\$0.00	\$1,346.12	\$746.65	\$191.57	\$278.04	\$129.86	\$1,346.12
<b>TOTAL</b>						<b>\$ 380,069.62</b>	<b>\$ 97,091.88</b>	<b>\$ 140,915.01</b>	<b>\$ 65,816.31</b>	<b>\$ 683,892.82</b>

<b>101%</b>	<b>Net Percent Collected</b>
-------------	------------------------------

**DIRECT BILL ASSESSMENTS**

Premier Investment Fund, LLC				
2024-01		Net Assessments	\$58,341.96	\$58,341.96
Date Received	Due Date	Net Assessed	Amount Received	General Fund
	10/1/24	\$4,861.83	\$0.00	\$4,861.83
	11/1/24	\$4,861.83	\$0.00	\$4,861.83
	12/1/24	\$4,861.83	\$0.00	\$4,861.83
	1/1/25	\$4,861.83	\$0.00	\$4,861.83
	2/1/25	\$4,861.83	\$0.00	\$4,861.83
	3/1/25	\$4,861.83	\$0.00	\$4,861.83
	4/1/25	\$4,861.83	\$0.00	\$4,861.83
	5/1/25	\$4,861.83	\$0.00	\$4,861.83
	6/1/25	\$4,861.83	\$0.00	\$4,861.83
	7/1/25	\$4,861.83	\$0.00	\$4,861.83
	8/1/25	\$4,861.83	\$0.00	\$4,861.83
	9/1/25	\$4,861.83	\$0.00	\$4,861.83
		<b>\$ 58,341.96</b>	<b>\$ -</b>	<b>\$ 58,341.96</b>

Ox Bottom Mortgage Holdings, LLC				
2024-01		Net Assessments	\$87,460.00	\$87,460.00
Date Received	Due Date	Net Assessed	Amount Received	General Fund
11/15/24	10/1/24	\$7,288.33	\$7,288.33	\$7,288.33
11/15/24	11/1/24	\$7,288.33	\$7,288.33	\$7,288.33
12/18/24	12/1/24	\$7,288.33	\$7,288.33	\$7,288.33
1/22/25	1/1/25	\$7,288.33	\$7,288.33	\$7,288.33
2/19/25	2/1/25	\$7,288.33	\$7,288.33	\$7,288.33
3/20/25	3/1/25	\$7,288.33	\$7,288.33	\$7,288.33
4/7/25	4/1/25	\$7,288.33	\$7,288.33	\$7,288.33
5/16/25	5/1/25	\$7,288.33	\$7,288.33	\$7,288.33
6/27/25	6/1/25	\$7,288.33	\$7,288.33	\$7,288.33
	7/1/25	\$7,288.33	\$0.00	\$7,288.33
	8/1/25	\$7,288.33	\$0.00	\$7,288.33
	9/1/25	\$7,288.33	\$0.00	\$7,288.33
		<b>\$ 87,459.96</b>	<b>\$ 65,594.97</b>	<b>\$ 87,459.96</b>

Ox Bottom Mortgage Holdings, LLC				
2024-02		Net Assessments	\$67,518.25	\$67,518.25
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund
4/7/25	4/1/25	\$47,262.78	\$47,262.78	\$47,262.78
	9/1/25	\$20,255.47	\$0.00	\$20,255.47
		<b>\$ 67,518.25</b>	<b>\$ 47,262.78</b>	<b>\$ 67,518.25</b>

Ox Bottom Mortgage Holdings, LLC				
2024-03		Net Assessments	\$182,000.00	\$182,000.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund
4/7/25	4/1/25	\$127,400.00	\$127,400.00	\$127,400.00
	9/1/25	\$54,600.00	\$0.00	\$54,600.00
		<b>\$ 182,000.00</b>	<b>\$ 127,400.00</b>	<b>\$ 182,000.00</b>

Premier Investment Fund, LLC				
2024-04		Net Assessments	\$68,843.25	\$68,843.25
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund
	4/1/25	\$68,843.25	\$0.00	\$68,843.25
		<b>\$ 68,843.25</b>	<b>\$ -</b>	<b>\$ 68,843.25</b>

*D.*

**Canopy**  
**Community Development District**

Check Register Summary

June 1, 2025 to June 30, 2025

Bank	Date	Check No.'s	Amount
General Fund	6/6/25	744 - 749	\$ 24,385.78
	6/18/25	750 - 753	\$ 7,409.17
Subtotal			\$ 31,794.95
			<b>\$ 31,794.95</b>

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 7/31/25		PAGE 1	
*** CHECK DATES 06/01/2025 - 06/30/2025 ***		CANOPY CDD - GENERAL FUND													
		BANK A GENERAL FUND													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	AMOUNT	#	
6/06/25	00042	4/02/25	00071442	202504	310-51300-	48000				*	101.60				
		NTC OF MEETING 4/9/25													
		GANNETT MEDIA CORP DBA											101.60	000744	
-----															
6/06/25	00051	6/01/25	12	202506	310-51300-	34000				*	3,613.08				
						JUN MANAGEMENTS FEES				*	346.42				
		6/01/25	12	202506	310-51300-	35100				*	706.67				
						JUN INFO TECH				*	.33				
		6/01/25	12	202506	310-51300-	31300				*	72.29				
						JUN DISSEM AGENT SERVICES				*	25.43				
		6/01/25	12	202506	310-51300-	51000				*	108.00				
						OFFICE SUPPLIES				*					
		6/01/25	12	202506	310-51300-	42000				*					
						POSTAGE				*					
		6/01/25	12	202506	310-51300-	41000				*					
						TELEPHONE				*					
		6/01/25	12	202506	310-51300-	49000				*					
						SIGNS FOR CAN MEETING									
		GOVERNMENTAL MANAGEMENT SERVICES											4,872.22	000745	
-----															
6/06/25	00040	5/01/25	1793408	202505	330-53800-	45900				*	33.48				
						MAY DUMPSTER				*	33.48				
		5/20/25	1796330	202506	330-53800-	45900				*					
						JUN DUMPSTER									
		MARPAN SUPPLY COMPANY, INC.											66.96	000746	
-----															
6/06/25	00030	6/01/25	18155521	202506	330-53800-	45505				*	2,600.00				
						JUN POOL MAINTENANCE				*	325.00				
		6/01/25	18155776	202506	320-53800-	60000				*					
						JUN FOUNTAIN SERVICES									
		PREMIER POOLS OF TALLAHASSEE											2,925.00	000747	
-----															
6/06/25	00029	6/01/25	8822	202506	330-53800-	34500				*	180.00				
						JUN SECURITY									
		TEKPRO INC.											180.00	000748	
-----															
6/06/25	00027	6/01/25	5215	202506	320-53800-	46200				*	16,240.00				
						JUN LANDSCAPE MAINTENANCE									
		TRULY TAILORED LANDSCAPING LLC											16,240.00	000749	
-----															
6/18/25	00022	6/18/25	06182025	202506	300-20700-	10100				*	1,255.64				
						4.7 FY25 ASSESSMENTS				*	137.64				
		6/18/25	06182025	202506	300-20700-	10100				*	129.86				
						5.14 FY25 ASSESSMENTS				*					
		6/18/25	06182025	202506	300-20700-	10100				*					
						6.17 FY25 ASSESSMENTS									
		CANOPY CDD											1,523.14	000750	
-----															
CANO CANOPY CDD										SRICE					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/18/25	00026	6/18/25 06182025	202506 300-20700-10100		*	2,688.38	
		4.7 FY25 ASSESSMENTS					
6/18/25		06182025 202506	300-20700-10100		*	294.68	
		5.14 FY25 ASSESSMENTS					
6/18/25		06182025 202506	300-20700-10100		*	278.04	
		6.17 FY25 ASSESSMENTS					
CANOPY CDD							3,261.10 000751
6/18/25	00010	6/18/25 06182025	202506 300-20700-10100		*	1,852.32	
		4.7 FY25 ASSESSMENTS					
6/18/25		06182025 202506	300-20700-10100		*	203.04	
		5.14 FY25 ASSESSMENTS					
6/18/25		06182025 202506	300-20700-10100		*	191.57	
		6.17 FY25 ASSESSMENTS					
CANOPY CDD							2,246.93 000752
6/18/25	00039	6/12/25 12335	202505 310-51300-31500		*	378.00	
		MAY GENERAL COUNSEL					
KILINSKI VAN WYK PLLC							378.00 000753
TOTAL FOR BANK A						31,794.95	
TOTAL FOR REGISTER						31,794.95	

CANO CANOPY CDD SRICE



*E.*

## **LICENSE AGREEMENT FOR USE OF AQUATIC FACILITIES**

**THIS LICENSE AGREEMENT (“License Agreement”)** is made and entered into this \_\_\_\_ day of July 2025, by and between:

**CANOPY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Tallahassee, Florida, with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

**KHAKHLOVA LLC D/B/A UNITED SWIM CLUB**, a Florida limited liability company, with a mailing address of 2965 Stonybrook Court, Tallahassee, Florida 32309 (“**Licensee**” and together with the District, “**Parties**”).

### **RECITALS**

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

**WHEREAS**, the District owns, operates, and maintains an amenity facility with a recreational pool located at or near 2877 Crestline Road, Tallahassee, Florida 32308 (“**Pool**”); and

**WHEREAS**, Licensee approached the District and desires to make use of the District’s Pool for the provision of swimming lessons; and

**WHEREAS**, the District is willing to allow the Licensee to make use of the Pool as specifically set forth herein, provided that such use does not impede the District’s operation of the Pool as a public improvement and such use is in compliance with this License Agreement; and

**WHEREAS**, the District has determined that providing the Licensee with the ability to use the Pool is a benefit to the District, is a proper public purpose, and makes appropriate use of the District’s public facilities; and

**WHEREAS**, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

**SECTION 2. GRANT OF LICENSE.** The District hereby grants to the Licensee a license to use the Pool for the provision of swimming lessons (“**License**”). In consideration of use of certain portions of the Pool, Licensee agrees to the following conditions:

- A. Licensee’s access is limited to the Pool, the adjacent pool deck, the Pool restrooms, and the parking lot serving the Pool. No other use of, or access to any other portions of the amenities is permitted.
- B. Licensee shall coordinate the schedule of lessons with the District’s Representative, Corbin deNagy, or his designee(s), as soon as practicable following the execution of this License Agreement, but no less than twenty-four (24) hours in advance of any usage under this License Agreement. Licensee’s access is limited to swimming lessons on the dates agreed to in writing by the District’s Representative or his designee(s), with the following limitations:
  - 1. Lessons shall not impede the use of the Pool by residents and their guests. Licensee may only use one (1) swim lane at any given time for provision of the swim lessons, with the other two (2) swim lanes available for Patron use.
  - 2. All lessons must take place between the hours of 8:00 a.m. and 11:45 a.m. and 5:00 p.m. to 7:00 p.m., unless otherwise arranged with the District Representative or his designee(s).
- C. Instructors must be licensed and insured, consistent with State of Florida statutory and other requirements. Licensee represents that Licensee has the certification(s) as provided in s. 514.071, *Florida Statutes*, and other applicable law. To the extent applicable, Licensee agrees to comply with the background screening requirements as provided in s. 409.175, *Florida Statutes*, and other applicable law.
- D. Swimming lessons are only available to District Patrons (as that term is defined in the District’s *Amenity Facility Handbook*). Licensee is responsible for and must ensure that, prior to registration and/or payment with the Licensee, each prospective resident swimming lesson participant demonstrates proof of residency and/or shows proof of a current and unexpired access card.
- E. Licensee shall cooperate in good faith with District staff to ensure that the pool capacity is not exceeded.
- F. The Parties acknowledge that weather conditions and other factors may affect the use of the Pool at any given time. The District shall have the right to temporarily close the Pool on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee

shall abide by the decision of the District as to the closure of the Pool. Licensee shall be responsible for the safety of its staff, guests, invitees, agents, or participants during such times.

- G. Only swimming lesson participants, their immediate guardian, and instructors are permitted to enter the Pool, except in case of emergency. Family members and/or guests of Licensee may not use the Pool in conjunction with this License.
- H. Licensee's use of the Pool shall be contemporaneous with the use of the Pool by District Patrons (as that term is defined in the District's *Amenity Facility Handbook*) and Licensee's use shall not interfere with the operation of the Pool as a public improvement.
- I. Licensee shall meet with the management staff prior to the commencement of the swimming lessons as needed to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the swimming lessons on any given day and any trash is properly disposed of in trash bags and taken to the dumpster.
- J. Licensee may display signage, if any, during swimming lessons only. Signs may be displayed on the day of the swimming lessons and must be taken down within two (2) hours of conclusion of such swimming lessons. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall include verbiage in legible font that states: **"This is not a Canopy CDD sponsored or endorsed event."**
- K. Licensee shall provide to the District a Canopy Community Development District Consent and Release from Liability ("**Release**"), in the form attached hereto as **Exhibit A**, fully executed by each swimming lesson participant and the parent or legal guardian of such swimming lesson participant, prior to that participant's use of the Pool. Licensee shall not permit any swimming lesson participant to use the Pool without first providing the District with a fully executed Release for such participant. Should the Licensee fail to comply with this section 2.K., the District may immediately terminate this License Agreement, notwithstanding any provisions to the contrary.
- L. Licensee's use of the Pool shall be subject to the policies and regulations of the District and Licensee acknowledges receipt and reading of all such policies and rules. Licensee specifically acknowledges and agrees to ensure compliance with the Youth Program Safety Guidelines attached hereto as **Exhibit B**.

- M.** The grant of this License is further conditioned on Licensee’s compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but in no way limited to, USA Swimming guidelines, background screening requirements, health department requirements, fire code and other laws (“**Laws**”). It is Licensee’s responsibility to know, understand and follow such Laws.

**SECTION 3. TERM.** The License shall be effective only on the dates and times coordinated with and approved in writing by the District’s Representative, subject to the terms of this License Agreement, unless terminated in accordance with the terms herein.

**SECTION 4. SUSPENSION, REVOCATION AND TERMINATION.** The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License Agreement upon written notice to the District. The covenants and obligations of Licensee contained in sections 2.M., 6, 7, 8, 9, 10, 11, and 12 shall survive cancellation for acts and omissions which occurred during the effective term of the License Agreement.

**SECTION 5. PROFESSIONAL JUDGMENT.** Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants, staff and invitees. All minors participating in the swimming lessons shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any swimming lesson participant while using the Pool.

**SECTION 6. INSURANCE AND INDEMNITY.**

- A.** Proof of insurance must be provided to the District prior to swimming lessons beginning. Licensee shall acquire and maintain, at a minimum the following insurance coverage:
- i. Workers’ Compensation and Employer’s Liability as required by law.*
  - ii. Commercial General Liability*

Property Damage, Bodily Injury, Personal/Advertising Injury—Each Occurrence	\$1,000,000
General Aggregate	\$5,000,000
Damage to Rented Premises	\$1,000,000
Medical Expenses	\$5,000

Professional Liability	\$1,000,000
Participant Legal Liability	\$1,000,000

iii. *Automobile Liability*

Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000
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*\*Automobile liability insurance shall include coverage for all owned, non-owned, and hired vehicles*

iv. *Additional Coverage*

Abuse/Molestation (Sexual Misconduct Liability)	\$250,000
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- v. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.
- B.** Licensee hereby agrees to defend, indemnify, and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys’ fees for the District’s legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from the use of the License by Licensee, its staff, agents, participants, guests, or invitees. Notwithstanding the foregoing, the District is responsible for maintaining the Pool and surrounding premises in a reasonably safe condition and free from known hazards. Licensee shall not be required to indemnify the District for claims arising from the sole negligence of the District.
- C.** Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this License Agreement shall insure to the benefit of any third party

for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 7. NOTICES.** All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by overnight delivery service or First Class Mail, postage prepaid, to the Parties at the addresses listed above. Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**SECTION 8. CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the District's *Amenity Facility Handbook*) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Pool under this License Agreement. Licensee shall commence repair any damage resulting from its operations under this License Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

**SECTION 9. ENFORCEMENT OF LICENSE AGREEMENT; VENUE.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than One Hundred Dollars (\$100). This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Leon County, Florida.

**SECTION 10. PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Corbin deNagy ("Public Records Custodian")**. Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as

authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

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

**12. NO TRANSFER OR ASSIGNMENT.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

**13. ENTIRE AGREEMENT.** This is the entire License Agreement of the parties and it may not be amended except in writing signed by both parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the District's facilities.

**14. ANTI-HUMAN TRAFFICKING.** Licensee certifies, by acceptance of this License Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit in compliance with Section 787.06(3)(a), *Florida Statutes*, and acknowledges that if Licensee refuses to sign said affidavit, the District may terminate this License Agreement immediately.

*[Signatures on following page.]*




IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
  
172B7269F53E4A8...  
Chair/Vice Chair, Board of Supervisors

**KAKHLOVA LLC D/B/A UNITED SWIM CLUB**

Signed by:  
  
596C901B1BD34F0...

By: Pavel Sankovich  
Its: Pavel Sankovich

**Exhibit A:** Waiver and Release  
**Exhibit B:** Youth Program Safety Guidelines

**Exhibit A**  
**Waiver and Release, Page 1**

I, \_\_\_\_\_, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Canopy Community Development District (the “**District**”), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and amenity center contractors (together, the “**Indemnitees**”) from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children’s and my guests’ use of the facilities and lands owned by the District in connection with the swimming lessons. I expressly acknowledge that there are inherent risks in participating in any athletic activities, including swimming, and I assume all risk for any and all injuries and illness that may result from my own, my children’s and my guests’ participation in any and all of these activities, including, but not limited to any injuries sustained by me, my children, and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District’s property in connection with the swimming lessons. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District’s property. The provisions of this waiver of liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

**I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST UTILIZE THE DISTRICT’S FACILITIES OR LANDS.**

*[Sign on following page]*

Waiver and Release, Page 2

NOTICE TO THE MINOR CHILD'S  
NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE INDEMNITEES USE REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

\_\_\_\_\_  
Signature  
(parent or guardian if participant is under 18)

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Print Name of Signatory

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Participant Name (if different from above)

\_\_\_\_\_  
Date

## **Exhibit B**

### **Youth Program Safety Guidelines**

#### **Introduction**

To help protect minors, the Canopy Community Development District has developed the following list of guidelines. It is important that Licensee's paid staff, volunteers, parents and participants understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

#### **Purpose**

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Licensee and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Contractors and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Licensee, its paid staff, and volunteers.

#### **Protection and Prevention**

*Volunteer and Employee Screening Procedures:* Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

#### **Supervision Procedures**

Unless an extenuating situation exists, Licensee:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity;
- Will monitor facilities during activities involving minors;
- Will endeavor to release minors only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian;

- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip;
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor;
- Minors under five years of age should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child;
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer;
- Will encourage minors to use a “buddy system” whenever minors go on trips off of District property;
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors; and
- Will designate a “confidential counselor” to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

#### **Behavioral Guidelines for Paid Staff and Volunteer**

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.

- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

### **Disqualification**

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

## *FOURTH ORDER OF BUSINESS*

*C.*



**AGREEMENT BETWEEN CANOPY COMMUNITY  
DEVELOPMENT DISTRICT AND LEWIS ASSOCIATION PROPERTY  
MANAGEMENT, LLC, FOR AMENITY MANAGEMENT SERVICES**

This agreement (“**Agreement**”) is made and entered into to be effective the \_\_\_\_ day of August 2025, by and between:

**CANOPY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Tallahassee, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

**LEWIS ASSOCIATION PROPERTY MANAGEMENT, LLC**, a Florida limited liability company, with a mailing address of 7113 Beech Ridge Trail, Suite 2, Tallahassee, Florida 32312 (“**Contractor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes, which was established for the purposes, among others, of owning, operating and maintaining various public infrastructure improvements, including recreational facilities and related improvements; and

**WHEREAS**, the District has constructed a recreation center that includes a swimming pool, fitness center, and other recreation facilities (collectively, the “**Amenity Center**”); and

**WHEREAS**, the District intends to provide for the operation, management program and maintenance of the Amenity Center; and

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

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide facility management and maintenance services for District facilities; and

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

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

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

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

**3. SCOPE OF SERVICES.** Contractor shall provide the District with Services for the Amenity Center as described in the Scope of Services attached hereto as **Exhibit A**. Contractor shall, at a minimum, be present at Amenity Center [three] days a week and be present on site for hours per week in accordance with the schedule set forth in **Exhibit A**. Hours shall be tracked and reported to the District Manager monthly. To the extent any provisions of **Exhibits A and B** conflict with the express terms contained herein of this Agreement, the terms of this Agreement shall control.

**4. COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay Contractor **One Thousand Five Hundred Dollars and 00/100 Cents (\$1,500.00)** each month for a total of **Eighteen Thousand Dollars and 00/100 Cents (\$18,000.00)** annually in accordance with **Exhibit B** attached hereto. Additional services shall be performed at the prices stated in **Exhibit B**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Section 218.70 through 218.80, Florida Statutes. Invoices must be submitted by the 5th of each month for the previous month's services with detailed documentation of hours worked and services performed. Contractor shall provide, upon request, copies of employee timecards documenting the total hours worked and documentation of reimbursable expenses. Failure to do so upon request may result in delayed payment.

**5. GENERAL PROVISIONS.**

- A.** The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns.
- B.** Costs incurred by Contractor due to extra inspections, emergencies or at the written direction of the District shall be reimbursed to Contractor at direct cost without markup (in no event to exceed \$50/hour), provided such costs are pre-approved in writing by the District Manager except in genuine emergencies where pre-approval is not possible. Any emergency expenditures over \$500 must be reported to the District Manager within 24 hours. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.
- C.** Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Center and shall report to the District Manager all known problems related to the Amenity Center.

- D.** If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**6. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to commence repair of any damage resulting from the Services within twenty-four (24) hours and complete such repairs within a reasonable time not to exceed seven (7) days unless otherwise agreed to in writing by the District Manager. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines and shall maintain a chemical log as required pursuant to Florida law, including Department of Health regulations. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than twenty-four (24) hours notify the District in writing of all such orders or requirements. Contractor shall maintain all required permits, licenses, and certifications and provide copies to the District upon request.

**8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event more than twenty-four (24) hours provide a written report to the District Manager as to all accidents, injuries or claims for damage relating to the Amenity Center or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors (the "**Board**") expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

**9. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days written notice to the District and will provide the District sixty (60) day opportunity to cure the reason for the termination. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination

of this Agreement, Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

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

#### **10. INSURANCE.**

**A.** Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance:

- i. Workers Compensation Insurance in accordance with the laws of the State of Florida.
- ii. General liability insurance with the following limits:

\$2,000,000	<i>General Aggregate</i>
\$1,000,000	<i>Products/Completed Operations</i>
\$1,000,000	<i>Personal &amp; Advertising Injury</i>
\$1,000,000	<i>Each Occurrence</i>
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Amenity Center whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Employer's Liability Coverage with limits of \$250,000.
- v. Professional Liability Insurance with limits of \$1,000,000 (or other similar insurance coverage, which may be waived in the District's discretion).
- vi. Employment theft dishonesty insurance in the amount of \$500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

- vii. Abuse/Molestation coverage in the amount of \$500,000 (only required to the extent Contractor is providing youth programing, otherwise not necessary but preferred – may also provide proof that such coverage is provided under another policy held by Contractor).
- viii. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$2,000,000.

**B.** Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida with a minimum AM Best rating of A-VII. The District, its officers, supervisors, staff and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be canceled, modified, or allowed to expire during the term of this Agreement without prior written notice to and written approval from the District.

#### **11. INDEMNIFICATION.**

- A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred. The Contractor's indemnification obligations shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- B.** Contractor will defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. This indemnification obligation applies regardless of whether such liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments are caused in whole or in part by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or its officers, employees, agents, or subcontractors. This indemnification provision

shall apply to any and all acts or omissions by the Contractor and its officers, employees, agents, or subcontractors.

- C. For purposes of this Section, “acts or omissions” on the part of Contractor’s officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.
- D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

**12. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

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

**14. ENFORCEMENT OF AGREEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees, and costs for trial, alternative dispute resolution, mediation, or appellate proceedings.

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

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

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

**18. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, including but not limited to entering into contracts, making purchases, incurring any financial obligations, or making any representations or warranties on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

- A. If to Contractor:** Lewis Association Property Management, LLC  
7113 Beech Ridge Trail, Suite 2  
Tallahassee, Florida 32312  
Attn: \_\_\_\_\_
- B. If to the District:** Canopy Community Development District  
c/o Governmental Management Services, L.L.C.  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

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

the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

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

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

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

**23. EFFECTIVE DATE AND TERM.** The effective date of this Agreement shall be August \_\_, 2025. The initial term of this Agreement shall be from commencement through September 30, 2026, unless terminated earlier in accordance with Section 9, above. This Agreement shall automatically renew for additional one (1) year terms, unless written notice is proved by either party thirty (30) days prior to the expiration of this Agreement. Any increase in price, change in scope of Services, or other material modification to this Agreement must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

**24. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Sarah Sweeting** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Services in accordance with applicable Florida law, including but not limited to the District's retention schedules and policies; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the



District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092 TELEPHONE: (904)-940-5850, EMAIL: SSWEETING@GMSNF.COM**

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

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

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

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

**29. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization statute of all newly hired employees and shall comply with all requirements of Section 448.095, Florida Statutes, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.091, Florida Statutes. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

**30. ANTI-HUMAN TRAFFICKING.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, Florida Statutes. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), Florida Statutes, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**IN WITNESS WHEREOF,** the Parties execute this Agreement the day and year first written above.

**CANOPY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**LEWIS ASSOCIATION PROPERTY  
MANAGEMENT, LLC**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Amenity Management Scope of Services

**Exhibit B:** Amenity Management Services Fee Schedule

**Exhibit A:**  
Amenity Management Scope of Services

The goal of the Board of Supervisors (the “**Board**”) of the Canopy Community Development District (the “**District**”) is to operate and maintain the District’s amenity facilities (the “**Amenity Center**”) for the enjoyment and benefit of its residents and to provide high caliber and efficient customer service. The District expects Lewis Association Property Management, LLC (the “**Contractor**”) to operate, manage, program, and maintain the Amenity Center (the “**Services**”) in accordance with all applicable federal, state and local laws, regulations, permits, and District rules, policies and procedures, including but not limited to health and safety requirements. This document generally describes the Services that the District expects Contractor to provide.

**I. Compensation:**

- a. As compensation for Services rendered pursuant to this Agreement, District shall pay to Contractor the sum of **One Thousand Five Hundred Dollars and 00/100 Cents (\$1,500.00)** each month for a total of **Eighteen Thousand Dollars and 00/100 Cents (\$18,000.00)** annually until the agreement is terminated. Such monthly compensation shall be a line item on District’s annual budget, payable at the beginning of each month.
- b. District will compensate Contractor for the costs of hiring a swimming pool attendant at a rate not to exceed \$20.00 per hour. Contractor shall submit detailed timesheets and invoices monthly for District review and approval. District shall pay approved invoices within thirty (30) days of receipt.

**II. Staffing:**

- a. Contractor shall hire qualified and properly trained staff to monitor and manage the Amenity Center on Fridays, Saturdays, and Sundays. Staff shall be subject to Level 2 background checks pursuant to Chapter 435, Florida Statutes, drug screening, sexual offender/predator screening, and District approval prior to beginning work at the Amenity Center. Background checks must be completed annually for all staff. All such screening costs shall be borne by Contractor. Staff shall provide professional Services to all members and their guests in accordance with District policies and procedures.
- b. Contractor shall be accessible to Board, District residents, and vendors by website, telephone, text, email, and in person during Contractor’s normal business hours (which shall be defined as 9:00 AM to 5:00 PM Monday through Friday) and scheduled on-site visits. Contractor shall respond to all non-emergency inquiries within 24 hours. Contractor shall maintain a 24/7 emergency contact number and response protocol for any emergencies that occur after hours or during times when Contractor’s office may be closed or when Contractor is otherwise unavailable. Emergency response time shall not exceed 2 hours. Contractor will provide an attendant to work the pool every weekend during the following hours: Fridays: 3:00 p.m.-7:00 p.m., Saturdays: 11:00 a.m.-8:00 p.m., Sundays: 11:00 a.m.-8 p.m.

### III. Maintenance:

- a. Contractor will be responsible for arranging and supervising upkeep and maintenance on all District amenities on behalf of the District. Contractor shall obtain written District approval prior to performing any maintenance act necessary to carry out its duties as outlined herein and as required by District. For emergency repairs under \$500, Contractor may proceed with verbal approval from the District Manager or Board designee, subject to subsequent written ratification. All maintenance work shall be documented with before and after photos and detailed descriptions of work performed.
- b. All reasonable and pre-approved costs of Services and responsibilities shall be borne at the expense of the District, provided that such costs are within the District's approved budget and Contractor obtains at least three competitive quotes for any single expense exceeding \$1,000. All quotes shall be submitted to the District with a written recommendation from Contractor. The District reserves the right to directly procure any goods or services., subject to approved budgetary limitations. Services shall be performed according to a maintenance schedule approved by the District, with additional services as necessary to maintain the property in good condition and in compliance with all applicable regulations.
- c. To maintain the Amenity Center's high standards for quality, Contractor shall regularly inspect the facilities. Each year Contractor shall make or procure to be made, **a minimum of twelve (12) monthly on-site inspections of Amenity Center to determine maintenance needs and review work of contracted vendors.** Contractor shall render reports and make recommendations concerning Amenity Center to District. If there is a need, Contractor shall visit the property several times within a month. Additional site visits beyond the required monthly inspections shall require prior written approval from the District Manager or Board designee. Emergency visits shall be compensated at a fixed rate of \$50 per trip, subject to subsequent ratification by the Board at its next regular meeting, provided that Contractor submits detailed documentation of the emergency and actions taken. Non-emergency additional visits shall require advance Board approval.
- d. District will ultimately be responsible for all reasonable and necessary costs associated with the maintenance and upkeep of Amenity Center.
- e. Contractor, subject to prior written approval of District, will purchase any equipment, tools, goods, supplies, and materials reasonably necessary for the operation and maintenance of Amenity Center, provided that any single purchase exceeding \$1,000 or aggregate monthly purchases exceeding \$5,000 shall require prior Board approval. All such purchases shall be documented with receipts and competitive quotes where required by District purchasing policies.
- f. Contractor shall direct, supervise, and order those things necessary to preserve and protect the facilities in accordance with District standards, applicable laws and regulations, and the terms of this Agreement, while adhering to the District-approved annual budget. If requested by District, Contractor will prepare requests for proposals, contracts for services, and obtain bids for necessary services. All bids and contracts will be presented to the

District for award. Contractor shall act as the liaison between all vendors and the Board. Payment for all Services will be made from the District's operating account. , and such fees shall be clearly itemized with detailed scope of services and not exceed market rates for similar services. No markup shall be permitted on third-party costs or expenses. Any additional fees for project management or procurement services must be approved in writing by the District Board prior to commencement of such services.

**Exhibit B:**  
Amenity Management Services Fee Schedule

## *FIFTH ORDER OF BUSINESS*

## RESOLUTION 2025-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY POLICIES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Canopy Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Tallahassee, Leon County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, policies, rates, charges and fees; and

**WHEREAS**, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the policies set forth in **Exhibit A** (“**Amendment**”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The amended policies shall remain in full force and effect until such time as the Board may amend or replace them.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13th day of August 2025.

**ATTEST:**

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Amendment to Policies



**Exhibit A**  
**Amendment to Policies**

***[TO BE ADDED]***

## **FACILITY RENTAL POLICIES**

1. Patrons may reserve the pavilion adjacent to the tennis facilities (“Rental Space”) for private events. Reservations must be made and approved at least two (2) weeks and no more than four (4) months prior to the event. In addition, each household may rent the Rental Space only once per quarter of the calendar year. Persons interested in doing so should contact the Special Events Coordinator regarding the anticipated date and time of the event to determine availability by sending an e-mail to, [lifestyleatcanopy@gmail.com](mailto:lifestyleatcanopy@gmail.com).

2. Please note that the Rental Space is unavailable for private events on the following holidays:

Easter Sunday	Thanksgiving
Memorial Day Weekend	Christmas Eve
4th of July	Christmas Day
Labor Day Weekend	New Year’s Eve
	New Year’s Day

3. The Patron renting any portion of the Rental Space shall be responsible for any and all damage and expenses arising from the event, and shall be required to clean up the Rental Space and restore it to its same condition as prior to the event.
4. Patrons interested in reserving the Rental Space must submit a completed Amenity Central Rental Application and Agreement to the Special Events Coordinator by submitting a hardcopy via e-mail to [lifestyleatcanopy@gmail.com](mailto:lifestyleatcanopy@gmail.com).
5. At the time of submittal, Patron will be required to pay to the *Canopy Community Development District* an amount of **\$200.00** for the Rental Space and an additional fee of **\$50/hour**, for a minimum of two hours, for a party attendant. For a reservation of two hours, then, the fee would be payable in advance of \$300. For three hours it would be \$350 and for four hours, \$400. The Special Events Coordinator will review and approve the Rental Space Rental Application and Agreement on a case-by-case basis and shall have the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for consideration.
6. When not the subject of a reservation, the Rental Space and all other areas of the District facilities are available on a first come, first serve basis.
7. Rental Space Cleaning Requirements:
  - a) Ensure that all garbage is removed and placed in the dumpster.
  - b) Remove all displays, favors or remnants of the event.
  - c) Restore all items to their original position.
  - d) Wipe off tables.
  - e) Ensure that no damage has occurred to the Rental Space and its property.
  - f) Patron and Patron’s guests are required to adhere to all Rental Space rules and regulations.

- g) Failure to comply with such rules and regulations may result in additional fees to the Patron.
8. If additional cleaning is required, the Patron reserving the area under the Pavilion area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.
9. General Policies:
- a) Patrons are responsible for ensuring that their guests adhere to the policies set forth herein and may have no more than four (4) guests, consistent with the terms and conditions of the District's adopted amenity rules.
  - b) Certain areas of the Rental Space may be rented after its normal operating hours until 12 a.m.
  - c) The volume of live or recorded music must not violate applicable Leon County noise ordinances.

*C.*

ESTIMATE

Allways Improving LLC dba  
Fitness Pro  
1400 Village Square Blvd #3-293  
Tallahassee, FL 32312

tracy@wearefitnesspro.com  
+1 (850) 523-8882  
www.wearefitnesspro.com



1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

Bill to  
Lyne Pullam  
Canopy CDD  
2877 Crestline Rd  
Tallahassee, FL 32308

Ship to  
Lyne Pullam  
Canopy CDD  
2877 Crestline Rd  
Tallahassee, FL 32308

Estimate details  
Estimate no.: 10583  
Estimate date: 06/06/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.	Spirit Flat/Incline Bench ST800FI	808039	Spirit Flat/Incline Bench	1	\$525.00	\$525.00
2.	Freight/Delivery/Installation		Freight/Delivery/Installation	1	\$49.00	\$49.00

Subtotal	\$574.00
Sales tax	\$43.05

Note to customer

\*\*\*\*\*  
50% payment of total invoice is due at time of approval. Equipment will be ordered upon receipt of payment. Final payment is due at time of installation.  
\*\*\*PREFERRED PAYMENT METHOD\*\*\*  
ACH or E-Check  
\*\*\*\*\*  
There is a 2.9% processing fee for all credit card payments. Should you wish to pay by ACH or e-check, there are no additional fees.  
  
\* Please note that a 30% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled after approval for purchase has been given.

Total \$617.05

Accepted date Accepted by

ESTIMATE

Allways Improving LLC dba  
Fitness Pro  
1400 Village Square Blvd #3-293  
Tallahassee, FL 32312

tracy@wearefitnesspro.com  
+1 (850) 523-8882  
www.wearefitnesspro.com



1400 Village Square #3-293  
Tallahassee, FL 32312  
850-523-8882

Bill to  
Lyne Pullam  
Canopy CDD  
2877 Crestline Rd  
Tallahassee, FL 32308

Ship to  
Lyne Pullam  
Canopy CDD  
2877 Crestline Rd  
Tallahassee, FL 32308

Estimate details  
Estimate no.: 10582  
Estimate date: 06/06/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.	BS GFID71		Body Solid Light Commercial Flat/Incline/Decline Bench	1	\$475.00	\$475.00
2.	Freight/Delivery/Installation		Freight/Delivery/Installation	1	\$49.00	\$49.00

Subtotal	\$524.00
Sales tax	\$39.30

Note to customer

\*\*\*\*\*  
50% payment of total invoice is due at time of approval. Equipment  
will be ordered upon receipt of payment. Final payment is due at time  
of installation.  
\*\*\*PREFERRED PAYMENT METHOD\*\*\*  
ACH or E-Check  
\*\*\*\*\*

There is a 2.9% processing fee for all credit card payments. Should  
you wish to pay by ACH or e-check, there are no additional fees.

\* Please note that a 30% restocking fee plus shipping, if applicable,  
will be charged on all equipment orders canceled after approval for  
purchase has been given.

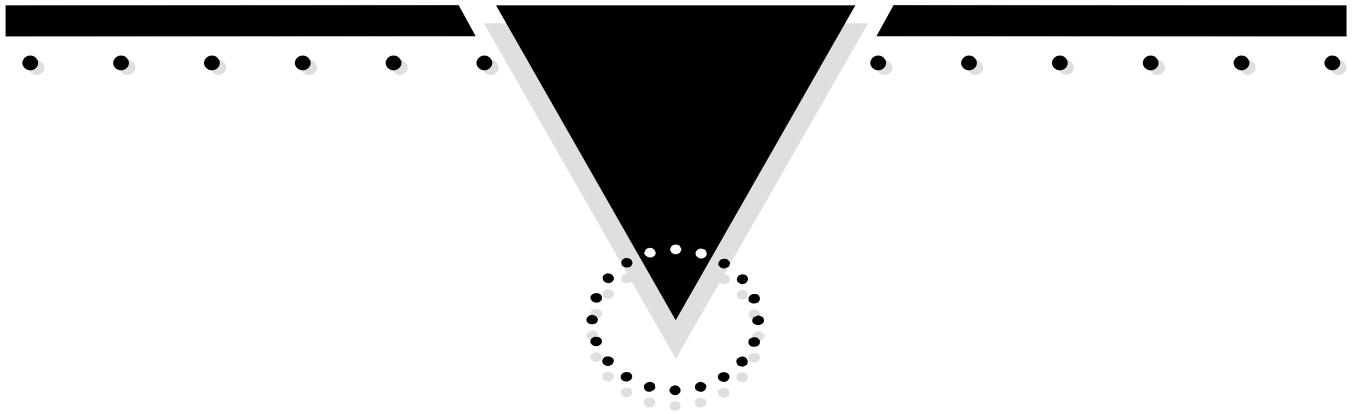
Total \$563.30

Accepted date Accepted by

## *SIXTH ORDER OF BUSINESS*

*A.*





# **Canopy Community Development District**

**Approved Budget  
FY 2026**



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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Revenues</b>					
Maintenance Assessments - Tax Roll	\$ 343,947	\$ 380,069	\$ -	\$ 380,069	\$ 377,241
Maintenance Assessments - Direct (Apartments)	\$ 58,342	\$ -	\$ 58,342	\$ 58,342	\$ 74,555
Maintenance Assessments - Direct (Ox Bottom)	\$ 87,460	\$ 65,595	\$ 21,865	\$ 87,460	\$ 84,498
Interest - SBA	\$ -	\$ 4,549	\$ 5,686	\$ 10,235	\$ 10,000
Developer Contributions	\$ 213,336	\$ -	\$ -	\$ -	\$ 77,310
Miscellaneous Income (Rentals)	\$ 1,000	\$ 3,967	\$ 500	\$ 4,467	\$ 3,500
Miscellaneous Revenue - POA Cost Share	\$ -	\$ 146,550	\$ -	\$ 146,550	\$ 146,550
<b>Total Revenues</b>	<b>\$ 704,085</b>	<b>\$ 600,730</b>	<b>\$ 86,393</b>	<b>\$ 687,123</b>	<b>\$ 773,654</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 2,000	\$ 1,600	\$ 400	\$ 2,000	\$ 3,200
FICA	\$ 153	\$ 122	\$ 31	\$ 153	\$ 245
Engineering	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 10,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 8,480	\$ 6,360	\$ 2,121	\$ 8,481	\$ 8,900
Amortization Schedule	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Attorney	\$ 35,000	\$ 25,231	\$ 8,410	\$ 33,641	\$ 39,000
Annual Audit	\$ 5,000	\$ 4,600	\$ 4,500	\$ 9,100	\$ 4,600
Trustee Fees	\$ 10,000	\$ 9,105	\$ 895	\$ 10,000	\$ 10,500
Management Fees	\$ 43,358	\$ 32,518	\$ 10,839	\$ 43,357	\$ 46,000
Information Technology	\$ 4,157	\$ 3,118	\$ 1,038	\$ 4,156	\$ 4,360
Travel	\$ 50	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 250	\$ 73	\$ 125	\$ 198	\$ 150
Postage	\$ 1,000	\$ 700	\$ 300	\$ 1,000	\$ 1,000
Printing & Binding	\$ 1,500	\$ 49	\$ 21	\$ 70	\$ 750
Insurance-Liability	\$ 6,500	\$ 5,781	\$ -	\$ 5,781	\$ 6,070
Legal Advertising	\$ 2,500	\$ 512	\$ 219	\$ 731	\$ 1,500
Other Current Charges	\$ 3,000	\$ 978	\$ 326	\$ 1,304	\$ 3,000
Office Supplies	\$ 750	\$ 3	\$ 1	\$ 4	\$ 250
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 140,823</b>	<b>\$ 93,875</b>	<b>\$ 36,227</b>	<b>\$ 130,102</b>	<b>\$ 144,649</b>

Maintenance

Common Area:

Field Services	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 30,000
Porter Services	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 185,000	\$ 148,770	\$ 48,720	\$ 197,490	\$ 194,880
Landscape Contingency	\$ 17,500	\$ 19,460	\$ -	\$ 19,460	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Irrigation - Water	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Irrigation - Electric	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Wetland Mitigation and Monitoring	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Dove Pond Dam Surety Bond	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 12,500	\$ 5,050	\$ 6,250	\$ 11,300	\$ 15,000
Operating Supplies	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 1,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Common Area</b>	<b>\$ 281,750</b>	<b>\$ 173,280</b>	<b>\$ 65,345</b>	<b>\$ 238,625</b>	<b>\$ 358,880</b>

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Amenity Center</u>					
Amenity Management Staffing	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 35,000
Janitorial	\$ 15,000	\$ 10,713	\$ 2,250	\$ 12,963	\$ 17,500
Landscape Maintenance	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 23,325	\$ 7,800	\$ 31,125	\$ 31,500
Pool Chemicals	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ 375	\$ 375	\$ 750	\$ 750
Utilities	\$ 39,500	\$ 26,516	\$ 8,839	\$ 35,355	\$ 39,500
Trash	\$ 2,400	\$ 301	\$ 99	\$ 400	\$ 2,400
Pest Control	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Termite Bond	\$ 750	\$ -	\$ 375	\$ 375	\$ 375
Insurance - Property	\$ 15,500	\$ 12,590	\$ -	\$ 12,590	\$ 15,500
Cable/Internet	\$ 7,500	\$ 2,886	\$ 969	\$ 3,855	\$ 3,900
Access Cards	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Activities	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 39,000
Security/Alarms/Repair	\$ 15,000	\$ 3,210	\$ 540	\$ 3,750	\$ 4,000
Repairs and Maintenance	\$ 15,000	\$ 3,393	\$ 2,000	\$ 5,393	\$ 15,000
Office Supplies	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Holiday Decorations	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Amenity Center	\$ 223,100	\$ 83,309	\$ 53,597	\$ 136,906	\$ 220,125
<u>Other</u>					
Contingency	\$ 18,412	\$ 6,157	\$ 9,206	\$ 15,363	\$ -
Capital Reserve	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 50,000
Total Other	\$ 58,412	\$ 46,157	\$ 9,206	\$ 55,363	\$ 50,000
Total Maintenance	\$ 563,262	\$ 302,746	\$ 128,148	\$ 430,894	\$ 629,005
Total Expenditures	\$ 704,085	\$ 396,621	\$ 164,374	\$ 560,995	\$ 773,654
Excess Revenues (Expenditures)	\$ -	\$ 204,109	-\$ 77,981	\$ 126,128	\$ -

# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### **REVENUES:**

##### *Assessments*

The District will levy a non-ad valorem special assessment and on taxable property and unplatted lots within the District to fund general operating and maintenance expenditures for the Fiscal Year.

##### *Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

##### *Interest Income*

Represents estimated interest earnings from cash balances in the District's operating account with Suntrust.

##### *Miscellaneous Income*

Income received from rentals and other miscellaneous income.

##### *Miscellaneous Income – POA Cost Share*

Contributions from the Canopy Property Owners Association (POA) for their equitable share in costs of the District's Operation and Maintenance Activities as outlined in the Declaration of Covenants, Conditions and Restrictions of Canopy Commercial Property Owners Association, Inc.

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#### **EXPENDITURES:**

##### **Administrative:**

##### *Supervisor Fees*

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is estimate based upon 2 Supervisors electing payment for attending 8 meetings during the fiscal year.

##### *FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

##### *Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Halff Associates, Inc.

# **Canopy**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the new Special Assessment Revenue Bonds.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

#### Amortization Schedule

The fee to provide amortization schedule (payment schedule) for the District's Bond Issues.

#### Attorney

The District's legal counsel, Kilinski Van Wyk, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for these services. (NTE \$4,600/year per most recent audit engagement letter)

#### Trustee Fees

The District's new Special Assessments Revenue Bonds will be held and administered with a Trustee.

#### Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

#### Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

#### Telephone

Telephone and fax machine.

# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

#### Insurance - Liability

The amount budgeted represents the estimated cost for General Liability insurance.

#### Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

#### Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

### **Maintenance (Common Area):**

#### Field Services

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

The District will incur landscaping maintenance expenses, which include mowing, edging, weed-eating, pruning, removing trash and debris from roads, sidewalks, and multi-use trails

# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

#### Plant Replacement

Unscheduled maintenance consists of tree, shrub and other plant material replacements as well as annual bed enhancements

#### Weed Control

To record the cost of weed control, fertilization, and pest control.

#### Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

#### Operating Supplies

Purchase of supplies for the District.

#### **Amenity Center:**

##### Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

##### Janitorial

The cost to provide cleaning for amenity center.

##### Pool Maintenance

The District will contract with a vendor to provide for the maintenance of the Amenity Center swimming pool.

##### Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

##### Pool Electric

The cost of electric to run the amenity pool.

##### Pool – Water

The cost of water used for the amenity pool.

##### Water/Sewer

The cost of water and sewer associated with amenity center restrooms and irrigation.



# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### Gas

The cost associated with providing propane gas services to heat the pool.

#### Trash

The cost of providing garbage disposal services.

#### Pest Control

This represents pest control of amenity center by contracted vendor.

#### Termite Bond

This represents cost to maintain termite warranty for the amenity center.

#### Insurance - Property

The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

#### Cable/Internet

The cost of cable and internet services for amenity center.

#### Access Cards

Represents the estimated cost for access cards used for entry to the District's Amenity Center.

#### Activities

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

#### Security/Alarms/Repair

The monthly service fee and maintenance costs associated with security alarms/cameras provided by contracted vendor.

#### Repairs and Maintenance

Represents regular repairs and replacements for District's Amenity Center.

#### Office Supplies

The cost of supplies used by Amenity Center Staff to run the center includes postage, printer ink, and office supplies.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

*Holiday Decorations*

Estimated cost for installation of holiday lights and décor as well as supplies.

*Contingency*

Unscheduled repairs and maintenance to the District's facilities

**Other**

*Capital Reserve*

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

# Canopy Community Development District

## Debt Service Fund Budget

### Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,687	\$ -	\$ 65,687	\$ 65,612
Interest Income	\$ 500	\$ 3,504	\$ 1,752	\$ 5,256	\$ 500
Carry Forward Surplus	\$ 66,025	\$ 66,025	\$ -	\$ 66,025	\$ 70,044
Total Revenues	\$ 132,137	\$ 135,216	\$ 1,752	\$ 136,968	\$ 136,156

<b>Expenditure</b>					
Interest - 11/1	\$ 22,648	\$ 22,648	\$ -	\$ 22,648	\$ 22,148
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 22,648	\$ 22,648	\$ -	\$ 22,648	\$ 22,148
Transfer Out	\$ 250	\$ 1,085	\$ 543	\$ 1,628	\$ 250
Total Expenditures	\$ 65,546	\$ 66,381	\$ 543	\$ 66,924	\$ 64,545

Excess Revenues	\$ 66,591	\$ 68,835	\$ 1,210	\$ 70,044	\$ 71,611
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Beginning Fund Balance	\$ 98,739	Interest - 11/1	\$ 21,648
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	\$ 66,025		

### Assessments Area I

Product Type	Units	O&M	Debt	Total	Debt Total
Single Family - 40'	19	\$ 878	\$ 650	\$ 1,528	\$ 12,350
Single Family - 50'	47	\$ 878	\$ 750	\$ 1,628	\$ 35,250
Single Family - 60'	27	\$ 878	\$ 850	\$ 1,728	\$ 22,950
Total Units	93				\$ 70,550
Less: Discounts & Collections					\$ (4,939)
Total Net Assessments					\$ 65,612

**Canopy Community Development District  
Series 2018A-4, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/22	\$ 935,000	\$ 15,000	\$ 23,773	\$ -
11/1/22	\$ 920,000	\$ -	\$ 23,398	\$ 62,170
5/1/23	\$ 920,000	\$ 15,000	\$ 23,398	\$ -
11/1/23	\$ 905,000	\$ -	\$ 23,023	\$ 61,420
5/1/24	\$ 905,000	\$ 15,000	\$ 23,023	\$ -
11/1/24	\$ 890,000	\$ -	\$ 22,648	\$ 60,670
5/1/25	\$ 890,000	\$ 20,000	\$ 22,648	\$ -
11/1/25	\$ 870,000	\$ -	\$ 22,148	\$ 64,795
5/1/26	\$ 870,000	\$ 20,000	\$ 22,148	\$ -
11/1/26	\$ 850,000	\$ -	\$ 21,648	\$ 63,795
5/1/27	\$ 850,000	\$ 20,000	\$ 21,648	\$ -
11/1/27	\$ 830,000	\$ -	\$ 21,148	\$ 62,795
5/1/28	\$ 830,000	\$ 20,000	\$ 21,148	\$ -
11/1/28	\$ 810,000	\$ -	\$ 20,648	\$ 61,795
5/1/29	\$ 810,000	\$ 20,000	\$ 20,648	\$ -
11/1/29	\$ 790,000	\$ -	\$ 20,148	\$ 60,795
5/1/30	\$ 790,000	\$ 25,000	\$ 20,148	\$ -
11/1/30	\$ 765,000	\$ -	\$ 19,523	\$ 64,670
5/1/31	\$ 765,000	\$ 25,000	\$ 19,523	\$ -
11/1/31	\$ 740,000	\$ -	\$ 18,898	\$ 63,420
5/1/32	\$ 740,000	\$ 25,000	\$ 18,898	\$ -
11/1/32	\$ 715,000	\$ -	\$ 18,273	\$ 62,170
5/1/33	\$ 715,000	\$ 25,000	\$ 18,273	\$ -
11/1/33	\$ 690,000	\$ -	\$ 17,648	\$ 60,920
5/1/34	\$ 690,000	\$ 30,000	\$ 17,648	\$ -
11/1/34	\$ 660,000	\$ -	\$ 16,898	\$ 64,545
5/1/35	\$ 660,000	\$ 30,000	\$ 16,898	\$ -
11/1/35	\$ 630,000	\$ -	\$ 16,148	\$ 63,045
5/1/36	\$ 630,000	\$ 30,000	\$ 16,148	\$ -
11/1/36	\$ 600,000	\$ -	\$ 15,398	\$ 61,545
5/1/37	\$ 600,000	\$ 35,000	\$ 15,398	\$ -
11/1/37	\$ 565,000	\$ -	\$ 14,523	\$ 64,920
5/1/38	\$ 565,000	\$ 35,000	\$ 14,523	\$ -

**Canopy Community Development District  
Series 2018A-4, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 530,000	\$ -	\$ 13,648	\$ 63,170
5/1/39	\$ 530,000	\$ 35,000	\$ 13,648	\$ -
11/1/39	\$ 495,000	\$ -	\$ 12,746	\$ 61,394
5/1/40	\$ 495,000	\$ 40,000	\$ 12,746	\$ -
11/1/40	\$ 455,000	\$ -	\$ 11,716	\$ 64,463
5/1/41	\$ 455,000	\$ 40,000	\$ 11,716	\$ -
11/1/41	\$ 415,000	\$ -	\$ 10,686	\$ 62,403
5/1/42	\$ 415,000	\$ 45,000	\$ 10,686	\$ -
11/1/42	\$ 370,000	\$ -	\$ 9,528	\$ 65,214
5/1/43	\$ 370,000	\$ 45,000	\$ 9,528	\$ -
11/1/43	\$ 325,000	\$ -	\$ 8,369	\$ 62,896
5/1/44	\$ 325,000	\$ 45,000	\$ 8,369	\$ -
11/1/44	\$ 280,000	\$ -	\$ 7,210	\$ 60,579
5/1/45	\$ 280,000	\$ 50,000	\$ 7,210	\$ -
11/1/45	\$ 230,000	\$ -	\$ 5,923	\$ 63,133
5/1/46	\$ 230,000	\$ 55,000	\$ 5,923	\$ -
11/1/46	\$ 175,000	\$ -	\$ 4,506	\$ 65,429
5/1/47	\$ 175,000	\$ 55,000	\$ 4,506	\$ -
11/1/47	\$ 120,000	\$ -	\$ 3,090	\$ 62,596
5/1/48	\$ 120,000	\$ 60,000	\$ 3,090	\$ -
11/1/48	\$ 60,000	\$ -	\$ 1,545	\$ 64,635
5/1/49	\$ 60,000	\$ 60,000	\$ 1,545	\$ 61,545
<b>Totals</b>		<b>\$ 935,000</b>	<b>\$ 825,925</b>	<b>\$ 1,760,925</b>

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 94,279	\$ 97,092	\$ -	\$ 97,092	\$ 96,790
Assessments - Direct (Unplatted Lots)	\$ 70,029	\$ 47,263	\$ 20,255	\$ 67,518	\$ 67,518
Interest Income	\$ 2,000	\$ 4,982	\$ 3,558	\$ 8,540	\$ 3,000
Carry Forward Surplus	\$ 221,797	\$ 79,179	\$ -	\$ 79,179	\$ 87,102
<b>Total Revenues</b>	<b>\$ 388,105</b>	<b>\$ 228,516</b>	<b>\$ 23,814</b>	<b>\$ 252,330</b>	<b>\$ 254,409</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 63,071	\$ 63,071	\$ -	\$ 63,071	\$ 62,021
Principal - 5/1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ 40,000
Interest - 5/1	\$ 63,071	\$ 63,071	\$ -	\$ 63,071	\$ 62,021
Transfer Out	\$ 600	\$ 2,724	\$ 1,362	\$ 4,086	\$ 600
<b>Total Expenditures</b>	<b>\$ 161,142</b>	<b>\$ 163,866</b>	<b>\$ 1,362</b>	<b>\$ 165,228</b>	<b>\$ 164,643</b>
<b>Excess Revenues</b>	<b>\$ 226,963</b>	<b>\$ 64,650</b>	<b>\$ 22,452</b>	<b>\$ 87,102</b>	<b>\$ 89,767</b>

Interest - 11/1      \$      60,821

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	31	\$ 450	\$ 13,950
Single Family - 30'	21	\$ 550	\$ 11,550
Single Family - 30' (Attached	0	\$ 450	\$ -
Single Family - 40'	14	\$ 650	\$ 9,100
Single Family - 40' (Attached	0	\$ 550	\$ -
Single Family - 50'	24	\$ 750	\$ 18,000
Single Family - 60'	26	\$ 850	\$ 22,100
Single Family - 70'	29	\$ 1,000	\$ 29,000
Single Family - 80'	0	\$ 1,000	\$ -
Church	0.5	\$ 750	\$ 375
<b>Total</b>	<b>146</b>		<b>\$ 104,075</b>

<b>Total Net Assessment</b>	<b>\$ 96,790</b>
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**Canopy Community Development District  
Series 2018A-1, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,170,000	\$ 30,000	\$ 66,071	\$ -
11/1/22	\$ 2,140,000	\$ -	\$ 65,171	\$ 161,243
5/1/23	\$ 2,140,000	\$ 35,000	\$ 65,171	\$ -
11/1/23	\$ 2,105,000	\$ -	\$ 64,121	\$ 164,293
5/1/24	\$ 2,105,000	\$ 35,000	\$ 64,121	\$ -
11/1/24	\$ 2,070,000	\$ -	\$ 63,071	\$ 162,193
5/1/25	\$ 2,070,000	\$ 35,000	\$ 63,071	\$ -
11/1/25	\$ 2,035,000	\$ -	\$ 62,021	\$ 160,093
5/1/26	\$ 2,035,000	\$ 40,000	\$ 62,021	\$ -
11/1/26	\$ 1,995,000	\$ -	\$ 60,821	\$ 162,843
5/1/27	\$ 1,995,000	\$ 40,000	\$ 60,821	\$ -
11/1/27	\$ 1,955,000	\$ -	\$ 59,621	\$ 160,443
5/1/28	\$ 1,955,000	\$ 45,000	\$ 59,621	\$ -
11/1/28	\$ 1,910,000	\$ -	\$ 58,271	\$ 162,893
5/1/29	\$ 1,910,000	\$ 45,000	\$ 58,271	\$ -
11/1/29	\$ 1,865,000	\$ -	\$ 56,921	\$ 160,193
5/1/30	\$ 1,865,000	\$ 50,000	\$ 56,921	\$ -
11/1/30	\$ 1,815,000	\$ -	\$ 55,421	\$ 162,343
5/1/31	\$ 1,815,000	\$ 50,000	\$ 55,421	\$ -
11/1/31	\$ 1,765,000	\$ -	\$ 53,921	\$ 159,343
5/1/32	\$ 1,765,000	\$ 55,000	\$ 53,921	\$ -
11/1/32	\$ 1,710,000	\$ -	\$ 52,271	\$ 161,193
5/1/33	\$ 1,710,000	\$ 60,000	\$ 52,271	\$ -
11/1/33	\$ 1,650,000	\$ -	\$ 50,471	\$ 162,743
5/1/34	\$ 1,650,000	\$ 65,000	\$ 50,471	\$ -
11/1/34	\$ 1,585,000	\$ -	\$ 48,521	\$ 163,993
5/1/35	\$ 1,585,000	\$ 65,000	\$ 48,521	\$ -
11/1/35	\$ 1,520,000	\$ -	\$ 46,571	\$ 160,093
5/1/36	\$ 1,520,000	\$ 70,000	\$ 46,571	\$ -
11/1/36	\$ 1,450,000	\$ -	\$ 44,471	\$ 161,043
5/1/37	\$ 1,450,000	\$ 75,000	\$ 44,471	\$ -
11/1/37	\$ 1,375,000	\$ -	\$ 42,221	\$ 161,693
5/1/38	\$ 1,375,000	\$ 80,000	\$ 42,221	\$ -
11/1/38	\$ 1,295,000	\$ -	\$ 39,821	\$ 162,043
5/1/39	\$ 1,295,000	\$ 85,000	\$ 39,821	\$ -
11/1/39	\$ 1,210,000	\$ -	\$ 37,208	\$ 162,029
5/1/40	\$ 1,210,000	\$ 90,000	\$ 37,208	\$ -
11/1/40	\$ 1,120,000	\$ -	\$ 34,440	\$ 161,648
5/1/41	\$ 1,120,000	\$ 95,000	\$ 34,440	\$ -
11/1/41	\$ 1,025,000	\$ -	\$ 31,519	\$ 160,959
5/1/42	\$ 1,025,000	\$ 100,000	\$ 31,519	\$ -
11/1/42	\$ 925,000	\$ -	\$ 28,444	\$ 159,963
5/1/43	\$ 925,000	\$ 110,000	\$ 28,444	\$ -
11/1/43	\$ 815,000	\$ -	\$ 25,061	\$ 163,505
5/1/44	\$ 815,000	\$ 115,000	\$ 25,061	\$ -
11/1/44	\$ 700,000	\$ -	\$ 21,525	\$ 161,586
5/1/45	\$ 700,000	\$ 125,000	\$ 21,525	\$ -
11/1/45	\$ 575,000	\$ -	\$ 17,681	\$ 164,206
5/1/46	\$ 575,000	\$ 130,000	\$ 17,681	\$ -
11/1/46	\$ 445,000	\$ -	\$ 13,684	\$ 161,365
5/1/47	\$ 445,000	\$ 140,000	\$ 13,684	\$ -
11/1/47	\$ 305,000	\$ -	\$ 9,379	\$ 163,063
5/1/48	\$ 305,000	\$ 150,000	\$ 9,379	\$ -
11/1/48	\$ 155,000	\$ -	\$ 4,766	\$ 164,145
5/1/49	\$ 155,000	\$ 155,000	\$ 4,766	\$ 159,766
Totals		\$ 2,170,000	\$ 2,360,906	\$ 4,530,906

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>Revenues</u></b>					
Assessments - Direct (Unplatted Lots)	\$ 182,000	\$ 127,400	\$ 54,600	\$ 182,000	\$ 182,000
Assessments - Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 1,500	\$ 2,856	\$ 2,040	\$ 4,896	\$ 1,500
Carry Forward Surplus	\$ 173,923	\$ 140,675	\$ -	\$ 140,675	\$ 146,735
Total Revenues	\$ 357,423	\$ 270,931	\$ 56,640	\$ 327,571	\$ 330,235
<b><u>Expenditure</u></b>					
Interest - 11/1	\$ 70,418	\$ 70,418	\$ -	\$ 70,418	\$ 69,188
Interest - 5/1	\$ 70,418	\$ 70,418	\$ -	\$ 70,418	\$ 69,188
Principal - 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Total Expenditures	\$ 180,836	\$ 180,836	\$ -	\$ 180,836	\$ 178,375
Excess Revenues	\$ 176,587	\$ 90,095	\$ 56,640	\$ 146,735	\$ 151,860

Interest - 11/1 \$ 67,958



**Canopy Community Development District  
Series 2018A-2, Special Assessment Bonds  
(Term due 5/1/49)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/24	\$ 2,325,000	\$ 35,000	\$ 71,494	\$ 106,494
11/1/24	\$ 2,290,000		\$ 70,418	\$ -
5/1/25	\$ 2,290,000	\$ 40,000	\$ 70,418	\$ 180,835
11/1/25	\$ 2,250,000		\$ 69,188	\$ -
5/1/26	\$ 2,250,000	\$ 40,000	\$ 69,188	\$ 178,375
11/1/26	\$ 2,210,000		\$ 67,958	\$ -
5/1/27	\$ 2,210,000	\$ 45,000	\$ 67,958	\$ 180,915
11/1/27	\$ 2,165,000		\$ 66,574	\$ -
5/1/28	\$ 2,165,000	\$ 45,000	\$ 66,574	\$ 178,148
11/1/28	\$ 2,120,000		\$ 65,190	\$ -
5/1/29	\$ 2,120,000	\$ 50,000	\$ 65,190	\$ 180,380
11/1/29	\$ 2,070,000		\$ 63,653	\$ -
5/1/30	\$ 2,070,000	\$ 55,000	\$ 63,653	\$ 182,305
11/1/30	\$ 2,015,000		\$ 61,961	\$ -
5/1/31	\$ 2,015,000	\$ 55,000	\$ 61,961	\$ 178,923
11/1/31	\$ 1,960,000		\$ 60,270	\$ -
5/1/32	\$ 1,960,000	\$ 60,000	\$ 60,270	\$ 180,540
11/1/32	\$ 1,900,000		\$ 58,425	\$ -
5/1/33	\$ 1,900,000	\$ 65,000	\$ 58,425	\$ 181,850
11/1/33	\$ 1,835,000		\$ 56,426	\$ -
5/1/34	\$ 1,835,000	\$ 70,000	\$ 56,426	\$ 182,853
11/1/34	\$ 1,765,000		\$ 54,274	\$ -
5/1/35	\$ 1,765,000	\$ 75,000	\$ 54,274	\$ 183,548
11/1/35	\$ 1,690,000		\$ 51,968	\$ -
5/1/36	\$ 1,690,000	\$ 80,000	\$ 51,968	\$ 183,935
11/1/36	\$ 1,610,000		\$ 49,508	\$ -
5/1/37	\$ 1,610,000	\$ 85,000	\$ 49,508	\$ 184,015
11/1/37	\$ 1,525,000	\$ -	\$ 46,894	\$ -
5/1/38	\$ 1,525,000	\$ 90,000	\$ 46,894	\$ 183,788
11/1/38	\$ 1,435,000		\$ 44,126	\$ -
5/1/39	\$ 1,435,000	\$ 95,000	\$ 44,126	\$ 183,253
11/1/39	\$ 1,340,000		\$ 41,205	\$ -
5/1/40	\$ 1,340,000	\$ 100,000	\$ 41,205	\$ 182,410
11/1/40	\$ 1,240,000		\$ 38,130	\$ -
5/1/41	\$ 1,240,000	\$ 105,000	\$ 38,130	\$ 181,260
11/1/41	\$ 1,135,000		\$ 34,901	\$ -
5/1/42	\$ 1,135,000	\$ 115,000	\$ 34,901	\$ 184,803
11/1/42	\$ 1,020,000		\$ 31,365	\$ -
5/1/43	\$ 1,020,000	\$ 120,000	\$ 31,365	\$ 182,730
11/1/43	\$ 900,000		\$ 27,675	\$ -
5/1/44	\$ 900,000	\$ 125,000	\$ 27,675	\$ 180,350
11/1/44	\$ 775,000		\$ 23,831	\$ -
5/1/45	\$ 775,000	\$ 135,000	\$ 23,831	\$ 182,663
11/1/45	\$ 640,000		\$ 19,680	\$ -
5/1/46	\$ 640,000	\$ 145,000	\$ 19,680	\$ 184,360
11/1/46	\$ 495,000		\$ 15,221	\$ -
5/1/47	\$ 495,000	\$ 155,000	\$ 15,221	\$ 185,442
11/1/47	\$ 340,000		\$ 10,455	\$ -
5/1/48	\$ 340,000	\$ 165,000	\$ 10,455	\$ 185,910
11/1/48	\$ 175,000		\$ 5,381	\$ -
5/1/49	\$ 175,000	\$ 175,000	\$ 5,381	\$ 185,763
<b>Totals</b>		<b>\$ 2,325,000</b>	<b>\$ 2,340,844</b>	<b>\$ 4,665,844</b>

# Canopy Community Development District

## Debt Service Fund Budget

### Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2025	Actual 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 106,997	\$ 140,915	\$ -	\$ 140,915	\$ 140,477
Assessments - Direct (Unplatted Lots)	\$ 102,378	\$ -	\$ 68,843	\$ 68,843	\$ 68,898
Interest Income	\$ 3,500	\$ 6,177	\$ 4,412	\$ 10,589	\$ 3,500
Carry Forward Surplus	\$ 197,033	\$ 136,877	\$ -	\$ 136,877	\$ 143,280
<b>Total Revenues</b>	<b>\$ 409,908</b>	<b>\$ 283,969</b>	<b>\$ 73,255</b>	<b>\$ 357,224</b>	<b>\$ 356,154</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 81,875	\$ 81,875	\$ -	\$ 81,875	\$ 80,469
Principal - 5/1	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 50,000
Interest - 5/1	\$ 81,875	\$ 81,875	\$ -	\$ 81,875	\$ 80,469
Transfer Out	\$ 750	\$ 3,463	\$ 1,732	\$ 5,195	\$ 750
<b>Total Expenditures</b>	<b>\$ 209,500</b>	<b>\$ 212,213</b>	<b>\$ 1,732</b>	<b>\$ 213,945</b>	<b>\$ 211,688</b>

<b>Excess Revenues</b>	<b>\$ 200,408</b>	<b>\$ 71,756</b>	<b>\$ 71,524</b>	<b>\$ 143,280</b>	<b>\$ 144,467</b>
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Beginning Fund Balance	\$ 241,565
Less: Debt Service Reserve	<u>\$ (104,688)</u>
Carry Forward Surplus	<u><u>\$ 136,877</u></u>

Interest - 11/1 \$ 78,906

**Canopy Community Development District  
Series 2018A-3, Special Assessment Bonds  
(Term due 5/1/49)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,735,000	\$ 35,000	\$ 85,469	\$ 120,469
11/1/22	\$ 2,700,000		\$ 84,375	\$ -
5/1/23	\$ 2,700,000	\$ 40,000	\$ 84,375	\$ 208,750
11/1/23	\$ 2,660,000		\$ 83,125	\$ -
5/1/24	\$ 2,660,000	\$ 40,000	\$ 83,125	\$ 206,250
11/1/24	\$ 2,620,000		\$ 81,875	\$ -
5/1/25	\$ 2,620,000	\$ 45,000	\$ 81,875	\$ 208,750
11/1/25	\$ 2,575,000		\$ 80,469	\$ -
5/1/26	\$ 2,575,000	\$ 50,000	\$ 80,469	\$ 210,938
11/1/26	\$ 2,525,000		\$ 78,906	\$ -
5/1/27	\$ 2,525,000	\$ 50,000	\$ 78,906	\$ 207,813
11/1/27	\$ 2,475,000		\$ 77,344	\$ -
5/1/28	\$ 2,475,000	\$ 55,000	\$ 77,344	\$ 209,688
11/1/28	\$ 2,420,000		\$ 75,625	\$ -
5/1/29	\$ 2,420,000	\$ 55,000	\$ 75,625	\$ 206,250
11/1/29	\$ 2,365,000		\$ 73,906	\$ -
5/1/30	\$ 2,365,000	\$ 60,000	\$ 73,906	\$ 207,813
11/1/30	\$ 2,305,000		\$ 72,031	\$ -
5/1/31	\$ 2,305,000	\$ 65,000	\$ 72,031	\$ 209,063
11/1/31	\$ 2,240,000		\$ 70,000	\$ -
5/1/32	\$ 2,240,000	\$ 70,000	\$ 70,000	\$ 210,000
11/1/32	\$ 2,170,000		\$ 67,813	\$ -
5/1/33	\$ 2,170,000	\$ 75,000	\$ 67,813	\$ 210,625
11/1/33	\$ 2,095,000		\$ 65,469	\$ -
5/1/34	\$ 2,095,000	\$ 80,000	\$ 65,469	\$ 210,938
11/1/34	\$ 2,015,000		\$ 62,969	\$ -
5/1/35	\$ 2,015,000	\$ 85,000	\$ 62,969	\$ 210,938
11/1/35	\$ 1,930,000		\$ 60,313	\$ -
5/1/36	\$ 1,930,000	\$ 90,000	\$ 60,313	\$ 210,625
11/1/36	\$ 1,840,000		\$ 57,500	\$ -
5/1/37	\$ 1,840,000	\$ 95,000	\$ 57,500	\$ 210,000
11/1/37	\$ 1,745,000		\$ 54,531	\$ -
5/1/38	\$ 1,745,000	\$ 100,000	\$ 54,531	\$ 209,063
11/1/38	\$ 1,645,000		\$ 51,406	\$ -
5/1/39	\$ 1,645,000	\$ 110,000	\$ 51,406	\$ 212,813
11/1/39	\$ 1,535,000		\$ 47,969	\$ -
5/1/40	\$ 1,535,000	\$ 115,000	\$ 47,969	\$ 210,938
11/1/40	\$ 1,420,000		\$ 44,375	\$ -
5/1/41	\$ 1,420,000	\$ 120,000	\$ 44,375	\$ 208,750
11/1/41	\$ 1,300,000		\$ 40,625	\$ -
5/1/42	\$ 1,300,000	\$ 130,000	\$ 40,625	\$ 211,250
11/1/42	\$ 1,170,000		\$ 36,563	\$ -
5/1/43	\$ 1,170,000	\$ 140,000	\$ 36,563	\$ 213,125
11/1/43	\$ 1,030,000		\$ 32,188	\$ -
5/1/44	\$ 1,030,000	\$ 145,000	\$ 32,188	\$ 209,375
11/1/44	\$ 885,000		\$ 27,656	\$ -
5/1/45	\$ 885,000	\$ 155,000	\$ 27,656	\$ 210,313
11/1/45	\$ 730,000		\$ 22,813	\$ -
5/1/46	\$ 730,000	\$ 165,000	\$ 22,813	\$ 210,625
11/1/46	\$ 565,000		\$ 17,656	\$ -
5/1/47	\$ 565,000	\$ 175,000	\$ 17,656	\$ 210,313
11/1/47	\$ 390,000		\$ 12,188	\$ -
5/1/48	\$ 390,000	\$ 190,000	\$ 12,188	\$ 214,375
11/1/48	\$ 200,000		\$ 6,250	\$ -
5/1/49	\$ 200,000	\$ 200,000	\$ 6,250	\$ 212,500
Totals		\$ 2,735,000	\$ 3,057,344	\$ 5,792,344

**Canopy**  
**Community Development District**  
Capital Reserve Fund - General Fund

<b>Adopted Budget FY 2025</b>	<b>Actual Thru 6/30/25</b>	<b>Projected Next 3 Months</b>	<b>Total Projected @ 9/30/25</b>	<b>Approved Budget FY 2026</b>
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**Revenues**

Operating Transfer In	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 50,000
Interest Income	\$ -	\$ 29	\$ -	\$ -	\$ 1,500
Carryforward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,496

<b>Total Revenues</b>	<b>\$ 40,000</b>	<b>\$ 40,029</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 90,996</b>
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**Expenditures**

**Expenditures**

Capital Outlay - GF	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 375	\$ 129	\$ 504	\$ 540

<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 375</b>	<b>\$ 129</b>	<b>\$ 504</b>	<b>\$ 540</b>
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<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 40,000</b>	<b>\$ 39,654</b>	<b>\$ (129)</b>	<b>\$ 39,496</b>	<b>\$ 90,456</b>
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**Canopy Community Development District  
Assessment Chart**

**Assessment Area 1 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 40'	19	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	47	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	27	\$ 878	\$ 850	\$ 1,728
<b>Subtotal A1 Units</b>	<b>93</b>			

**Assessment Area 2 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	31	\$ 878	\$ 450	\$ 1,328
Single Family - 30'	21	\$ 878	\$ 550	\$ 1,428
Single Family - 40'	14	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	24	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	26	\$ 878	\$ 850	\$ 1,728
Single Family - 70'	1	\$ 878	\$ 1,000	\$ 1,878
Single Family - 70'/80'	28	\$ 878	\$ 1,000	\$ 1,878
Church	1	\$ -	\$ 375	\$ 375
<b>Subtotal A2 Units</b>	<b>146</b>			

**Assessment Area 3 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	0	\$ 878	\$ 450	\$ 1,328
Single Family - 30' - Attached	30	\$ 878	\$ 450	\$ 1,328
Single Family - 30'	120	\$ 878	\$ 550	\$ 1,428
Single Family - 40'	0	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	5	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	8	\$ 878	\$ 850	\$ 1,728
Single Family - 70'	35	\$ 878	\$ 1,000	\$ 1,878
Single Family - 70'/80'	9	\$ 878	\$ 1,000	\$ 1,878
Single Family - 80'	17	\$ 878	\$ 1,000	\$ 1,878
<b>Subtotal A3 Units</b>	<b>224</b>			

<b>Total Units</b>	<b>463</b>			
<b>Apartments (1)</b>	<b>329</b>	<b>\$ 227</b>	<b>\$ 225</b>	<b>\$ 452</b>

<b>Total Developed Units</b>	<b>792</b>			
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<b>Assessments - Direct (Undeveloped)</b>	<b>484</b>	<b>\$ 166</b>	<b>N/A</b>	<b>\$ 166</b>
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(1) No access to Amenities

*C.*

## **RESOLUTION 2025-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Canopy Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,941,633 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$773,654
ASSESSMENT AREA 1 – SPECIAL ASSESSMENT BONDS SERIES 2018A-4	\$136,156
ASSESSMENT AREA 2 – SPECIAL ASSESSMENT BONDS SERIES 2018A-1	\$254,409
ASSESSMENT AREA 2 – SPECIAL ASSESSMENT BONDS SERIES 2018A-2	\$330,235
ASSESSMENT AREA 3 – SPECIAL ASSESSMENT BONDS SERIES 2018A-3	\$356,154
CAPITAL RESERVE FUND	\$91,025
TOTAL ALL FUNDS	\$1,941,633

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:



- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.**

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026

*D.*

## RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Canopy Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in the City of Tallahassee within Leon County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (“**Adopted Budget**”) attached hereto as **Exhibit A** and now desires to set forth the method by which operation and maintenance special assessments and debt service special assessments shall be collected and enforced; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the developer has agreed to directly fund through contributions any funds necessary to provide the operation and maintenance of the services and facilities provided by the District which are not funded through said special assessments; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

### **SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, including debt service special assessments imposed for the Series 2018A-1, A-2, A-3, and A-4 Special Assessment Revenue Bonds, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Operations and maintenance assessments directly collected by the District are due in equal 12-month installments. Debt service assessments are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 70% due no later than April 1, 2026 and 30% due no later than September 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2025.**

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

*E.*

## FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (“**Agreement**”) is entered into this 13th day of August 2025 by and between:

**CANOPY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Tallahassee, Leon County, Florida, with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

**OX BOTTOM MORTGAGE HOLDINGS, LLC**, a Florida limited liability company and the owner of certain lands within the boundaries of the District, with a principal address of 4708 Capital Circle NW, Tallahassee, Florida 32303, and its successors and assigns (“**Developer**”); and

### RECITALS

**WHEREAS**, the District was established by Ordinance No. 17-O-08, adopted by the City Commission of the City of Tallahassee, Florida, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

**WHEREAS**, the District has adopted its operations and maintenance budget (“**O&M Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026, (“**Fiscal Year 2026**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District’s Fiscal Year 2026 Assessment Roll (“**Assessment Roll**”), attached hereto as **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (“**Property**”); and

**WHEREAS**, following the adoption of the Fiscal Year 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2026 O&M Budget; and



**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2026 O&M Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 O&M Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

**WHEREAS**, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B**, and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.**

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2026 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2026 O&M Budget or otherwise.
- ii. ***Consent to Funding of 2026 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file and record a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under

the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2026 O&M Budget" in the public records of Leon County, Florida, stating, among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2026 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

#### **SECTION 4. ALTERNATIVE COLLECTION METHODS.**

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Developer in the appropriate judicial forum in and for Leon County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Leon County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Canopy Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: Canopy CDD, District Manager

With a copy to: Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: Canopy CDD, District Counsel

B. If to Developer: Ox Bottom Mortgage Holdings, LLC  
4708 Capital Circle NW  
Tallahassee, Florida 32303  
Attn: Jason Ghazvini

**SECTION 6. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 7. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding

upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Leon County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

**IN WITNESS WHEREOF,** the Parties execute this Agreement on the day and year first written above.

**CANOPY COMMUNITY DEVELOPMENT  
DISTRICT**

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Chairperson, Board of Supervisors

**OX BOTTOM MORTGAGE HOLDINGS, LLC**

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**EXHIBIT A:** Fiscal Year 2026 O&M Budget & Assessment Roll

**EXHIBIT B:** Property Description

**Exhibit A**

Fiscal Year 2026 O&M Budget & Assessment Roll

**Exhibit B**

Property Description

## *SEVENTH ORDER OF BUSINESS*

*C.*



*1.*

**BOARD OF SUPERVISORS MEETING DATES  
CANOPY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Canopy Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at the Canopy Amenity Center located at 2877 Crestline Road, Tallahassee, Florida 32308, on the second Thursday of each month at 1:00 p.m., unless otherwise indicated, as follows:

October 9, 2025

December 11, 2025

February 12, 2026

April 9, 2026

June 11, 2026

August 12, 2026 @ 6:00 p.m. (2<sup>nd</sup> Wednesday)

2.

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

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

**Standard:** 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

### Goal 3.3: Annual Financial Audit

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

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

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

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_ District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_ District