

CANOPY

Community Development District

NOVEMBER 12, 2025

AGENDA

Canopy
Community Development District

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

November 5, 2025

Board of Supervisors
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, November 12, 2025 at 1:00 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 October 8, 2025 Meeting
 - B. Balance Sheet as of September 30, 2025 and Statement of Revenues & Expenditures for the Period Ending September 30, 2025
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Consideration of:
 - A. Agreement with Premier Fine Homes for Lifestyle Management Services
 - B. Amendment to Agreement with Premier Pools for Fountain Maintenance
 - C. Dove Pond and Stormwater Management Responsibility and Easement Agreement with Dove Pond, LLC
- V. Ratification of:

- A. Temporary Access License Agreement with Florida Gas Transmission Company, LLC
 - B. Amendment to GMS Agreement for Field Operations
- VI. Update on Midge Fly Treatment at Dove Pond
- VII. Staff Reports
 - A. Attorney
 - B. Field Operations
 - C. District Manager
- VIII. Other Business
- IX. Supervisors Requests
- X. Next Scheduled Meeting: January 14, 2026 at 1:00 p.m. at 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 Wednesday, October 8, 2025 at 1:01 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Thomas Asbury, Jr.	Vice Chairman
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA Property Management
Oliver Foreman	Elite Junior Tennis
Tim Miles	Lake Doctors
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 1:01 p.m., called the roll and gave an overview of the agenda and outlined each item.

SECOND ORDER OF BUSINESS

Public Comment Period

Several residents voiced the same complaints and concerns about the unsightly condition of the retention pond and the abundance of midge flies to the point of being unable to open their front doors, people drive and park on private property and fish in the pond, no drivable access to Dove Pond, need no trespassing signs or a fence to deter parking, public participation resolution,

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of Minutes of the August 13, 2025 Meeting

- B. Balance Sheet as of August 31, 2025 and Statement of Revenues & Expenditures for the Period Ending August 31, 2025**
- C. Allocation of Assessment Receipts**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Field Operations

1. Consideration of Agreement for Field Operations Management Services

Mr. deNagy stated at the last meeting I was directed to get proposals for field operations. We looked at one day a week, two days a week, three days a week and reached out to four companies and received two proposals. GMS bid on this and I asked that all the companies send their bids to district counsel instead of to me. It is a work authorization from GMS to add field operations because we already have a district management agreement.

Mr. Thomson stated my preference is to go with GMS, they are already familiar with our property, we are at a point where we need somebody onsite to be a connection between the CDD, developer and City of Tallahassee. One day a week should be sufficient, and we can always expand it.

Ms. Henley stated there is a preliminary form of agreement in your agenda package that includes the standard 30-day termination provision.

Mr. Durie stated I was leaning towards GMS as well but I suggest that we start with one day a week for a 90-day evaluation period and that will take us into the first quarter of the next year and see if we need to change that from one to two days per week. I want to have a task list and hours by area of concern, ponds, amenities, landscape cleanup, signage, whatever it is. I am open to expanding that to two days a week if the need and budget allow.

On MOTION by Mr. Thomson seconded by Mr. Ghazvini with all in favor the agreement with GMS for field operations management services for one day a week service in the amount of \$20,000 was approved to be reviewed at the January meeting.

The next item taken out of order.

A. 5E: Consideration of Entering into Agreement with Premier for Maintenance of Dove Pond

Ms. Henley stated the land around Dove Pond is still owned by Dove Pond LLC, the water of Dove Pond is owned by the district. When we talk about treating the midge flies or if there are erosion issues or sod issues around the pond the responsibilities for that are a little bit murky. My understanding is that Premier has basically been providing maintenance services for Dove Pond. We are talking about memorializing that agreement, putting something in writing because the district does own the water and has some responsibility and liability for the pond. If someone else is maintaining it we want that in writing. We were going to ask for authorization move forward with that. My understanding is that this has been provided by Premier, it wouldn't be at an additional cost to the CDD but we have to talk about that. The reason we want to move the midge flies and tree removal is because if you are going to outsource maintenance of the ponds to Premier we want to talk about whether we want those services to run through Premier or if the CDD wants to contract directly for those services.

Mr. Thomson asked when does that land get conveyed to the district?

Ms. Henley stated when construction is all done. I don't know the timeline.

Mr. Ghazvini stated it will be a little bit of time.

Ms. Henley asked is the board comfortable with Premier continuing to do the services, maintain around the pond as they are now, at no additional charge, we just get an agreement in place saying they are going to do that and if so we would bring back an agreement to the next meeting for you to look at. In the meantime, we have to figure out what to do with the midge fly proposals. Do you want to wait until we figure out what we are doing with Premier or do you want to go ahead and approve that now and have the CDD contract for it directly?

Mr. Ghazvini asked what is the positive and negatives of each?

Ms. Henley stated the midge fly proposals are on the agenda so we would be able to approve it tonight, draft a contract and the work can start sooner. We are limited on how we can use CDD funds to maintain privately owned improvements. It makes things cleaner legally to have something saying that somebody is maintaining that area but because the CDD owns the water, we just want everything in writing of who is doing what while it is still in the transitional period. I would recommend moving forward with a written instrument with Premier that we will

bring back. If we move forward with one of the midge fly proposals it is probably simpler to have the CDD contract for it but we can do it either way.

Mr. Thomson asked on the maintenance side from the Premier perspective other than cutting the grass and weeds, what else are you doing?

Mr. Ghazvini stated there is an operating permit for Dove Pond, and that includes inspection with a Geotech who inspects the dam and an environmental who inspects the wetlands and vegetation, wildlife and those kinds of things. Those are the two parts to the operating permit. Besides that, it is just inspection of the facilities, checking to make sure nothing is awry. I think probably it is a good thing for the CDD to have a contract with the pond. It puts all this on us, the builder/developer, to do what we are supposed to do per those guidelines. That makes sense.

Ms. Henley stated it protects the CDD.

Mr. Ghazvini stated I know the midge flies are a serious issue. Do we vote on the agreement if it prevents us from voting on the midge fly tonight or did I misunderstand.

Ms. Henley stated I think it is easier at this point to contract directly with the midge fly company. The motion at this point would be to authorize district counsel and a board member to work on this agreement with Premier and bring it back to the board at the next meeting.

On MOTION by Mr. Thomson seconded by Mr. Durie with all in favor district counsel was authorized to work on the agreement with Premier to be considered by the board at their next meeting.

B. Pond Maintenance

Mr. deNagy stated I contacted Lake Doctors and Solitude Lake Management and tasked those companies to go to Dove Pond see what the issues are and give me proposals. What are your proposed solutions to treat midge flies. Solitude proposed fish stocking and that includes application permit processing etc. and the pricing is \$16,279. Next was Lake Doctors and they gave us two proposals, the first is for 5,000-7,000 gambusia minnows and that is \$2,900, next potential solution is Aquabacxt a bacterial larvicide and that came in at \$13,255. This is not a line item in the budget but you have a deficit funding agreement with Premier and should you get to that point where we need funds, we will go to Premier for that.

On MOTION by Mr. Ghazvini seconded by Mr. Thomason with all in favor the agreement with Lake Doctors for the minnows in the amount of \$2,900 and treatment in the amount of \$13,255 was approved.

Tree Removal

Mr. deNagy stated in response to resident complaints at the last meeting Mr. Ghazvini obtained a quote to remove the trees that had fallen on the pond.

Mr. Ghazvini stated part of it was trees that had fallen, some are trees that are dead and not fallen and some are on the water line that are going to die. I met with three companies, and this company is the only one who wanted to tackle it. This would be the area between the gas line and the dam. The \$2,500 makes sense and is a good price. I can go with the first option but maybe we go with option 2 and give them one day to accomplish as much as they can.

Mr. deNagy stated I can meet with them onsite and it sounds like you want the \$2,500 and I can meet with him to see how many he can get in one day.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the proposal from Miller's Tree Service for \$2,500 to remove the dead oak and four fallen gum trees was approved and up to a total of \$4,500 to get all the trees they can.

Mr. Thomson left the meeting at this time.

Weed Control

Mr. deNagy stated this is more for your information at this point but it shows a summary of the proposals from the three different companies that Chairman Ghazvini obtained. We were going to move forward with the Massey proposal because that is under the \$75,000 authorized but this information just came in the last couple of days. I summarized it for you and will work with District Counsel to draft a standard license agreement and have Chairman Ghazvini sign off on that and get Massey to sign off on that and bring it back for ratification at the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of:

A. License Agreement with Elite Junior Tennis

Mr. Forman stated I put together a list of what we can offer for tennis and pickleball lessons for individuals and clinics. In order to build some of these programs I suggest charging a nominal fee for non-residents that would go to the district. There are times a student will want his best friend to learn who does not live in the district.

Mr. Durie asked is there exposure if someone gets injured or does his insurance policy going to over that?

Ms. Henley stated the CDD has to be an additional insured on their policy. We also have indemnification provisions so anything that arises out of the lessons, whether it is resident or non-resident they are going to agree to indemnify the district.

Mr. Durie asked is there revenue share?

Mr. deNagy stated at the last meeting I asked that question and the board said no revenue share.

Mr. Durie stated if it is non-residents participating there would be a revenue share.

Ms. Henley stated we will put that in the agreement.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the license agreement with Elite Junior Tennis was approved with a limit of no more than 10% non-resident participation.

B. Resolution 2026-01 Adopting Amendment to Amenity Policies

Mr. deNagy stated at the last meeting we did an update from four to six guests and after the meeting we got a couple of updates from Lewis Property Management. District Counsel took those suggestions and made other changes with language that is consistent. There are a number of redline changes that are getting your policies more in line with what we are seeing in districts now. There were no substantive changes.

Ms. Henley reviewed the changes to the amenity policies and stated you didn't have any lake and pond policies so we added some and as the policies were written fishing is not allowed in any district ponds.

Mr. Durie stated a lot of people who live here were told they can't fish but there are a lot of people who don't live here who fish. Based on these rules nobody can fish or put a boat on the water.

Ms. Henley stated considering you don't have any onsite staff I don't know how you would enforce it.

Mr. deNagy stated non-resident fishing is a problem in every district. The difficulty is enforcement and the success we have had in Southwood is physical barriers.

Mr. Durie stated I think we have to create some type of barrier otherwise they will keep coming. The signs did not stop them. I think we have to agree to no fishing which we all agreed to when we bought our homes.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor Resolution 2026-01 was approved.

Ms. Henley stated this is an agenda item specifically but since we are talking about fishing, it sounds like there might be interest in potential fencing and that would be a separate issue outside the policies if you want to get proposals for fencing. You can give direction to get proposals at this meeting and vote on it at another meeting.

Mr. Durie stated get proposals on barriers in the hot spots to block access to vehicles to the ponds. Between a house and the lift station is one and at the top of Ardmore.

Mr. Ghazvini stated that is a city easement too, that is not just our easement. It is a main electrical transmission line. I don't know what the city is going to say if we fence that.

Mr. deNagy stated I will see if I can get a proposal.

C. Resolution 2026-02 Adopting Spending Authority

Mr. deNagy stated Resolution 2026-02 is adopting a spending authority. This is fairly standard language that I see in districts and aligns with what I see the Board wanting, more ease of transaction to allow things to happen outside of a meeting. It gives the Amenity Manager and Field Manager authority to spend up to \$2,500. An example is the bench. Fitness Pro gives you a proposal for \$500 this policy will allow the Amenity Manager to get a bench.

Ms. Henley stated the invoices would be ratified at the next meeting, it is not like things are happening and Supervisors wouldn't know about it. It would just be after the fact. The District Manager has up to \$5,000, the Amenity and Field Manager has approval of \$2,500 and there is also emergency authorization procedures which are very specific.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor Resolution 2026-02 was approved.

D. Report from Engineer on Pool Condition and Discussion for Remedies of Same

Mr. Ghazvini having an ownership in Baycrest, the company that did the buildout of the clubhouse read into the record the form 8b conflict of interest.

Mr. deNagy stated at the last meeting you gave me direction to work with the pool contractor to see what is going on with the crack area. In your agenda package is the draft report prepared by Ursin Aquatic Solutions. I met August Ursin here at the pool and explained what was going on and he provided this draft report. The short of it is from what he saw from his vantage point he listed the most likely cause being the change in shell weight at the zero entry. He provided recommended next steps, some of which are technical and I reached out to get some help and guidance on this and I am waiting to hear back from him. If I don't hear back from him I will reach out to another pool contractor.

Ms. Henley stated the goal is to get Baycrest, the pool contractor and everybody to come out here and figure out what needs to be done. If the CDD does eventually have a construction or design defect claim there are certain steps required to preserve those rights. We need to issue notices to Baycrest and the architect to put them on notice there is a potential claim. We would not be making a monetary demand we would not be making any sort of pre-suit demand, nothing like that, it is basically if something goes downhill and the CDD does have to make a claim against one of these firms, we haven't waived that right. This is a standard construction defect saying it is under Chapter 550, Florida Statutes. I am asking for authorization to issue those notices, but we are not making any demands just saying we have this report that says something is wrong with the pool. To the extent this is your fault we are saying we have the right to make a claim in the future and you can't tell us it is too late.

On MOTION by Mr. Durie seconded by Mr. Asbury with three in favor and Mr. Ghazvini abstained from voting due to a conflict of interest district counsel was authorized to notice the architect and Baycrest.

E. Consideration of Entering into Agreement with Premier for Maintenance of Dove Pond

This item taken earlier in the meeting.

F. Resolution 2026-03 Redesignating Principal Headquarters and Location of Local District Records Office

Mr. deNagy stated two meetings ago we updated the agreement that you had with GMS Central Florida to GMS North Florida and this is a cleanup item updating it to the North Florida office.

On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor Resolution 2026-03 was approved.

G. Resolution 2026-04 Consideration of Update to Public Participation Policy

Mr. deNagy stated Resolution 2026-04 updates the public participation policy.

Mr. Durie stated I agree there should be more participation, I think there is a lot of insight that can be gained from the residents. I don't think we have to open the floor to every single motion but if it affects the community I believe it is a good idea but we have to limit the time because we are all on the clock, a minute should be the maximum.

Mr. Asbury asked can we open it up right before or after we discuss a specific item?

Mr. deNagy stated you can do that individually. You can vote to allow.

Ms. Henley stated that is how it should be. It is not me trying to be rude but the point is when we take public comment we have to take all public comments. Right now it is discretionary and when you get to an agenda item such as the midge flies and you have lots of residents here to talk about that, you have the discretion to open another public comment period.

Mr. Asbury asked when do we have to do that?

Ms. Henley stated at any point you can open it. What I thought the proposal was to build in a policy where you have public comments on each agenda item. If you don't want to make that formal change we can keep it discretionary, which is what we just described. You can approve as written.

Mr. Durie stated at the beginning when we are addressing everybody if somebody has a comment on something we are going to vote on if there is a hand up then we are going to allow that public comment. I don't think they are going to comment on benign stuff.

Mr. Ghazvini stated you have to open it to everybody, you can't say Steve raised his hand.

Ms. Henley stated if you open public comment it is all public comment.

On MOTION by Mr. Asbury seconded by Mr. Durie with all in favor the discussion was open for public comments.

One resident stated he is satisfied.

On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor the public comments were closed.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor Resolution 2026-04 was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Lewis Association Property Management, LLC for Amenity Facility Management Services

On MOTION by Mr. Durie seconded by Mr. Ghazini with all in favor the agreement with Lewis Association Property Management LLC was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the audit engagement letter with Grau & Associates was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Henley stated the only reminder I have is about your ethics training that needs to be completed by December 31st. You will report it on your form 1 that you file next year.

B. Engineer

There being none, the next item followed.

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. deNagy stated in going through and looking at our utility bills at the amenity center I noted that tax was being assessed and I worked with the City of Tallahassee and they now have our tax exemption and that utility tax should come off. There is a 36-month look back period and I looked at all the prior charges and if my analysis is correct we are looking at about \$4,700 that would come back to the district.

Taylor reached out and said there is an issue reported by one of his crew members, someone is speeding on Welaunee and I reached out to TPD to see if there was any way to get a police presence on Welaunee and as I came in I saw there is a speed limit sign there and a person was sitting there on Welaunee. The city was responsive.

We have an agreement with Direct TV at the amenity center. In trying to save the district some money we went to Direct TV and they offered an \$80 a month discount for being a long-term member. You will see that savings moving forward.

One of the challenges that we have in our budget is the developer is paying for some things that aren't running through the District and some things are starting to run through the District so we are going to work on that and clean some of those things up. One of the things I asked about was utility accounts, one of which was utility account for the entry sign. That right now is being paid by Premier and I will work with the City of Tallahassee to move that over to the District. It is about \$500 per month. You are going to start seeing these things hit your budget because right now they are hidden in developer contributions.

A resident asked about weeds in the roadbeds at the last meeting. I did work with Taylor on that.

At the last meeting Supervisor Durie asked about authorizing doggie pot stations and we talked about running it through the repairs and maintenance portion of the budget. If you are okay, it is above my spending threshold, if you give me authorization for up to \$3,000 to install those six stations and I will work with Taylor to figure out where he sees they are needed.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor staff was authorized to purchase and install doggie stations in an amount not to exceed \$3,000.
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The last item is review of your goals and objectives for fiscal year 2025. This is a requirement and every District has to publish performance measures and standards and in the absence of guidance on what the goals need to be these are largely compliance based.

NINTH ORDER OF BUSINESS**Other Business**

Ms. Kalinoski stated I talked to the couple that just moved in about fishing. Sue is here on Friday, Saturday and Sunday and you can reach either one of us by email. We are both very happy to run over here and we can call TPD to help with people at the ponds, we just have to know about it. An update on the shelves, we have a bench, the shelves are being painted, Havana Nights is next Friday and I'm looking for volunteers for the winter social and the kids crafts. All of our contact information is on the bulletin boards.

TENTH ORDER OF BUSINESS**Supervisors Requests**

A resident stated at the last meeting the board voted to change the meeting schedule to have eight meetings a year and they are all at 1:00 p.m. until next May at which point they go to 6:00 p.m. Why did you wait until May to move the time to 6:00 p.m.

Mr. deNagy stated that was approved by the board, Supervisor Thomson had a conflict.

A resident stated I saw a sign about road work starting October 15th. What kind of road work?

Mr. Ghazvini stated I believe it is the City of Tallahassee finishing the asphalt work and striping on the roundabout.

A resident asked can I sit with a couple of you after the meeting rather than tying up the meeting now?

Mr. Ghazvini stated yes.

A resident stated my husband and I came and talked about needing lit markers on the crosswalks and now more people are walking I have noticed two close calls with cars zipping through the roundabouts. Where does that stand?

Mr. Ghazvini stated that is something the city would have to take on.

Mr. deNagy stated the district doesn't get involved in the roads, it would be the City of Tallahassee. If you want to contact me I will point you in the right direction as to who to contact in the city.

Mr. Durie stated an exception might be if the district has a planting that interferes with the line of sight.

Mr. deNagy stated get with me after the meeting with that location.

A resident stated Jason and I talked about the pond access trail. Is there still a plan to do it?

Mr. Ghazvini stated yes.

A resident asked what time do the lights supposed to go off in the amenity?

Ms. Kalinoski stated it is set for 10 p.m.

A resident asked can we get a fountain in the pond that is stagnant? No one walks on the trail and it would be nice to have a gravel path so more people would use it. We are due for more car burglars. The last ones who were caught by TPD were armed. It would be nice to have a camera on our entrance to see what cars are coming in. TPD had a program and will put in cameras and every car has a reader and anyone on the street at 2 a.m. gets their tag run.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 12, 2025
at 1:00 p.m. at the Canopy Amenity Center**

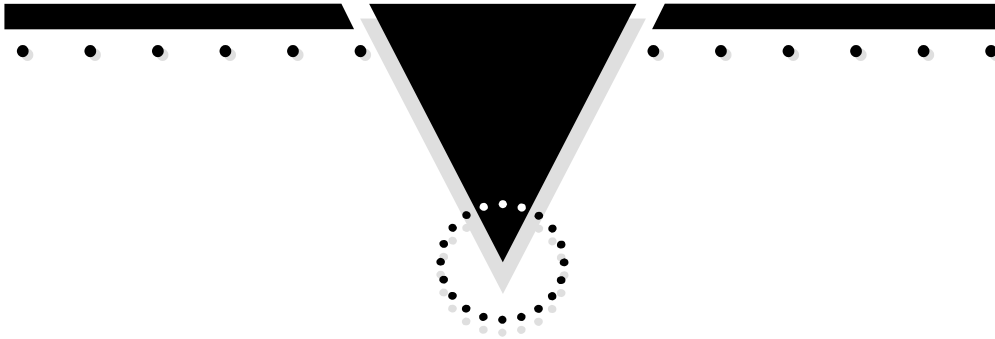
Mr. deNagy stated the next meeting is scheduled for November 12, 2025 at 1:00 p.m. in the same location.

On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor the meeting adjourned at 3:48 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Canopy
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Canopy
Community Development District

Balance Sheet
September 30, 2025

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	<u>Totals (memorandum only)</u>
<u>Assets</u>					
Cash					
Operating	\$47,666	---	---	---	\$47,666
SBA	\$131,641	---	\$30,366	---	\$162,007
Capital Reserve	---	---	\$9,821	---	\$9,821
Welaunee	---	---	---	\$0	\$0
Assessment Receivable	---	---	---	---	\$0
Due from Developer	---	---	---	---	\$0
Due from General Fund	---	---	---	---	\$0
Due from Debt Service	\$5,769	---	---	---	\$5,769
Due from Other	---	---	---	---	\$0
<u>Investments:</u>					
<u>Series 2018 A1 & A2:</u>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$86,871	---	---	\$86,871
Revenue A2	---	\$142,458	---	---	\$142,458
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$9,591	---	---	\$9,591
Acquisition & Construction	---	---	---	\$11,181	\$11,181
<u>Series 2018 A3:</u>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$45,023	---	---	\$45,023
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$14,134	\$14,134
<u>Series 2018 A4:</u>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$70,292	---	---	\$70,292
Acquisition & Construction	---	---	---	\$8,477	\$8,477
Prepaid Expenses	\$13,695	---	---	---	\$13,695
Total Assets	\$198,771	\$573,741	\$40,187	\$33,792	\$846,491
<u>Liabilities</u>					
Accounts Payable	\$5,891	---	---	---	\$5,891
Due to Debt Service	---	---	---	---	\$0
Due to Capital	---	---	---	---	\$0
Due to Developer	\$32,930	---	---	---	\$32,930
Deferred Revenue	\$30,765	---	---	---	\$30,765
Due to General Fund	---	\$5,769	---	---	\$5,769
FICA Payable	\$61	---	---	---	\$61
<u>Fund Equity</u>					
Fund Balances					
Unassigned	\$115,429	---	\$40,187	---	\$155,616
Nonspendable- Prepaid	\$13,695	---	---	---	\$13,695
Restricted for Capital Projects	---	---	---	\$33,792	\$33,792
Restricted for Debt Service	---	\$567,972	---	---	\$567,972
Total Liabilities, Fund Equity, Other	\$198,771	\$573,741	\$40,187	\$33,792	\$846,491

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

	Adopted Budget	Prorated Budget 09/30/25	Actuals 09/30/25	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 343,947	\$ 343,947	\$ 380,082	\$ 36,135
Maintenance Assessments- Direct Bills(Canopy Acquisition, LLC)	\$ 58,342	\$ 58,342	\$ -	\$ (58,342)
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 87,460	\$ 87,460	\$ 87,460	\$ 0
Interest - SBA	\$ -	\$ -	\$ 6,641	\$ 6,641
Developer Contributions	\$ 213,336	\$ 213,336	\$ -	\$ (213,336)
Miscellaneous Income (Rentals)	\$ 1,000	\$ 1,000	\$ 3,967	\$ 2,967
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 115,785	\$ 115,785
Transfer In	\$ -	\$ -	\$ 134	\$ 134
Total Revenue	\$ 704,085	\$ 704,085	\$ 594,069	\$ (110,016)
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
FICA	\$ 153	\$ 153	\$ 153	\$ -
Engineering	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,480	\$ 8,480	\$ 8,730	\$ (250)
Amortization Schedule	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Attorney	\$ 35,000	\$ 35,000	\$ 37,804	\$ (2,804)
Annual Audit	\$ 5,000	\$ 5,000	\$ 4,600	\$ 400
Trustee Fees	\$ 10,000	\$ 10,000	\$ 9,105	\$ 895
Management Fees	\$ 43,358	\$ 43,358	\$ 43,357	\$ 1
Information Technology	\$ 4,157	\$ 4,157	\$ 4,157	\$ (0)
Travel	\$ 50	\$ 50	\$ -	\$ 50
Telephone	\$ 250	\$ 250	\$ 113	\$ 137
Postage	\$ 1,000	\$ 1,000	\$ 877	\$ 123
Printing & Binding	\$ 1,500	\$ 1,500	\$ 57	\$ 1,443
Insurance-Liability	\$ 6,500	\$ 6,500	\$ 7,041	\$ (541)
Legal Advertising	\$ 2,500	\$ 2,500	\$ 959	\$ 1,541
Other Current Charges	\$ 3,000	\$ 3,000	\$ 1,356	\$ 1,644
Office Supplies	\$ 750	\$ 750	\$ 4	\$ 746
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 140,823	\$ 140,823	\$ 123,439	\$ 58,632
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Porter Services	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Landscape Maintenance	\$ 185,000	\$ 185,000	\$ 197,490	\$ (12,490)
Landscape Contingency	\$ 17,500	\$ 17,500	\$ 22,100	\$ (4,600)
Plant Replacement	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Irrigation - Repairs	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Irrigation - Water	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Irrigation - Electric	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Wetland Mitigation and Monitoring	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Lake Maintenance	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Dove Pond Dam Surety Bond	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Repairs and Maintenance	\$ 12,500	\$ 12,500	\$ 6,300	\$ 6,200
Operating Supplies	\$ 1,250	\$ 1,250	\$ -	\$ 1,250
Total Common Area Maintenance	\$ 281,750	\$ 281,750	\$ 225,890	\$ 55,860

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

	Adopted Budget	Prorated Budget 09/30/25	Actuals 09/30/25	Variance
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 35,000	\$ -	\$ 35,000
Janitorial	\$ 15,000	\$ 15,000	\$ 13,475	\$ 1,525
Landscape Maintenance	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Pool Maintenance	\$ 31,500	\$ 31,500	\$ 32,400	\$ (900)
Pool Chemicals	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Pool Permits	\$ 750	\$ 750	\$ 375	\$ 375
Utilities	\$ 39,500	\$ 39,500	\$ 35,041	\$ 4,459
Trash	\$ 2,400	\$ 2,400	\$ 402	\$ 1,998
Pest Control	\$ 1,200	\$ 1,200	\$ 354	\$ 846
Termite Bond	\$ 750	\$ 750	\$ -	\$ 750
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,590	\$ 2,910
Cable/Internet	\$ 7,500	\$ 7,500	\$ 3,856	\$ 3,644
Access Cards	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Activities	\$ 15,000	\$ 15,000	\$ 2,652	\$ 12,348
Security/Alarms/Repair	\$ 15,000	\$ 15,000	\$ 3,750	\$ 11,250
Repairs and Maintenance	\$ 15,000	\$ 15,000	\$ 7,368	\$ 7,632
Office Supplies	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Holiday Decorations	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Total Amenity Center	\$ 223,100	\$ 223,100	\$ 112,263	\$ 110,837
<u><i>Other</i></u>				
Contingency	\$ 18,412	\$ 18,412	\$ 6,157	\$ 12,255
Capital Reserve	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Total Other	\$ 58,412	\$ 58,412	\$ 46,157	\$ 12,255
Total Expenditures	\$ 704,085	\$ 704,085	\$ 507,748	\$ 225,330
Excess Revenues/ (Expenditures)	\$ 0		\$ 86,321	
Beginning Fund Balance	\$ -		\$ 42,803	
Ending Fund Balance	\$ 0		\$ 129,124	

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Community Development District

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

	Adopted Budget	Prorated Budget 9/30/25	Actual 9/30/25	Variance
<u>Revenues</u>				
Operating Transfer In	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest Income	\$ -	\$ -	\$ 366	\$ 366
Total Revenues	\$ 40,000	\$ 40,000	\$ 40,366	\$ 366
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ 504	\$ (504)
Total Expenditures	\$ -	\$ -	\$ 504	\$ (504)
Excess Revenues/(Expenditures)	\$ 40,000		\$ 39,862	
Beginning Fund Balance	\$ -		\$ 325	
Ending Fund Balance	\$ 40,000		\$ 40,187	

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Community Development District

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

	Adopted Budget	Prorated Budget 9/30/25	Actual 9/30/25	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 94,279	\$ 94,279	\$ 97,092	\$ 2,813
Special Assessments- Direct A1	\$ 70,029	\$ 70,029	\$ 67,518	\$ (2,511)
Special Assessments- Direct A2	\$ 182,000	\$ 182,000	\$ 182,000	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 46,665	\$ 46,665
Interest Income	\$ 2,000	\$ 2,000	\$ 10,044	\$ 8,044
Total Revenues	\$ 348,308	\$ 348,308	\$ 403,319	\$ 55,011
<u>Expenditures</u>				
Interfund Transfer Out	\$ 600	\$ 600	\$ 3,603	\$ (3,003)
<u>Series 2018A-1</u>				
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	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 70,418	\$ 70,418	\$ 70,418	\$ -
Interest-2/1	\$ -	\$ -	\$ -	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 40,000	\$ (40,000)
Interest-5/1	\$ 70,418	\$ 70,418	\$ 70,418	\$ -
Principal-5/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest-8/1	\$ -	\$ -	\$ 615	\$ (615)
Total Expenditures	\$ 341,978	\$ 341,978	\$ 386,195	\$ (43,618)
Excess Revenues/(Expenditures)	\$ 6,330		\$ 17,124	
Beginning Fund Balance	\$ 228,988		\$ 303,900	
Ending Fund Balance	\$ 235,318		\$ 321,024	

Due from Gf	\$ -
Reserve A1	\$ 82,103
Revenue A1	\$ 86,871
Revenue A2	\$ 142,458
Interest A2	----
Prepayment A2	\$ 9,591
Total	\$ 321,024

Canopy

Community Development District

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

	Adopted Budget	Prorated Budget 9/30/25	Actual 9/30/25	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 106,997	\$ 106,997	\$ 140,915	\$ 33,918
Special Assessments- Direct Bills	\$ 102,378	\$ 102,378	\$ 0	\$ (102,378)
Interest Income	\$ 3,500	\$ 3,500	\$ 7,764	\$ 4,264
Total Revenues	\$ 212,875	\$ 212,875	\$ 148,679	\$ (64,196)
<u>Expenditures</u>				
Interfund Transfer Out	\$ 750	\$ 750	\$ 4,583	\$ (3,833)
<u>Series 2018A-3</u>				
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	\$ -
Total Expenditures	\$ 209,500	\$ 209,500	\$ 213,333	\$ (3,833)
Excess Revenues/(Expenditures)	\$ 3,375		\$ (64,654)	
Beginning Fund Balance	\$ 119,669		\$ 208,596	
Ending Fund Balance	\$ 123,044		\$ 143,941	

Due From GF	\$ -
Due to GF	\$ (5,769)
Reserve	\$ 104,688
Revenue	\$ 45,023
Interest	----
Assessment Receivable	----
Total	\$ 143,941

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Community Development District

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

	Adopted Budget	Prorated Budget 9/30/25	Actual 9/30/25	Variance
Revenues				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 65,817	\$ 205
Interest Income	\$ 500	\$ 500	\$ 5,181	\$ 4,681
Total Revenues	\$ 66,112	\$ 66,112	\$ 70,998	\$ 4,887
Expenditures				
Interfund Transfer Out	\$ 250	\$ 250	\$ 1,435	\$ (1,185)
<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	\$ -
Total Expenditures	\$ 65,546	\$ 65,545	\$ 66,730	\$ (1,185)
Excess Revenues/(Expenditures)	\$ 566		\$ 4,268	
Beginning Fund Balance	\$ 66,051		\$ 98,739	
Ending Fund Balance	\$ 66,617		\$ 103,007	
		Due from General	\$ -	
		Reserve	\$ 32,714	
		Revenue	\$ 70,292	
		Total	\$ 103,007	

Canopy
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending September 30, 2025

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Welaunee
<u>Revenues</u>				
Interest Income	\$394	\$874	\$329	\$0
Developer Contributions	\$0	\$0	\$0	\$0
Interfund Transfer In	\$3,603	\$4,206	\$1,435	\$0
Total Revenues	\$3,997	\$5,080	\$1,765	\$0
<u>Expenditures</u>				
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	\$418
Total Expenditures	\$0	\$0	\$0	\$418
<u>Other Sources/(Uses)</u>				
Transfer In/Out	\$0	\$0	\$0	\$134
Total Other Sources/ (Uses)	\$0	\$0	\$0	\$134
Excess Revenues/(Expenditures)	\$3,997	\$5,080	\$1,765	(\$552)
Beginning Fund Balance	\$7,185	\$9,054	\$6,712	\$552
Ending Fund Balance	\$11,181	\$14,134	\$8,477	\$0

Canopy
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Maintenance Assessments- Tax Roll	\$ -	\$ 14,258	\$ 342,479	\$ 6,055	\$ 5,059	\$ 2,601	\$ 7,219	\$ 859	\$ 1,538	\$ -	\$ 13	\$ -	\$ 380,082
Maint. Assessments- Direct Bills(Canopy Acquisitions, LLC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maint. Assessments- Direct Bills(Ox Bottom)	\$ 0	\$ 14,577	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 7,288	\$ 87,460
Interest - SBA	\$ -	\$ -	\$ -	\$ 31	\$ 870	\$ 960	\$ 928	\$ 962	\$ 797	\$ 775	\$ 693	\$ 624	\$ 6,641
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 200	\$ -	\$ -	\$ 3,642	\$ -	\$ 50	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ 3,967
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 146,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30,765)	\$ -	\$ -	\$ 115,785
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134	\$ -	\$ -	\$ 134
Total Revenue	\$ 0	\$ 29,035	\$ 496,318	\$ 13,374	\$ 16,859	\$ 10,850	\$ 15,486	\$ 9,109	\$ 9,699	\$ (22,568)	\$ 7,994	\$ 7,912	\$ 594,069
Expenditures													
<u>Administrative</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 2,000
FICA	\$ -	\$ -	\$ -	\$ 31	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 707	\$ 957	\$ 707	\$ 707	\$ 8,730
Amortization Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 5,769	\$ 2,105	\$ 5,779	\$ 2,345	\$ 2,734	\$ 436	\$ 2,073	\$ 378	\$ 3,612	\$ 3,202	\$ 4,534	\$ 4,837	\$ 37,804
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	\$ 3,613	\$ 3,613	\$ 3,613	\$ 43,357
Information Technology	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 346	\$ 4,157
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ 0	\$ 3	\$ 24	\$ -	\$ 20	\$ -	\$ 25	\$ -	\$ 38	\$ 2	\$ 113
Postage	\$ 36	\$ 83	\$ 73	\$ 40	\$ 102	\$ 95	\$ 121	\$ 77	\$ 72	\$ 136	\$ 9	\$ 31	\$ 877
Printing & Binding	\$ 15	\$ -	\$ 17	\$ 0	\$ 4	\$ 12	\$ -	\$ 0	\$ -	\$ 9	\$ -	\$ -	\$ 57
Insurance-Liability	\$ 5,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260	\$ 7,041
Legal Advertising	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ 100	\$ 232	\$ 115	\$ 100	\$ 959
Other Current Charges	\$ 41	\$ 41	\$ 136	\$ 323	\$ 44	\$ 44	\$ 152	\$ 44	\$ 152	\$ 168	\$ 44	\$ 167	\$ 1,356
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administration Subtotal	\$ 20,053	\$ 15,692	\$ 10,672	\$ 7,378	\$ 7,576	\$ 5,254	\$ 7,134	\$ 9,766	\$ 8,628	\$ 8,663	\$ 9,406	\$ 11,064	\$ 123,439
<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	\$ 16,240	\$ 16,240	\$ 16,240	\$ 197,490
Landscape Contingency	\$ -	\$ -	\$ 3,500	\$ 15,134	\$ -	\$ -	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ 2,640	\$ 22,100
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	\$ 325	\$ -	\$ 925	\$ 6,300
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Common Area Maintenance	\$ 18,075	\$ 17,275	\$ 20,575	\$ 32,259	\$ 17,200	\$ 17,375	\$ 17,391	\$ 16,565	\$ 16,565	\$ 16,565	\$ 16,240	\$ 19,805	\$ 225,890

Canopy
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><i>Amenity Center:</i></u>													
Amenity Management Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial	\$ 750	\$ 779	\$ 750	\$ 1,078	\$ 750	\$ 4,150	\$ 750	\$ 956	\$ 750	\$ 1,059	\$ 953	\$ 750	\$ 13,475
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,650	\$ 2,600	\$ 2,600	\$ 3,975	\$ 3,575	\$ 2,600	\$ 2,900	\$ 32,400
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	\$ 2,843	\$ 2,866	\$ 2,815	\$ 35,041
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 402
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354	\$ -	\$ 354
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 12,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,590
Cable/Internet	\$ 318	\$ 318	\$ 318	\$ 318	\$ 323	\$ 323	\$ 323	\$ 323	\$ 323	\$ 323	\$ 323	\$ 323	\$ 3,856
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,464	\$ 188	\$ 2,652
Security/Alarms/Repair	\$ 1,770	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 3,750
Repairs and Maintenance	\$ 195	\$ 195	\$ 195	\$ 967	\$ -	\$ 310	\$ 841	\$ 505	\$ 313	\$ 195	\$ 1,857	\$ 1,795	\$ 7,368
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Center	\$ 20,695	\$ 6,451	\$ 7,529	\$ 7,948	\$ 6,424	\$ 10,298	\$ 7,692	\$ 7,740	\$ 8,662	\$ 8,209	\$ 11,631	\$ 8,984	\$ 112,263
<u><i>Other:</i></u>													
Contingency	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,747	\$ -	\$ -	\$ -	\$ 6,157
Capital Reserve	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Total Other	\$ 1,610	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,747	\$ -	\$ -	\$ -	\$ 46,157
Total Expenditures	\$ 60,433	\$ 39,418	\$ 38,775	\$ 87,585	\$ 31,200	\$ 32,926	\$ 32,218	\$ 35,871	\$ 36,602	\$ 33,437	\$ 37,277	\$ 39,853	\$ 507,748
Excess Revenues/ (Expenditures)	\$ (60,433)	\$ (10,383)	\$ 457,542	\$ (74,211)	\$ (14,341)	\$ (22,076)	\$ (16,731)	\$ (26,761)	\$ (26,903)	\$ (56,004)	\$ (29,283)	\$ (31,941)	\$ 86,321

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)
CURRENT BONDS OUTSTANDING		\$2,035,000

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)
LESS: SPECIAL CALL - 08/01/25		(\$40,000)
CURRENT BONDS OUTSTANDING		\$2,220,000

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)
CURRENT BONDS OUTSTANDING		\$2,575,000

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)
CURRENT BONDS OUTSTANDING		\$870,000

C.

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
8/4/25	Bank Interest	\$12.98	\$0.00	\$0.00	\$12.98	\$12.98	\$0.00	\$0.00	\$0.00	\$12.98
TOTAL		\$ 705,006.07	\$ (21,100.28)	\$ -	\$ 683,905.79	\$ 380,082.60	\$ 97,091.88	\$ 140,915.01	\$ 65,816.31	\$ 683,905.80

101%	Net Percent Collected
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DIRECT BILL ASSESSMENTS

Canopy Acquisition, 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
		\$ 58,341.96	\$ -	\$ 58,341.96

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
7/15/25	7/1/25	\$7,288.33	\$7,288.33	\$7,288.33
8/18/25	8/1/25	\$7,288.33	\$7,288.33	\$7,288.33
9/12/25	9/1/25	\$7,288.33	\$7,288.33	\$7,288.33
		\$ 87,459.96	\$ 87,459.96	\$ 87,459.96

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
9/12/25	9/1/25	\$20,255.47	\$20,255.47	\$20,255.47
		\$ 67,518.25	\$ 67,518.25	\$ 67,518.25

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
9/12/25	9/1/25	\$54,600.00	\$54,600.00	\$54,600.00
		\$ 182,000.00	\$ 182,000.00	\$ 182,000.00

Canopy Acquisition, 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
		\$ 68,843.25	\$ -	\$ 68,843.25

D.

Canopy

Community Development District

Check Register Summary

September 1, 2025 to September 30, 2025

Bank	Date	Check No.'s	Amount
General Fund	9/3/25	784 - 791	\$ 23,199.54
	9/9/25	792 - 794	\$ 4,994.23
	9/16/25	795 - 802	\$ 18,801.96
	9/24/25	803 - 805	\$ 1,318.00
	9/25/25	806 - 808	\$ 75,490.84
	9/30/25	809 - 811	\$ 3,135.00
Subtotal			\$ 126,939.57
			\$ 126,939.57

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/03/25	00045	8/27/25 35827	202508 330-53800-60000 AUG PREVENTATIVE MAINT	ALLWAYS IMPROVING LLC FITNESS PRO	*	195.00	195.00 000784
9/03/25	00040	8/20/25 1805224	202509 330-53800-45900 SEP DUMPSTER	MARPAN SUPPLY COMPANY INC	*	33.48	33.48 000785
9/03/25	00063	8/26/25 08262025	202508 330-53800-60000 REMIB.POOL SIGNS/SUPPLIES	PREMIER CONSTRUCTION RESIDENTIAL	*	208.74	2,673.18 000786
		8/26/25 08262025	202508 330-53800-59000 REMIB.AMENITY ACTIVITIES		*	2,464.44	
9/03/25	00030	9/01/25 18157164	202509 330-53800-45505 SEP POOL MAINTENANCE	PREMIER POOLS OF TALLAHASSEE	*	2,600.00	2,600.00 000787
9/03/25	00030	9/01/25 18157317	202509 320-53800-60000 SEP FOUNTAIN SERVICES	PREMIER POOLS OF TALLAHASSEE	*	325.00	325.00 000788
9/03/25	00028	8/22/25 5824	202508 330-53800-51200 AUG JANITORIAL	COLBY A CLAYTON	*	952.88	952.88 000789
9/03/25	00029	9/01/25 9314	202509 330-53800-34500 SEP SECURITY	TEKPRO INC.	*	180.00	180.00 000790
9/03/25	00027	9/02/25 5494	202509 320-53800-46200 SEP LANDSCAPE MAINTENANCE	TRULY TAILORED LANDSCAPING LLC	*	16,240.00	16,240.00 000791
9/09/25	00042	8/31/25 7300804	202508 310-51300-48000 NOTICE OF FY26 MEETINGS	GANNETT MEDIA CORP DBA	*	114.88	114.88 000792
9/09/25	00051	9/01/25 16	202509 310-51300-34000 SEP MANAGEMENT FEES		*	3,613.08	
		9/01/25 16	202509 310-51300-35100 SEP INFORMATION TECH		*	346.42	
		9/01/25 16	202509 310-51300-31300 SEP DISSEMINATION SVCS		*	706.67	
		9/01/25 16	202509 310-51300-51000 OFFICE SUPPLIES		*	.30	

CANO CANOPY CDD AMOSSING

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/01/25 16	202509 310-51300-42000		*	31.38	
		POSTAGE					
		9/01/25 16	202509 310-51300-41000		*	1.50	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,699.35 000793
9/09/25 00064		9/04/25 32077	202509 330-53800-60000		*	180.00	
		BACKFLOW TEST/CERTIFICATE					
				TALL TIMBERS SERVICES INC			180.00 000794
9/16/25 00020		9/03/25 66096	202509 300-15500-10000		*	12,936.12	
		FY26 INSURANCE RENEWAL					
				EARL BACON AGENCY			12,936.12 000795
9/16/25 00045		9/08/25 35965	202509 330-53800-60000		*	659.85	
		REPLACED BELT/ROLLER					
				ALLWAYS IMPROVING LLC FITNESS PRO			659.85 000796
9/16/25 00045		9/09/25 35973	202509 330-53800-60000		*	205.00	
		SVC REQUEST-MOVE EQUIPMNT					
				ALLWAYS IMPROVING LLC FITNESS PRO			205.00 000797
9/16/25 00045		9/12/25 36027	202509 330-53800-60000		*	95.00	
		REPLACED DRIVE MOTOR					
				ALLWAYS IMPROVING LLC FITNESS PRO			95.00 000798
9/16/25 00039		1/30/15 09112025	202508 310-51300-31500		*	4,534.00	
		AUG GENERAL COUNSEL					
				KILINSKI VAN WYK PLLC			4,534.00 000799
9/16/25 00065		9/11/25 09112025	202509 330-53800-59000		*	187.81	
		REIMBURSEMENT-ACTIVITIES					
				OX BOTTOM MORTGAGE HOLDINGS LLC			187.81 000800
9/16/25 00034		8/18/25 1103072	202508 330-53800-60000		*	85.18	
		HVAC QUARTERLY MAINT					
				WATTS COOLING HEATING & PLUMBING			85.18 000801
9/16/25 00034		8/20/25 1103050	202508 330-53800-60000		*	99.00	
		HVAC REPAIR-CLOGGED DRAIN					
				WATTS COOLING HEATING & PLUMBING			99.00 000802
9/24/25 00066		9/02/25 09022025	202509 330-53800-60000		*	460.00	
		REPR POOL TILES/SOAP DISP					
				D TILE LLC			460.00 000803
				CANO CANOPY CDD			
				AMOSSING			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/24/25	00056	9/22/25 I-7423	202509 310-51300-49000		*	108.00	
		(6) MEETING SIGNS		CG SHOCKLEY ENTERPRISES LLC			108.00 000804
9/24/25	00028	9/22/25 5879	202509 330-53800-51200		*	750.00	
		SEP JANITORIAL		COLBY A CLAYTON			750.00 000805
9/25/25	00025	9/01/25 09012025	202509 300-20700-10100		*	54,600.00	
		OX BOT DIR ASS 9.1		CANOPY CDD			54,600.00 000806
9/25/25	00026	6/09/25 06092025	202509 300-20700-10100		*	294.68	
		06.09 FY25 ASSESSMENTS		CANOPY CDD			294.68 000807
9/25/25	00010	9/01/25 09012025	202509 300-20700-10100		*	20,255.47	
		OX BOT DIR ASS 9.1			*	340.69	
		9/01/25 09012025	202509 300-20700-10100				
		FY25 ASSESSMENTS		CANOPY CDD			20,596.16 000808
9/30/25	00045	9/25/25 36139	202509 330-53800-60000		*	195.00	
		SEP PREVENTATIVE MAINT		ALLWAYS IMPROVING LLC FITNESS PRO			195.00 000809
9/30/25	00027	9/29/25 5565	202509 320-53800-46300		*	2,640.00	
		MULCH INSTALL		TRULY TAILORED LANDSCAPING LLC			2,640.00 000810
9/30/25	00067	9/24/25 UAS3797	202509 330-53800-45505		*	300.00	
		POOL FLOOR CRACKS-CONSULT		AUGUST A URSIN			300.00 000811
TOTAL FOR BANK A						126,939.57	
TOTAL FOR REGISTER						126,939.57	

CANO CANOPY CDD AMOSSING

FOURTH ORDER OF BUSINESS

A.

LIFESTYLE MANAGEMENT SERVICES AGREEMENT

This agreement (“**Agreement**”) is made and entered into to be effective the __ day of November 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

PREMIER FINE HOMES, LLC, a Florida limited liability company, with a mailing address of 4708 Capital Circle N.W., Tallahassee, Florida 32303 (“**Contractor**” and, together with the District, “**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 intends to provide for various lifestyle enhancements for its residents and Patrons (as that term is defined in the District’s *Amenity Facility Handbook*) related to its recreational facilities and related improvements; and

WHEREAS, Contractor has a background in the operation, management, and programming of lifestyle management for recreation facilities and is willing to provide such operation, management, and programming 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 such lifestyle management services; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to provide the Lifestyle Management 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 a limited, non-exclusive, revocable license to enter and use the District's recreational facilities and open spaces solely 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 lifestyle manager and not the owner of any District improvements. This license shall terminate immediately upon termination of this Agreement for any reason.

3. SCOPE OF SERVICES. Contractor shall provide the District with Services for lifestyle management as described in the Scope of Services attached hereto as **Exhibit A**. Hours shall be tracked daily and reported to the District Manager monthly. To the extent any provisions of **Exhibit A** 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 an annual total of **Thirty-Eight Thousand Dollars and Zero Cents (\$38,000.00)** per fiscal year (October 1 – September 30), payable in monthly installments of **Three Thousand, One Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$3,166.67)**. 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, services performed, and itemized expenses if applicable. 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.** Any emergency expenditures must be reported to the District Manager within 24 hours and any single emergency expenditure exceeding \$500 requires immediate notification to the District Manager prior to or contemporaneously with incurring such expenditure, except where immediate action is necessary to protect health, safety, or prevent property damage. The District shall reimburse Contractor for reasonable emergency expenditures within thirty (30) days of receipt of proper documentation, provided such expenditures were necessary and reasonable under the circumstances. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.
- C.** 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 additional services order or 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 or caused by Contractor, its employees, or agents within twenty-four (24) hours and complete such repairs within a reasonable time not to exceed seven (7) calendar days unless otherwise agreed to in writing by the District Manager. If Contractor fails to commence repairs within twenty-four (24) hours or complete repairs within seven (7) calendar days, the District may perform or contract for such repairs and charge the costs to Contractor, which costs shall be immediately due and payable or may be offset against amounts owed to Contractor. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

7. 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 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 ("**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.

8. TERMINATION. The District shall have the right to terminate this Agreement immediately upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement. The District may also terminate 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 stating the specific reason(s) for termination, and shall provide the District sixty (60) days to cure such reason(s) before the termination becomes effective. 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 Contractor's provision of the Services, 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 recreational facilities;
- B.** Vacate any portion of the facilities 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.

9. 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 & Advertising Injury</i>
\$1,000,000	<i>Each Occurrence</i>
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor with respect to provision of the Services 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).

- B. Insurance obtained by Contractor shall be primary and noncontributory with respect to any insurance maintained by the District. 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 or equivalent rating from a similarly recognized insurance rating agency. The District and its officers, supervisors, staff and employees shall be listed as additional insureds on each such policy, and no policy may be canceled, non-renewed, or materially modified during the term of this Agreement without at

least thirty (30) days prior written notice to the District. Certificates of insurance and applicable endorsements evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. Certificates must show the District as an additional insured and must include the primary and noncontributory endorsement. Contractor shall provide the District with at least thirty (30) days prior written notice if any policy may be canceled, modified, or allowed to expire during the term of this Agreement, and shall obtain replacement coverage acceptable to the District prior to any such cancellation, modification, or expiration. Failure to maintain required insurance coverage shall be grounds for immediate termination of this Agreement.

10. INDEMNIFICATION.

- A.** Contractor's indemnification obligations under this Section 10 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, but shall not apply to the extent caused by the sole negligence of the District. 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 10 shall survive the termination or expiration of this Agreement.

11. 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.

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

13. ENFORCEMENT OF AGREEMENT. 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.

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

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

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

17. 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.

18. 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:** Premier Fine Homes, LLC
4708 Capital Circle N.W.
Tallahassee, Florida 32303
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: Canopy CDD, District Manager

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

19. 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.

20. 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.

21. 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.

22. EFFECTIVE DATE AND TERM. The effective date of this Agreement shall be as of the date first written above. The initial term of this Agreement shall be from commencement through September 30, 2026, unless terminated earlier in accordance with Section 8 above. This Agreement shall automatically renew for additional one (1) year terms, unless written notice of non-renewal is provided by either party at least sixty (60) days prior to the expiration of the then-current term. 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.

23. 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

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

[Signatures on following page.]

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

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson, Board of Supervisors

Date: _____

PREMIER FINE HOMES, LLC

By: _____

Its: _____

Date: _____

Exhibit A: Lifestyle Management Scope of Services

Exhibit A
Lifestyle Management Scope of Services

- Creating, planning, promoting and executing a comprehensive community event and programming calendar for residents, subject to the District's prior written approval of the annual calendar. Events currently include Bunnies & Baskets, Summer Kick Off, Back to School, Spring & Fall Adult Only Socials and a Winter Social if budget allows. The District reserves the right to modify, add, or remove events from the calendar at any time upon written notice to Contractor.
- Plan and execute quarterly New Resident Welcome Receptions & Orientation for new residents in the community.
- Producing, maintaining, and following an annual budget for activities and events, subject to the District's review and approval. Contractor shall submit the proposed annual budget to the District no later than sixty (60) days prior to the start of each fiscal year and shall obtain written approval before incurring expenses exceeding the approved budget.
- Act as an ambassador of the community on behalf of the District, provided that Contractor shall not make any representations, commitments, or statements that would bind the District financially or legally without prior written authorization from the District Manager or Board of Supervisors
- Establishing and nurturing partnerships with local organizations and businesses to benefit residents and the overall community, subject to prior written approval by the District Manager for any partnership that would create financial obligations for the District or require the District's endorsement of any commercial entity
- Working with and under the direction of the District Manager, Field Operations Manager, and District staff in overseeing the operation of the amenity center including rentals, provided that all rental policies, fees, and terms shall be established by the District
- Development of Newsletters and e-blasts to aid in promoting events, programming and communication, subject to review and approval by the District Manager prior to distribution. All communications shall comply with Florida public records laws and the District's records retention policies
- Maintain all Community Bulletin Boards with up-to-date Calendars and Event Flyers
- Creation, coordination and support for community clubs, groups, and committees, provided that any such clubs, groups, or committees shall not have authority to bind the District or commit District resources without prior Board approval
(As of Fall 2025 we have a weekly Mahjong Group and Book Club)
- Ability to create a strong, professional, and symbiotic relationship with the Board of Supervisors.

- Along with CDD District Manager and Field Operations Manager, coordinate cleaning and maintenance as needed at Clubhouse and all amenity areas
- Working together with HOA managers to communicate and respond to all resident needs and requests.

DRAFT

B.

**FIRST AMENDMENT TO AGREEMENT FOR POOL MAINTENANCE SERVICES
[FOUNTAIN MAINTENANCE]**

THIS AMENDMENT (“**Amendment**”) is made and entered into as of this ____ day of November 2025, by and between:

CANOPY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

PREMIER POOLS OF TALLAHASSEE, LLC, a Florida limited liability company, with a mailing address of 4013 Woodville Highway, Unit 5, Tallahassee, Florida 32305 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services* dated on or about March 2022 (“**Agreement**”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to include fountain maintenance services as part of the scope of services, which fountain maintenance services are described in **Exhibit A** hereto, to provide for compensation related to the additional services, and to revise and include certain provisions to the Agreement; and

WHEREAS, the District and the Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

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:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

2. AMENDMENTS. Pursuant to Section 19 of the Agreement, the District and the Contractor agree to amend the Agreement as follows:

- A. In addition to all pool maintenance services authorized under the Agreement, the Contractor shall provide additional fountain maintenance services (“**Fountain Maintenance Services**”) as set forth in the attached **Exhibit A**.
- B. The Agreement is amended to include compensation for Fountain Maintenance Services in the total annual amount not to exceed the sum of **Three Thousand Nine Hundred Dollars and Zero Cents (\$3,900.00)**, payable in monthly installments of **Three Hundred Twenty Five Dollars and Zero Cents (\$325.00)**. Any proposed increase in compensation for Fountain Maintenance Services by the Contractor shall be submitted in writing to the District for approval.
- C. Section 21, Notices, of the Agreement is amended as follows:

VII. NOTICES

All notices, requests, consents and other communications under this Agreement (“**Notice(s)**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties as follows:

If to Contractor: Premier Pools of Tallahassee, LLC
4013 Woodville Highway, Unit 5
Tallahassee, Florida 32305
Attention: Bobby Lee Bassett

If to the District: Canopy Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Canopy CDD, District Manager

With A Copy To: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Canopy CDD, 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 the Contractor may deliver Notice on behalf of the District and the Contractor, respectively. 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.

3. In accordance with statutory requirements adopted after the parties entered into the Agreement, the following provisions are hereby added as Paragraph 30 of the Agreement:

30. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The 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*. The Contractor shall execute an affidavit, in an acceptable form to the District, in compliance with section 787.06(13), *Florida Statutes*.

4. **AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Sections 2 and 3 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

5. **AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the Parties. Both the Parties have compiled with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Amendment.

6. **EXECUTION IN COUNTERPARTS.** This Amendment 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.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Amendment to be effective on the day and year first written above.

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson/Vice Chairperson,
Board of Supervisors
Date: _____

PREMIER POOLS OF TALLAHASSEE, LLC

By: _____
Its: _____
Date: _____

Exhibit A: Fountain Maintenance Services Scope and Compensation

EXHIBIT A



Office: 850-350-7665

Cell: 850-519-7312

4013 Woodville Hwy Unit 5

Tallahassee, FL 32305

May 6th, 2024

Service Proposal

Canopy (Fountain)
Welaunee Blvd
Tallahassee, Florida

Cleaning Service Agreement for Canopy fountain is outlined as follows:

Fountain service will be completed on Wednesday. Cleaning includes netting any debris from the fountain, cleaning fountain filters, and application of all chemicals necessary to maintain chemistry. All chemicals required are included. This service will be provided at a rate of \$325 per month, and the contracted period will be on a month to month basis. The contract will self-renew pending notice of service cancellation. Thirty day notice is required for cancellation of service. Please note cleaning service does not include maintenance or repair of equipment beyond what is outlined above. Feel free to contact me at (850) 570-0332 if you have any questions or concerns.

Respectfully Submitted,

Bobby Bassett

The above price, specifications and conditions are satisfactory and are hereby accepted.
Premier Pools is authorized to do the work as specified.

Authorized Signature: _____ Date of Acceptance: _____

Authorized Signature: _____ Date of Acceptance: _____
Bobby Bassett, Premier Pools

Build • Renovate • Service • Repair

www.PremierPoolsTallahassee@gmail.com • PremierPoolsTallahassee@gmail.com

C.

Jennifer Kilinski
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

DOVE POND AND STORMWATER MANAGEMENT RESPONSIBILITY AND EASEMENT AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into to be effective this ____ day of October 2025, by and between:

Canopy Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Leon County, Florida, and whose mailing address is c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**District**”); and

Dove Pond, LLC, a Florida limited liability company and owner of lands within the District, with a mailing address of 4708 Capital Circle N.W., Tallahassee, FL 32303 (“**Landowner**” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance adopted by the Board of City Commissioners in and for the City of Tallahassee, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District constructed and presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management infrastructure that includes, in pertinent part, the regional stormwater facility commonly referred to as “Dove Pond” and related improvements, as depicted in **Exhibit A (“District Improvements”)**; and

WHEREAS, the Landowner owns and/or is responsible for maintenance for certain property that includes the underlying real property and property adjacent to the District Improvements which the Landowner is not yet ready or willing to convey to the District (“**Landowner Property**”); and

WHEREAS, the Landowner has, since construction of the District Improvements, maintained said District Improvements to the benefit of the District and the Parties now desire to enter into a written agreement to record the ongoing obligations and responsibilities between the Parties; and

WHEREAS, the Landowner desires to undertake the responsibility to operate and maintain the District Improvements pursuant to the terms and conditions of this Agreement and all applicable permits, regulations, laws and agreements, including all applicable development

agreements, Operation and Maintenance Plan and Joint Project Agreements, without limitation (together, “**Regulatory Requirements**”); and

WHEREAS, the District desires to grant the Landowner a non-exclusive perpetual access and maintenance easement over the District Improvements for the purposes of operating and maintaining the District Improvements as set forth herein and other applicable Regulatory Requirements.

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:

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.

2. OPERATION AND MAINTENANCE RESPONSIBILITY. The Parties acknowledge that the Landowner owns the real property on which the District Improvements were constructed and that each Party mutually benefits from the covenants in this Agreement.

a. Operation and Maintenance Responsibility.

- i. The Landowner represents and warrants that it has, through its own personnel or through qualified contractors, the skill, experience, knowledge, and capabilities to operate and maintain the District Improvements consistent with all Regulatory Requirements and commits to perform the same. The Landowner has, since construction of the District Improvements, maintained said District Improvements to the benefit of the District and the Parties now desire to enter into a written agreement to record the ongoing obligations and responsibilities between the Parties including confirming the ongoing operation and maintenance responsibilities of the Landowner on behalf of the District.
- ii. The Landowner is responsible for all operation, maintenance and capital improvements required for the District Improvements through the term of this Agreement and shall perform such responsibilities in accordance with all applicable industry standards, manufacturer specifications, and Regulatory Requirements. The Landowner shall provide no less than quarterly written reports to the District detailing all maintenance activities performed and compliance with Regulatory Requirements and must keep a written record of all inspections, repairs and regulatory compliance.

b. Maintenance Costs.

- i. Costs to maintain the District Improvements consistent with all Regulatory Requirements shall be the responsibility of the Landowner. Costs for enhancements may be funded by the District but only upon presentation to the District’s Board of Supervisors (“**Board**”) for approval and upon

written execution of an agreement for such enhancements. All other costs, unless otherwise approved by the Board, shall be the responsibility of the Landowner.

- ii. The Landowner shall be solely responsible for payment for repair of any damage caused by its employees, staff, contractors, subcontractors, invitees, and any affiliated parties, and shall indemnify and hold harmless the District and its officers, supervisors, staff, agents, and employees from any claims, costs, or expenses arising from such damage. The Landowner shall maintain comprehensive liability insurance covering all such potential damages with the District named as an additional insured, in accordance with Section 2.d. The District shall not be responsible for costs incurred in connection with actions of the Landowner or due to the Landowner's failure to maintain the District Improvements in accordance with industry standards and/or the requirements of all applicable Regulatory Requirements.
- c. ***Open Books and Records.*** Upon request, the Landowner shall make available to the District and in no event more than five (5) business days, for review at a reasonable time and place, its books and records with respect to its expenses related to the operation and maintenance of the District Improvements and compliance with all Regulatory Requirements. The District shall have the right to audit such records at its discretion, with costs of such audit borne by the Landowner if material discrepancies are found. In the event of a dispute between the Parties relating to the payment of any of the cost of the maintenance of the Improvements, including a dispute regarding the quality of the maintenance, the District shall give written notice to the Landowner with supporting documentation regarding the nature and amount of the dispute. The Parties shall commence informal negotiations within thirty (30) days of notice of such dispute and work in good faith towards resolution of the same.
- d. ***Insurance Requirements.*** The Landowner shall procure and maintain, at its own expense, comprehensive general liability insurance covering any and all liability arising from Landowner's use, management, maintenance, and operation of the District Improvements. Such insurance shall name the Canopy Community Development District and its officers, supervisors, staff, agents and employees as additional insureds. The policy limits shall not be less than \$2,000,000 per occurrence for bodily injury and property damage, \$1,000,000 for personal and advertising injury, and \$5,000,000 in aggregate. The Landowner shall provide the District with a certificate of insurance evidencing such coverage prior to commencing any operation or maintenance activities under this Agreement. The insurance policy shall include a clause requiring the insurer to provide the District with at least sixty (60) days' prior written notice of any cancellation, non-renewal, or material change of coverage. Failure to maintain required insurance coverage shall constitute an immediate default under this Agreement.

3. GRANT OF ACCESS EASEMENT; OPERATION AND MAINTENANCE.

The District hereby grants to the Landowner, its successors, and assigns a non-exclusive, terminable easement that shall continue only so long as Landowner remains in compliance with all terms of this Agreement and all Regulatory Requirements, with such compliance to be determined in the District's reasonable discretion ("**Access Easement**") over, under, and across the District Improvements for the purpose of ingress and egress by the Landowner in order to access and/or otherwise construct, install, repair, reconstruct, use, maintain and operate the District Improvements. The Landowner agrees to operate and maintain the District Improvements consistent with industry standards and the requirements of all Regulatory Requirements.

4. COMPLIANCE WITH LAW. Any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto, including all Regulatory Requirements, which compliance is the Landowner's sole responsibility.

5. DEFAULT. A default by a party under this Agreement which continues for more than fifteen (15) days after the non-defaulting party has sent written notice of such default to the defaulting party, or in the case of defaults that cannot reasonably be cured within thirty (30) days, the defaulting party fails to commence such cure within thirty (30) days and diligently pursue it to completion, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

6. ENFORCEMENT OF AGREEMENT. In the event that any party 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' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings. In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

7. INDEMNIFICATION. The Landowner shall indemnify, defend, and hold harmless the Canopy Community Development District, its officers, supervisors, staff, agents, and employees (collectively, the "**Indemnified Parties**") from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees and costs, arising out of or related to the Landowner's actions or omissions, including but not limited to any breach of this Agreement, negligence, or willful misconduct in connection with the operation or maintenance of the District Improvements. This indemnification shall extend to any claims for injury to or death of persons, or damage to property, arising out of, connected with, or incidental to the Landowner's performance under this Agreement. The Landowner's obligation to indemnify shall survive the termination of this Agreement.

8. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for the resolution of all disputes shall be a court of competent jurisdiction in Leon County, Florida.

9. AGREEMENT; AMENDMENTS. 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 that is executed by the Parties hereto.

10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties to this Agreement, 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.

11. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. 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 Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses 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 addresses set forth in this Agreement.

12. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties to this Agreement and their successors and assigns, 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 to this Agreement or its successor or assign. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties to this Agreement and their successors and assigns 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties to this Agreement and their respective representatives, successors, and assigns.

13. ASSIGNMENT; RUNS WITH THE LAND. The covenants, terms, agreements, rights and obligations of the Parties are intended to be, and are construed as, covenants running with the land, and shall be binding upon, and inure to the benefit of each of the Parties and their respective successors and assigns.

14. PUBLIC RECORDS. The Landowner agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Landowner agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Landowner must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that 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 completion of the Agreement if the Landowner does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Landowner or keep and maintain public records required by the District to perform the service. If the Landowner transfers all public records to the District upon completion of this Agreement, the Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Landowner keeps and maintains public records upon completion of the Agreement, the Landowner shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, OR BY EMAIL AT CDENAGY@GMSNF.COM, OR BY REGULAR MAIL AT C/O GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

15. ARM'S LENGTH TRANSACTION. 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 doubtful language will not be interpreted or construed against any party.

16. SOVEREIGN IMMUNITY. Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability or sovereign immunity contained in Section 768.28, *Florida Statutes*, or other statutes or law.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

19. SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

[SIGNATURE PAGE FOR DOVE POND RESPONSIBILITY AGREEMENT]

WITNESS

By: _____

Name: _____

Address: _____

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: Jason Ghazvini

Title: Chairman

By: _____

Name: _____

Address: _____

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of October 2025, by Jason Ghazvini, as Chairperson of CANOPY COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

[SIGNATURE PAGE FOR DOVE POND RESPONSIBILITY AGREEMENT]

WITNESS

DOVE POND, LLC

By: _____

Name: _____

Address: _____

By: _____

Name: Mehran Ghazvini

Title: Manager

By: _____

Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of October 2025, by Mehran Ghazvini, as Manager of Dove Pond, LLC, who appeared before me this day, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Exhibit A: District Improvements

Exhibit A
District Improvements

FIFTH ORDER OF BUSINESS

A.

TEMPORARY ACCESS LICENSE AGREEMENT

THIS TEMPORARY CONSTRUCTION AND ACCESS LICENSE AGREEMENT ("Agreement") is made and entered into as of this 7th day of October 2025, by and between **CANOPY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**" or "**Licensor**") and **FLORIDA GAS TRANSMISSION COMPANY, LLC**, a Delaware limited liability company, whose mailing address is 8801 S. Yale Avenue, Suite 200, Tulsa, Oklahoma 74137 ("**FGT**" or "**Licensee**"). (Licensor and Licensee are sometimes together referred to herein as the "**Parties**" and each separately as a "**Party**").

WITNESSETH:

WHEREAS, Licensor is the owner of certain stormwater improvements, which includes the improvement commonly referred to as "Dove Pond," located within Section 14, Township 1 North, Range 1 East, identified as Parcel No. 1114204050000 by the Leon County Property Appraiser, and more particularly depicted on the map in Exhibit A attached hereto and incorporated herein by this reference ("**License Area**"); and

WHEREAS, Licensee has requested access to and permission to dewater Dove Pond in conjunction with its inspection and repair of a gas pipeline owned, operated, and maintained by Licensee and which is located within or near the License Area; and

WHEREAS, Licensor is willing to issue to Licensee, subject to the terms and conditions set forth in this Agreement, a temporary, non-exclusive construction and access license on, over, under, across, and through the License Area for the purposes set forth in this Agreement.

NOW, THEREFORE, for and in consideration of ten thousand dollars (\$10,000) in hand and paid by the Licensee to the Licensor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **TEMPORARY LICENSE.** Licensor does hereby issue to Licensee and its respective agents, employees, consultants, contractors, and subcontractors (collectively, "**Licensee's Agents**") a temporary, non-exclusive license on, over, under, across, and through the License Area for the sole purpose of inspecting and repairing/upgrading the gas pipeline owned, operated, and maintained by Licensee and which is located within or near the License Area. Licensor also hereby authorizes Licensee, subject to the terms of this Agreement, to dewater Dove Pond to the extent reasonably necessary to conduct its inspection and repair/upgrade operations, provided that such dewatering must be conducted in accordance with all applicable permits, laws, conditions and environmental regulations (collectively, "**License**"). Licensee enters the License Area and the surrounding areas at its sole risk, cost and hazard, and Licensee (and its successors and assigns) hereby release Licensor from any and all claims relating to the condition of the License Area and the entry upon or work performed within the License Area by

Licensee and Licensee's Agents whatsoever.

3. **TERM OF LICENSE.** This Agreement shall be effective as of October 15, 2025 ("Effective Date"). Upon the earlier of (i) the completion of Licensee's inspection and repair/upgrade work on the pipeline, including any and all efforts necessary to restore the License Area pursuant to this Agreement, or (ii) January 14, 2026, this Agreement will immediately terminate and be extinguished and all rights granted to Licensee by this Agreement immediately terminate without further action of the Licenser or Licensee being required, except for those provisions which do expressly survive the termination of the Agreement.

4. **CONDITION OF LICENSE AREA.** Licensee accepts the License Area and all aspects thereof in its "AS IS," "WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS," including but not limited to, both latent and patent defects, the existence of hazardous materials, if any, and any easements, rights, or other encumbrances affecting the License Area. Licensee hereby waives all warranties, express or implied, regarding the title, condition and use of the License Area including, but not limited to any warranty of merchantability or fitness for a particular purpose. Licensee must obtain any and all consents, approvals, permissions, and agreements to cross, encumber, or encroach upon any other easements or rights of others, if any, related to Licensee's use of the License Area, including but in no way limited to required approval(s) from the Northwest Florida Water Management District, the Florida Department of Environmental Protection, and the U.S. Army Corps of Engineers. Licenser only owns the Dove Pond improvement and not the real property and all permissions for entering the real property must be separately maintained.

5. **INSURANCE AND INDEMNITY.** Licensee and Licensee's Agents shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death, or property damage arising directly or indirectly out of the exercise of the rights and privileges granted under this Agreement. Said insurance maintained by Licensee and any contractors or subcontractors performing work for Licensee shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida with a minimum AM Best rating of A-VII, naming the Licensee and Licenser as additional insureds, to the extent of the indemnities assumed under this Agreement, with minimum coverage limits of: (i) Commercial General Liability Insurance in an amount not less than \$3,000,000.00 per occurrence and \$5,000,000.00 in the aggregate with respect to bodily injury, death, or property damage; (ii) Workers' Compensation Insurance as required by applicable law; and (iii) Automobile Liability Insurance in an amount not less than \$2,000,000.00 combined single limit. Licensee shall also maintain Pollution Legal Liability Insurance with minimum limits of \$5,000,000.00 per claim and in the aggregate. All required insurance policies shall be primary and non-contributory to any insurance maintained by Licenser, but only to the extent of the indemnities assumed under this Agreement. Licensee shall provide Licenser with certificates of insurance evidencing the required coverage prior to entering the License Area and upon each policy renewal. To the extent permitted by law and without waiving any of the protections afforded by section 768.28, *Florida Statutes*, Licensee hereby agrees to indemnify and hold harmless Licenser from and against any and all liability arising out of Licensee's or Licensee's Agents' use of or entry upon the License Area and Licensee's or Licensee's Agents' breach of any provision of this Agreement. Notwithstanding the foregoing or anything herein to the contrary, (a) Licensee shall not be liable for punitive or consequential damages or damages

resulting from diminution in value, and (b) Licensee's indemnity shall not cover any loss, claim, or damage to the License Area or to any person which is directly related (i) to any conditions or environmental issues which existed prior to Licensee's entry onto the License Area, except to the extent that Licensee or Licensee's Agents negligently exacerbate such existing conditions, or (ii) resulting from Licensor's or its agents', employees' or contractors' acts, failure to act, or negligence. Such indemnity obligation shall survive any expiration or earlier termination of this Agreement for a period of four (4) years.

6. **REPAIR AND MAINTENANCE.** Licensee, at its sole cost and expense, shall maintain and repair the License Area in good order during the term of the Agreement. "Maintain" as used herein means Licensee shall ensure that the License Area is secured and not left in a state of disrepair throughout Licensee's operations. Licensee shall, as soon as commercially reasonable and in no event later than within thirty (30) days from expiration or termination of this License, repair any damage to the License Area, including any improvements located in or without the License Area (including, without limitation, any and all landscaping, pond banks, grass, erosion control, slope ratios, concrete, trees, water, and/or irrigation pipes, lines and ditches, gutters, asphalt surfaces, fences, signs, lighting, buildings, etc.) caused by Licensee or Licensee's Agents, and shall restore the License Area and any such improvements to substantially the condition as existed prior to the Effective Date. Licensor hereby grants Licensee and Licensee's agents a temporary, non-exclusive license to access and enter upon that portion of Licensor's property located outside of the License Area for purposes of the preceding sentence. Upon the expiration or earlier termination of this Agreement, Licensee shall perform the following: (i) remove all equipment, vehicles, construction materials, and personal property that Licensee or Licensee's Agents caused to be placed upon the License Area; and (ii) leave the License Area free of debris and hazards, and subject to neither environmental hazards (other than those existing prior to the Effective Date) nor liens arising directly and solely from Licensee's presence upon or use of the License Area. The maintenance and restoration obligations of Licensee as set forth in this Section 6 shall survive the expiration or earlier termination of this Agreement.

7. **SELF-HELP.** If Licensee fails to perform the maintenance and restoration obligations described in Section 6 above after Licensor delivers written notice to Licensee and Licensee fails to cure such failure within thirty (30) days after receipt of such notice, Licensor may, but shall not be obligated to, perform such obligations at Licensor's sole cost and expense and then submit an invoice to Licensee in the amount of such costs reasonably incurred by Licensor, including related soft costs (legal, engineering, administrative). Licensees shall, within thirty (30) days after receiving the invoice from Licensor ("**Reimbursement Period**"), reimburse Licensor in the amount set forth in the invoice (which amount shall reflect the actual costs and expenses reasonably incurred by Licensor in performing Licensee's duties set forth in Section 6). If Licensee fails to pay such amount to Licensor prior to the expiration of the Reimbursement Period, Licensor may pursue all remedies available under applicable law for the recovery of such amount, plus interest calculated at the rate of the lesser of (a) ten percent (10%), or (b) the highest rate of interest which may be charged under applicable law without the creation of liability or penalties or the creation of defenses. For purposes of this Section 7, interest shall be calculated as of the day that the Reimbursement Period expires rather than the date of final settlement of the making of a judicial award. The rights of Licensor and obligations of Licensee as set forth in this Section 7 shall survive the expiration or earlier termination of this Agreement.

8. ADDITIONAL OBLIGATIONS OF LICENSEE. Licensee acknowledges and agrees that any rights granted hereunder shall be exercised by the Licensee and Licensee's Agents only in accordance with any and all applicable laws, ordinances, rules, regulations, permits and approvals and any future modifications or amendments thereto. Licensee covenants and agrees that it shall not discharge into or within the License Area, or allow to be discharged, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, and shall promptly notify Licensor of any accidental discharge or release of such materials, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

9. NO BENEFICIARIES OF LICENSE RIGHTS. The License set forth in this Agreement shall be for the sole benefit and use of Licensee, its successors and assigns, and Licensee's Agents. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the License Area to the general public in perpetuity, it being the intention that this Agreement be strictly limited to and for the purposes expressed herein. This Agreement is not intended to create, nor shall it in any way be interpreted to create any third-party beneficiary rights in any person not a Party to this Agreement, other than to Licensee's Agents for the purposes expressly set forth herein. Licensor shall have the right to perform any act, or do any thing, from time to time that Licensor may deem necessary or desirable to ensure that no public gift dedication (or deemed gift dedication) occurs.

10. ASSIGNMENT AND BINDING EFFECT. Licensee may not at any time assign its rights and obligations under this Agreement without the prior written consent of Licensor, which consent may be granted, conditioned, withheld, or delayed in Licensor's sole but reasonable discretion. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, as well as their respective successors and assigns.

11. AMENDMENTS AND WAIVERS. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties, except as provided in this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

12. USE OF LICENSE AREA. It is acknowledged and agreed that the License granted under this Agreement is not an exclusive license and that Licensor shall have the right to use and enjoy the License Area in any manner not inconsistent with the license rights created herein.

13. LIENS. Licensee shall not permit (and shall promptly satisfy or bond within thirty (30) days of filing) any construction, mechanic's lien, or encumbrance against the License Area in connection with the exercise of rights hereunder. Licensee shall provide written notice to Licensor within five (5) business days of receiving notice of any such lien or encumbrance.

14. **RECORDING.** The Parties agree and acknowledge this Agreement shall not be recorded in the Public Records of Leon County, Florida.

15. **MISCELLANEOUS.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida and applicable federal laws. Venue for any proceeding brought hereunder shall be Leon County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising therefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Licensor and Licensee and their respective successors and assigns.

16. **PUBLIC RECORDS.** Licensee acknowledges that this Agreement and any and all documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

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

[Signature pages follow.]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

"LICENSOR"

CANOPY COMMUNITY
DEVELOPMENT DISTRICT

Jessica Gaines
Print Name: Jessica Gaines
Address: 4708 Capital Circle NW
Tallahassee FL 32303

[Signature]
By: Jason Ghazvini
Its: Chair, Board of Supervisors

[Signature]
Print Name: Franklin Michael Dimitroff
Address: 4708 Capital Circle NW
Tallahassee FL 32303

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online notarization this 20th day of October 2025, by Jason Ghazvini, as Chair of the Board of Supervisors, on behalf of the Canopy Community Development District.



[notary seal]

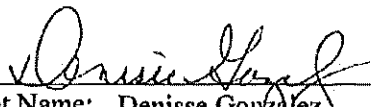
[Signature]
(Official Notary Signature)
Name: Franklin Michael Dimitroff
Personally Known X / YES ✓✓
OR Produced Identification N/A
Type of Identification N/A

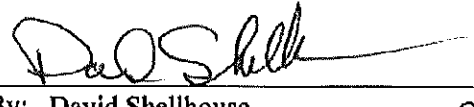
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"LICENSEE"

Signed, sealed and delivered
in the presence of:

**FLORIDA GAS TRANSMISSION
COMPANY, LLC**

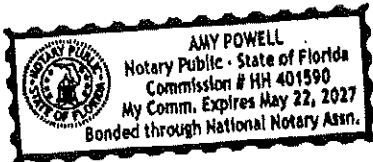

Print Name: Denisse Gonzalez
Address: 2301 Lucien Way; Suite 200
Maitland, FL 32751


By: David Shellhouse *gplfs*
Its: Vice President - Operations

Print Name: Amy Powell
Address: 2301 Lucien Way; Suite 200
Maitland, FL 32751

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this 17th day of October 2025, by David Shellhouse, as
Vice President - Ops., on behalf of Florida Gas Transmission Company, LLC.



[notary seal]

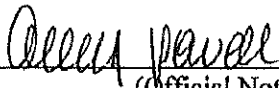
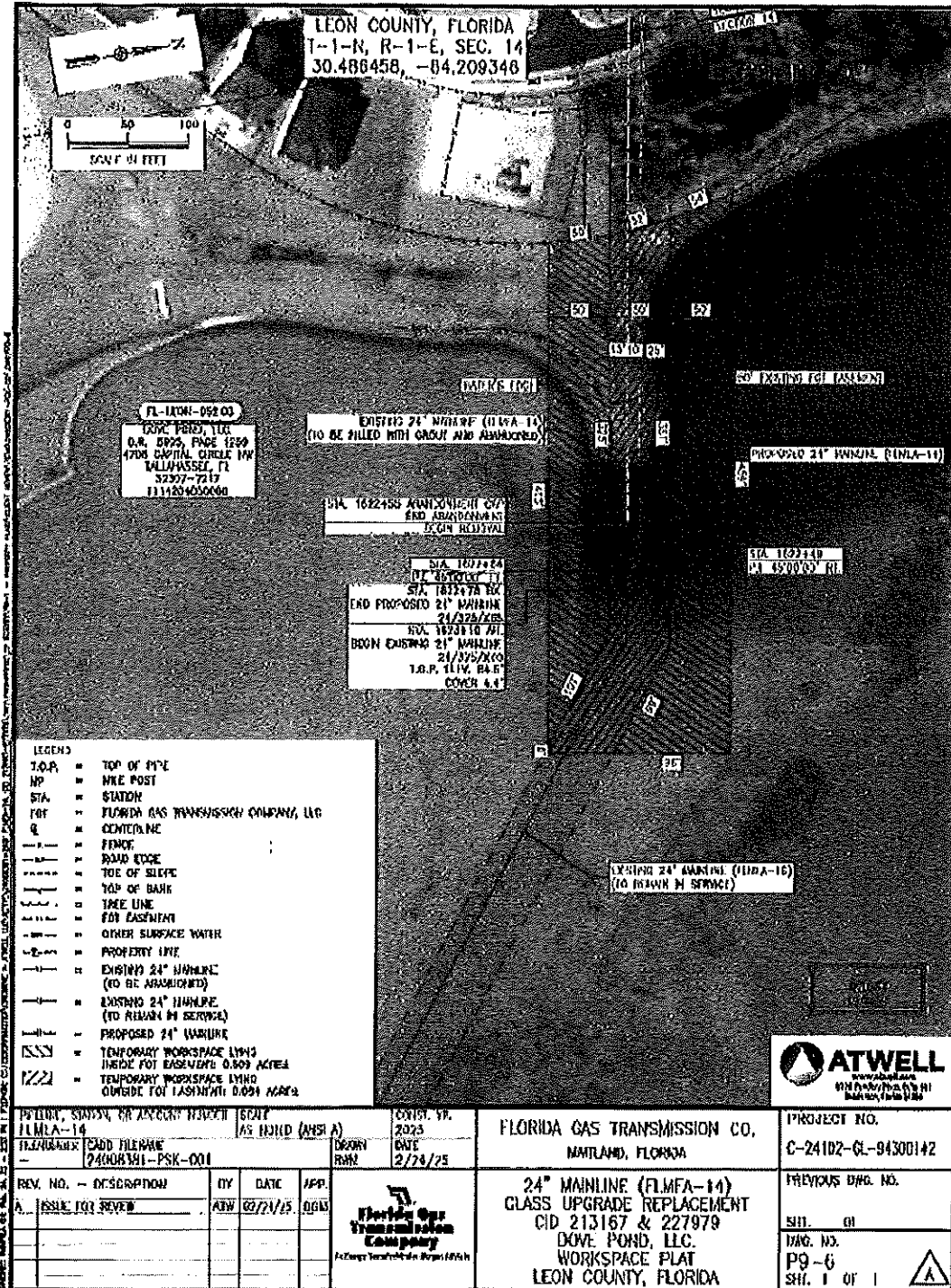

(Official Notary Signature)
Name: Amy Powell
Personally Known
OR Produced Identification _____
Type of Identification _____

Exhibit A: License Area

Exhibit A

(License Area – that only includes the Dove Pond Stormwater Management Improvements)



ATW#: 24008381-PSK-001

B.

**FIRST AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES
[FIELD OPERATIONS MANAGEMENT SERVICES]**

THIS AMENDMENT (“Amendment”) is made and entered into as of this 27th day of October 2025 (“**Effective Date**”), by and between:

CANOPY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated 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

GOVERNMENTAL MANAGEMENT SERVICES, LLC, a Florida limited liability company, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**Manager**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District and the Manager previously entered into that certain *Agreement for District Management Services*, dated October 1, 2024 (“**Agreement**”), incorporated herein by this reference; and

WHEREAS, pursuant to Section 12 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and the Manager now desire to amend the Agreement to include field operations management services as part of the scope of services, which additional services are described in **Exhibit A** attached hereto and incorporated by reference; to provide for compensation related to the additional services; and to revise the notice provision in the Agreement; and

WHEREAS, the District and the Manager each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

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:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

2. AMENDMENTS. Pursuant to Section 12 of the Agreement, the District and the Manager agree to amend the Agreement as follows:

- A. In addition to all District Management Services authorized under the Agreement, the Manager shall provide the additional field operations management services (“**Field Management Services**”) as set forth at **Exhibit A** attached hereto. All references to the services in the Agreement shall include the Field Management Services described in **Exhibit A** to this Amendment.
- B. **Exhibit B** to the Agreement is amended to include compensation for the Field Management Services (Option 1 of 3) in the total annual not to exceed amount of **Twenty Thousand Dollars and Zero Cents (\$20,000.00)**, which shall be paid in equal monthly installments of **One Thousand, Six Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$1,666.67)** for the period beginning on the Effective Date and ending September 30, 2026. Any proposed increase in compensation for Field Management Services by the Manager shall be submitted in writing to the District for prior written approval.
- C. Section 8, Notices, of the Agreement is amended as follows:

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

DISTRICT:

Canopy Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Canopy CDD, Chairperson of the Board of Supervisors

With A Copy To:

Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Canopy CDD, District Counsel
Email: Jennifer@cddlawyers.com

MANAGER:

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: President, Darrin Mossing
Email: DMossing@gmsnf.com

Governmental Management Services, LLC
475 West Town Place, Suite 114

St. Augustine, Florida 32092
Attn: Chief Operating Officer, Keith Nelson
Email: KNelson@gmsnf.com

Governmental Management Services, LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, Florida 33304
Attn: Kurt Zimmerman, Registered Agent
Email: Kurt@zimmermanlaw.com

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

3. TERM. Unless otherwise terminated pursuant to the terms of the Agreement, the initial term of this Amendment shall commence on the Effective Date and shall remain in effect through the District's Board of Supervisors Meeting to be held on January 14, 2026,¹ at which time the Parties will re-evaluate the terms of the Field Management Services, including, but not limited to, frequency of visits and compensation. Thereafter, the Parties will execute a subsequent Amendment to amend the terms accordingly or to extend the term of this Amendment on the stated terms through September 30, 2026.

4. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as expressly modified by this Amendment, all terms and conditions of the Agreement remain unchanged and in full force and effect. All of the remaining provisions of the Agreement, including, but not limited to, the engagement of services, fees, costs, indemnification, insurance, termination, dispute resolution, and sovereign immunity provisions, remain in full effect and fully enforceable. Nothing in this Amendment shall be construed to waive the District's sovereign immunity beyond the limits established in Section 768.28, *Florida Statutes*, or other law.

¹ To the extent that the date of the Board of Supervisors meeting changes, the Parties agree that the terms of this Amendment shall be in effect until the rescheduled Board of Supervisors meeting.

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

6. EXECUTION IN COUNTERPARTS. This Amendment 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.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Amendment to be effective on the day and year first written above.

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson/Vice Chairperson,
Board of Supervisors

**GOVERNMENTAL MANAGEMENT
SERVICES, LLC**

By: _____
Its: _____

Exhibit A: Field Management Services
Exhibit B: Field Management Services Compensation

Exhibit A
Field Management Services

“EXHIBIT A” – SCOPE OF SERVICES:

Contractor Services

▪ **Field Operations Management Services:**

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.
- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD community as possible within budget & approvals.

▪ **General Provisions:**

- GMS shall provide, at no charge to the District, company uniforms to all personnel providing these services.
- All GMS employees are subject to a background check, and/or drug screening.

Exhibit B
Field Management Services Compensation

“EXHIBIT B” – FEE SCHEDULE:

- Ordinary Services as described below:

Fee Schedule *	FY '26 Budget	Proposed FY '26 GMS Fees
Field Management Services – Option 1 of 3: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Monthly On-Site Inspections Vendor Coordination ○ One (1) Day per Week	\$30,000	\$20,000
Field Management Services – Option 2 of 3: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Monthly On-Site Inspections Vendor Coordination ○ Two (2) Days per Week	\$30,000	\$35,000
Field Management Services – Option 3 of 3: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Monthly On-Site Inspections Vendor Coordination ○ Three (3) Days per Week	\$30,000	\$43,000
Out of Pocket Expenses: • Miscellaneous supply expenses will be included in the monthly invoices as a reimbursable expense • Written pre-approval from the District must be included for any reimbursable expenses over \$2,000 a month. • The District shall reimburse for mileage expenses incurred due to conducting District business. Such mileage shall include travel within the District’s property as well as offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per IRS guidelines. Mileage reimbursement shall not exceed \$1,000/year without prior authorization from the Board of Supervisors	Reimbursed At Cost	
* Fiscal Year Calendar: Fiscal Year 2026 represents dates between October 1 st , 2025 to September 30 th , 2026		

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

SEVENTH ORDER OF BUSINESS

B.



Canopy Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – October 2025

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

Week 1 (October 27 – October 31)

- Scheduled on-site meeting with Miller's Tree Service to review tree removal project at Dove Pond.
- Contacted fence vendor to look at repairs at Dove Pond. Scheduled on-site meeting.
- Submitted multiple quote requests for (6) dogi-pot stations.

Site Inspection Day – Wednesday, October 29

- Time In: 8:56am
- Met with Miller's Tree Service to discuss tree removal project at Dove Pond. Verified the Board-approved daily rate will be separate from the other approved proposal (remove large dead oak, a cluster of 4 fallen gum trees and a gum tree that fell from the water and landed on the cluster of 4 gums). For the daily rate proposal, the plan is to remove most of, if not all, the dead trees that are submerged in the pond in this same vicinity.
- Inspected stormwater ponds 1-A, 1-B, and E. Stormwater pond A was in the process of being cleaned out.
 - Contacted Lake Doctors to provide a quote for cattails in stormwater pond E (off Fantana).
 - Grass clippings in the stormwater pond 1-B. Need to maintain vegetative buffer around the pond. Will discuss with Truly Tailored.
- Found several trees with old straps. Removed straps. There are many more trees with old straps that need to be removed. Will discuss with Truly Tailored.
- Repaired broken bench around stormwater pond E (off Fantana).
- General inspection of the entire amenity center.
 - Tightened a couple of loose bolts on the larger playground structure. No issues to note on the smaller playground structure.
 - Notified by Amenity Staff that one of the lights wobbles in the wind. Tightened fasteners on all those lights.
 - During inspections, heard AED machine beeping. Contacted Team Life to troubleshoot. Unfortunately, unit was wet, and Team Life confirmed the best course of action is to purchase a new unit. Just sending in the unit for diagnostic testing is \$250. Requested quote for a new unit.
 - Cleared mud dauber nest on top of a light near the Social Room entrance.
 - Found key lock box open at the maintenance room door. Will speak to staff and the pool cleaning vendor.
- General inspection of the entry signs.

- Removed debris from the fountain pool.
- Found (4) inoperable lights. Repositioned several lights that were either buried or facing away from the columns. Will contact an electrician for the inoperable lights (and puck lights at the Amenity Center).



- General inspection of the alleys. No issues to note.
- Met with Ultimate Fencing, LLC to discuss repairs to damaged fencing at Dove Pond.





- Removed trash and debris throughout the community:



- Time Out: 2:58pm



- Phone call with Lake Doctors regarding plan of action for midge treatments. FGT is working on the gas line at Dove Pond which includes de-watering and an aqua barrier. Will proceed with the mosquitofish introduction. Confirmed winter is a good time to do this. Will reevaluate the treatment in Spring.
- Received (4) quotes for the dogi-pot stations. Additional email communication with two vendors regarding price. Selected quote from Belson Outdoors.
- Following site inspection, submitted broken sidewalk issue on Fleischmann Connector to the City of Tallahassee via DigiTally.
- Met with Laura Kalinoski on-site to discuss various topics including paver tile repair, amenity center mulch, and amenity center lighting.

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

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services