

CANOPY

Community Development District

MAY 13, 2026

AGENDA

Canopy Community Development District

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

May 6, 2026

Board of Supervisors
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, May 13, 2026 at 6:00 p.m.** at the **Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida 32308.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period (*regarding agenda items listed below*)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the March 11, 2026 Meeting
 - B. Balance Sheet as of March 31, 2026 and Statement of Revenues & Expenditures for the Period Ending March 31, 2026
 - C. Allocation of Assessment Receipts
 - D. Check Register
 1. Non-Developer Related Expenses
- IV. Approval of Consent Agenda
 - A. Check Register
 1. Developer Related Expenses
- V. Consideration of Agreement with Leon County Tax Collector for Uniform Method of Collection
- VI. Ratification of Pond Maintenance Agreement with Solitude Lake Management, LLC

- VII. Consideration of NextFrame Pickleball Program
- VIII. Consideration of Resolution 2026-06, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 12, 2026)
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - 1. 2026 General Elections
 - 2. Report on the Number of Registered Voters (621)
 - 3. Annual Form 1 Filing & Annual Ethics Training
 - 4. Update Regarding Notice of Filing Leon County
 - D. Operations
 - 1. Report
 - 2. Pond Service Report
 - E. Lifestyle - Budgeted Events Summary for Fiscal Year 2025-2026
- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Meeting: June 10, 2026 at 6:00 p.m. at Canopy Amenity Center
- XIII. 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 March 11, 2026 at 1:04 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
Jennifer Kilinski	District Counsel
Mary Grace Henley	District Counsel <i>by telephone</i>
Laura Kalinoski	Lifestyle Director
Robert Berlin	GMS
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 1:04 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated I want to make sure we are going to discuss midge fly treatment and fish because we are just starting to see some now.

A resident asked what areas outside Canopy are slated to vote in this location? That entire day anybody can walk in and use the gym, the bathrooms. Why did we agree to have our facility shut down for as many as seven days pursuant to that agreement? This is part of the CCNRs that our amenities are based on and page 56 it says the district can discontinue any and all services whatsoever at their sole discretion. To be able to discontinue all services the likelihood is that no it wouldn't, but on the same token it shouldn't even be an option and should be struck from the document. On page 57 of the packet it refers to 90 days of rental properties and several years ago there was a meeting when this was discussed and we talked about changing the rentals to be no

less than 6 months that Mr. Ghazvini agreed to at that time and nothing ever happened. That is still something that we brought up and discussed amending the documents. On page 55 no. 3 of the packet it talks about the usage of the fitness center and it is confusing.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the January 14, 2026 Meeting**
- B. Balance Sheet as of January 31, 2026 and Statement of Revenues & Expenditures for the Period Ending January 31, 2026**
- C. Allocation of Assessment Receipts**
- D. Check Register**

Mr. deNagy stated there is one item in your check register, which is Paycheckga, LLC for \$4,727.42 and this is related to lifestyle events that we previously discussed, and we will have two board members abstaining from that vote. We want the board to approve the consent agenda item minus the Paycheckga, LLC expense and have a separate item for that item.

On MOTION by Mr. Thomson seconded by Mr. Ghazvini with all in favor the consent agenda was amended to take out the payment to Paycheckga, LLC.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the consent agenda items were approved with the exception of Paycheckga, LLC.

Ms. Kilinski stated Mr. Ghazvini and Mr. Asbury are officers of Paycheckga, LLC and while the amounts in your check register appear to be only pass through expenses rather than payments for staff under a management contract, in an abundance of caution we had them fill out form 8B declaring a potential conflict of interest.

On MOTION by Mr. Thomson seconded by Mr. Durie with two in favor and Mr. Ghazvini and Mr. Asbury abstaining from voting due to a possible conflict of interest, the motion passed.

Mr. deNagy stated we have someone here on the suspension of amenity privileges and I would like to amend the agenda to take that item next.

6A. Suspension of Amenity Privileges

Mr. deNagy outlined the incident that resulted in the suspension of amenity privileges and after testimony from the resident, reimbursement to the district and discussion the board took the following action.

On MOTION by Mr. Asbury seconded by Mr. Thomson with all in favor the suspension was limited to time served.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Requesting the Leon County Supervisor of
Elections to Conduct the District’s General
Election**

Ms. Kilinski stated under the statute every CDD in the State of Florida after six years and 250 registered voters, two seats turn over from landowner election to general election. We line that up with the general election cycle and we have arrived at that next milestone for this district, two more seats will turn to resident elector. This resolution will alert Leon County Supervisor of Elections to add two seats to the general election ballot. It also declares the qualification period and processes for each potential general elector. There will be a notice that goes out in the newspaper and the two seats that are up are seat 1 currently held by Jason Ghazvini and seat 2 currently held by David Brady. We align this with the general election otherwise the district has to pay the costs of a special election, which are significant. The CDD position will appear on the ballot along with the governor, senator and everybody else.

Mr. deNagy stated the qualification period is from noon June 8th to noon June 12th.

Ms. Kilinski stated the qualifications are you have to be a U.S. citizen, resident of the district and registered to vote in Leon County.

On MOTION by Mr. Thompson seconded by Mr. Ghazvini with all in favor Resolution 2026-05 was approved.

FIFTH ORDER OF BUSINESS**Ratification of:****A. Polling Place Agreement with Leon County Supervisor of Elections**

Mr. deNagy stated this agreement was dated June 9, 2025, this only came to my attention when the Supervisor of Elections office reached out a couple weeks ago and asked about where to send the \$200 check, which is to offset any materials cost. It was signed and should have been brought before the board. This is something the district did for the 2024 general election. We are asking the board to ratify this. A resident notified me that this polling place agreement does reference an incorrect address and I will go back to the Supervisor of Elections and get that updated to 2877 Crestline Road.

Ms. Kilinski stated we have a lot of districts across the state that are used as polling places and it is definitely up to you. You are not required to do it going forward. It would be difficult to terminate it at this point because the Supervisor of Elections was relying on the signed agreement this year based on representations allegedly by the district. We are going to handle how those things get signed going forward.

Mr. Ghazvini asked can we ask them to restrict it to this area? They don't need to access the gym or the pool and can we ask them how they are going to restrict or prevent someone from going into those spaces?

Ms. Kalinoski stated I was here for the 2024 election and when I talked to them last year I pushed them to go to the senior center but when it was here it was only this area and they had an entire staff here to make sure they supervised the area. They just come in and out of this door, there is someone at that door and they are all confined to this area.

Mr. Ghazvini stated we could propose what makes us feel comfortable and present that to them and if they are not comfortable with that and can't do it for us then they have answered the question for us that we are not the venue for them. It seems like their expectation is to be here, we can tell them there is a possibility to do that, we just need to check the boxes we want as a CDD. One of those things is making sure they can't get to the pool area, they can't get to the gym area. Maybe it is as simple as they have to provide a mechanism to rope off those areas when they are here that day or those days. Are there other things we would want to discuss with them?

Mr. Thomson stated the gym users use this bathroom and water fountain so they wouldn't be able to come in here it would be closed off to the gym people as well. There could be a disruption for the residents.

Mr. Ghazvini stated the agreement says August 13th to the 17th and the election is the 18th and that rolls over to the 19th. Can we ask them to tighten up the window to deliver the equipment so they are not using our amenity center and taking up the space for so long? Maybe we should ask for what we want and see what their response is.

Mr. deNagy stated we are tight on time but what I think would make sense is to appoint a board member to work on some of these revisions and we can approve it outside of a meeting and if they meet all of those qualifications then it would continue to allow us to have those conversations with the Supervisor of Elections.

Mr. Kilinski stated it sounds like if the board sets a minimum that has to be met is no access to the gym, no access to the pool, a half day on either side of primary and general election, those at a minimum. You can work to expand that but I think that is your delegation to a supervisor.

Mr. Durie stated my preference as a resident is to not allow it. My opinion is to not allow this space to be used for five days for an election, it is disruptive to a paid facility. It is not a public building such as a library, school or church.

Mr. deNagy stated if you want to appoint a supervisor we can start with that approach.

Mr. Durie stated I will volunteer to take that.

On MOTION by Mr. Ghazvini seconded by Mr. Thompson with all in favor Mr. Durie was authorized to work with staff and the Supervisor of Elections to potentially get out of the Polling Place Agreement and if not come to terms that are more friendly to the CDD.

B. Temporary Amenity Policy

Mr. deNagy stated you discussed this at your last meeting and District Counsel has gone through your amenity policy and updated it on a temporary basis. One of the concerns the board had was whether you could go back to the way it was, easily, this being a temporary change to your policy. This talks specifically about guest attendance at events. This is a ratification of what you gave staff direction at the last meeting.

On MOTION by Mr. Thompson seconded by Mr. Ghazvini with all in favor the temporary amenity policy was ratified.

SIXTH ORDER OF BUSINESS

Discussion of:

A. Suspension of Amenity Privileges

This item taken earlier in the meeting.

Mr. deNagy stated Supervisor Thomason's time is limited here and if the board is okay, we will move up Supervisors Requests for Mr. Thomson and if he has to step out, he can get his request in.

Supervisors Requests

Mr. Thomson stated my only request was I wanted to be able to work with Corbin on the shrubs along Dempsey Mayo, working with Truly Tailored on how we want to approach trimming those. Some are very tall, some are short, some are getting too thick.

Mr. deNagy stated I talked to Truly Tailored and their understanding was to just let them grow.

There are some areas where it is level with the fence, some are several feet higher than someone's fence.

Mr. Asbury stated the goal was to get them as tall as possible.

Mr. Ghazvini stated you want them taller because you want opacity from Dempsey Mayo. I get that you want to make it more uniform, I don't know that you want to start trimming the top because that material does create a wall. It creates opacity against eventual traffic on Dempsey Mayo.

Mr. Asbury stated you can put together some recommendations we can look at, but I don't want those hedges to disappear. They are there for a reason. I'm okay with you being a point person to point out issues that we vote on.

B. Pond Maintenance

Mr. deNagy stated this is about stormwater pond 1A and stormwater pond E and I have quotes from Lake Doctors for both ponds. I'm looking for direction on how you want to proceed. I have districts that treat every pond every month and I work with this company on other districts. I would not recommend treating on an as needed basis because algae is something that you have to attack every month. What you are seeing right now between those two ponds, the landscape crew trimmed at the waterline. I talked to them about that and told them I don't want you to do that. When you cut it down it just releases in the water and is why you are seeing this huge algae

bloom. They only do it one time a year but I don't want them to cut aquatic vegetation. I prefer having a small buffer around the pond that helps collect trash. I'm looking for direction as to how you want to proceed because this is a recurring cost.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor staff was authorized to obtain more proposals for this work with a not to exceed amount of \$3,072 and \$1,836 for the two ponds.

C. Roof Repair

Mr. deNagy stated during one of my site inspections I noticed a missing shingle on the roof and it appears that multiple shingles have come off and I have proposals from three roofing companies to provide preventative maintenance.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the proposal from Pro Roofing to repair the existing damage in the amount of \$760 and to provide a yearly inspection in the amount of \$350 was approved.

D. Paver Repair

Mr. deNagy stated I talked about this at your last meeting, I contacted five vendors and two vendors came out and inspected the pavers around the pool curves and provided proposals. The rest of the pool deck is still in good shape.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the proposal from Oasis Paverscapes, LLC in the amount of \$8,035 along with a request to Oasis Paversapces, LLC for a one-year warranty was approved.

E. Holiday Lighting

Mr. deNagy stated around Christmas time I received a number of emails asking about holiday lighting at the entrance sign and I explained that the district was not in the business right now of putting up holiday decorations. It is my understanding the developer previously put up decorations and in conversations with residents and Supervisor Thomson I said I would bring that up at a future meeting. We would want to start those conversations now if this is something the

board wanted to do. There is usually a long lead time to get these vendors on schedule well in advance. I want to see what the board wants to do.

It was the consensus to the board to have staff contact vendors for proposals to decorate the main entrance and maybe the amenity facility.

F. Lifestyle Management Services

Mr. deNagy stated I have received a number of emails from residents to talk about lifestyle management services. I talked to the chairman a couple days ago and it is a tricky situation being that Laura is an employee of Premier. Residents asked if Laura would be willing to step out of the meeting so they could have an open conversation with the board recognizing there was no legal requirement. At this time, Laura opted to step out of the meeting.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the floor was open to the residents for 10 minutes.

Residents voiced the following concerns, repeated communication breakdowns with resident led activities such as book club and mahjonn, unanswered emails, concerns with budget decisions, position created without resident input, checks and balances, lack of communication with residents, issues with consistency on timing of events, unhappy that residents had no input in the hiring of the lifestyle director, transparency expectations of lifestyle director, lack of coordination between director and residents, resident volunteer coordinators.

Mr. Thomson left the meeting during this item.

Mr. Durie stated I think we need accountability from this position, that is paid for through the CDD budget and the CDD should have input on this position.

Mr. deNagy stated we talked about this at one of the prior meetings. The goal of having the agreement that we thought was with Premier but is with Paycheckga, LLC, was to get it done and say this is what the CDD's expectations are. We had a scope of services and the idea was that the CDD understood was the services they were getting. To be clear that agreement still has not been finalized. There have been no payments for that service at this point. The only thing the district has paid for is the pass-through costs to put on the events.

Mr. Durie stated so the salary itself has not been paid by CDD funds. We allocated it in the budget but it has not been spent?

Mr. deNagy stated there was no line item specific to lifestyle salary compensation. We have amenity staff management, which we have talked about potentially taking from that because amenity management had a not to exceed \$18,000 from that \$35,000 budget line item. The \$35,000 budget line item has been in there for a number of years for amenity staffing management. That is where Lewis Association Property Management comes through and does inspections, they are here on the weekends, that is where it is coming out of.

Mr. Durie stated then it is not just for lifestyle, it as for amenity management. I thought there was another \$10,000 for amenity management but I don't know what minutes I saw that in.

Ms. Kilinski stated that in November we had that robust discussion about scope, NTE \$18,000 for Lewis Management and this additional \$39,000 for lifestyle salary compensation where we may be able to pull some money from. Lewis was offering either an hourly rate or a not to exceed rate and the hourly rate was much cheaper. However, the District, for Laura's position, has never been billed.

Mr. Ghazvini stated the CDD has not paid any compensation to Laura. Is that correct?

Mr. deNagy stated yes.

Ms. Kilinski stated we don't have an executed contract, we developed that scope together, collaboratively, you gave a lot of feedback on that. We brought that contract back in November thinking it would be executed but it hasn't been executed. You voted on it, the problem is we can't get anybody to execute it. We have sent it out several times since November and nobody has executed it. At the same time we haven't been billed for it. I'm not sure where we are.

Mr. deNagy stated it is not going to be Premier, it was initially discussed as being run through Premier but then it changed to Paycheckga, LLC. I have inquired about obtaining insurance which is part of the agreement, and I only got it a week ago. They haven't executed the agreement that you approved, which included that scope of services of the expectations. I sent that to Jennifer this morning.

Mr. Durie stated I believe at some point when the CDD is actually paying for it, we should open it up to interviewing other candidates, whatever the budget is going to allow. I think we have to open it up, I think there is a lot of discourse and feelings from the community based on the current situation and I believe they want a change and the only way to do that is go through the process of not having one person as the option but opening it up to others.

Ms. Kilinski stated the legal structure is that one of the benefits of having a third-party contractor is you take action on the contract. You don't want to become an employer de facto – so if you have issues with staffing on site, my recommendation is we would go to the company to discuss that as onsite staff are not District employees. I get this question a lot by boards, the district does not take an active role in interviewing, we set the parameters of what the CDD expects from a scope perspective when we are doing a third-party contract. We set the parameters and say here is what we expect, here is the job description, the hours, that kind of thing and the contractor lives up to that and we can express dissatisfaction with the way it is being carried out, the action will be on the contract and if they don't perform go find another contractor. Otherwise, the district could hire somebody on its own but that comes with a lot of pros and cons too.

Mr. Durie stated you are saying it would be like an event contractor type thing, right now we are using Premier as that entity.

Ms. Kilinski stated right.

Mr. deNagy stated we may have to draft an amendment to the agreement if we wanted to do something different. At this point we need to get it finalized with Paycheckga, LLC, it will be on our next agenda for ratification. The Board has already approved the lifestyle management agreement.

Mr. Durie asked can you do a bullet point on what this contract has that residents could easily read and understand?

Ms. Kilinski stated it is in the November 2025 agenda package online. It is not person specific; it is role and money specific.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated the legislative session is supposed to wrap up on Friday although they haven't agreed on the budget so I expect it to be continued to April. In terms of items that may impact the CDDs today, the legislature passed the sovereign immunity change. Right now it is \$200,000 cap single, \$300,000 aggregate cap, that now changes to \$300,000 single and \$550,000 aggregate, which will have some insurance impacts on premium changes. It hasn't been updated in a number of years and feedback from our insurance carriers including yours is that they expect an increase. I don't expect something horrendous on premiums, but it will go up a little bit. The other bill that passed this morning is the recall bill. Right now special districts don't follow city and county recall provisions; it has been updated to reflect CDDs will follow city and county recall provisions. Otherwise, there are small changes such as timeliness for construction payments and provide liens but nothing that would change your day to day.

B. Engineer

There being no comments, the next item followed.

C. Manager**D. Operations – Report**

Mr. deNagy gave an overview of the January and February operations reports which were included in the agenda package and stated a number of residents have reached out to me about midge flies. The minnows went in February 19th. You previously approved a contract with Lake Doctors for the midge fly treatment and that was \$13,255. I held off on that because FGT reached out and said they were going to dewater the ponds to work on the gas line. They have since finished their work, the minnows have gone in, but I would like direction from you to move forward with the treatment you had already approved. I asked Lake Doctors if they would hold the price and they said that they would. We will execute that contract.

Mr. Ghazvini stated that is for Dove Pond but as the developer I will reach out to Lake Doctors and ask them to treat the other stormwater pond at the same time.

Mr. deNagy stated on the pool cracks where we landed last time was the original contractor has agreed to do the fix; they just don't know what that fix is. They want us to tell them what the fix should be. We have a report from a pool consultant that gave us some direction and that was to get a P.E. to come out and draw up a plan. I contacted a number of contractors but so far have not found one locally but found one in Jacksonville who will come out. The consensus seems to be there needs to be an expansion joint, how you draw that and do it, I don't know. We still need the report from the P.E. that tells us this is what we need to do. Then we will go back to Baycrest and say, here are your plans.

Ms. Kilinski stated we had provided notice to anybody involved regarding the likely design defect. This contract was publicly bid and we had architect of record that was the designer of record for all of the amenity improvements. Our contract says that they were also the designer for the pool. That architect is very concerned because they had nothing to do with the pool but recognizes that our contract says that they did, that they signed. He has been in contact regularly because he is having to make potential claim against his insurance policy, which is driving up his premium. Corbin is trying to get somebody out here to get this moving forward.

Mr. deNagy stated it is within my spend limit, but I would like to replace these chairs around the big table. With no objection, Mr. deNagy continued. A resident had asked me if there was any appetite for a solar pool heater and dog park.

Mr. Durie stated it is a huge expense. As to the dog park, where is the space for that?

Mr. Asbury stated dog parks are tough to permit through the city.

E. Lifestyle – Event Cost Analysis

Mr. deNagy stated you had asked for a couple of updates from Laura for the events.

Ms. Kalinoski stated this is the form I used for the budget and it shows the cost for everything.

Mr. Durie asked how does the board approve the expenditures for that budget?

Mr. deNagy stated your adopted budget has that line item.

EIGHTH ORDER OF BUSINESS

Other Business

A resident stated in the easement areas the weeds are running rampant.

Mr. deNagy stated meet with me afterwards and let me know where those areas are.

A resident stated weeds are growing in the middle of Dove Pond.

A resident stated on behalf of the residents I want you to recognize that Corbin has made a tremendous impact to our community.

A resident stated an article was published March 3rd about the Dove Pond dam being considered a high hazard potential dam. Is that something the homeowners and CDD need to be concerned about getting that looked at and fixed or is that something that Leon County takes care of it and it does not become a financial burden to us.

Ms. Kilinski stated we saw the article as well. There is a lot of history on that dam. As far as the district is concerned, it was an obligation of the city and county for the district to construct the pond. It is also a condition that the district be owner of the pond improvements itself. The City, Blue Print, etc, wanted a perpetual entity and CDDs do typically own their own stormwater facilities on a statewide basis. The district has an agreement with Dove Pond LLC, which is the owner of the property and on the property appraiser’s website it shows the real estate belongs to Dove Pond LLC but the district owns the improvement itself and we have a contract with Dove Pond LLC to operate and maintain the pond consistent with all the plans, permit conditions as they

are the real property owner at this time for the pond. There was also quarterly engineering inspections. To my understanding the city is satisfied with the way the pond is being operated and it understands the CDD/Dove Pond, LLC are the owner and the operator. Any dam in the State of Florida is considered a high hazard; it is a little bit of a catchline in the headline. Rest assured the Army Corps of Engineers, water management district, the city are all monitoring this body of water because it is such a large body of water and is a regional stormwater facility.

A resident stated if there were a catastrophic occurrence could the district get sued and would it trickle down to the residents?

Ms. Kilinski stated someone can sue for anything. The district has sovereign immunity limitations. Unless the district does something grossly negligent then you could potentially have liability as a CDD. The likelihood of that happening is low from our perspective because there are so many interested parties and it is highly regulated and the CDD to our knowledge has done what it is required to do statutorily and permit wise.

A resident stated I would like to know if the board and residents would be interested in a neighborhood market.

Mr. deNagy stated if you have a specific proposal send it to me and I will provide to the board and if they want to discuss it, we can out it on a future agenda.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 13, 2026 at 6:00 p.m. at the Canopy Amenity Center

Mr. deNagy stated the next meeting will be held May 13, 2026 at 6:00 p.m. in the same location.

ELEVENTH ORDER OF BUSINESS

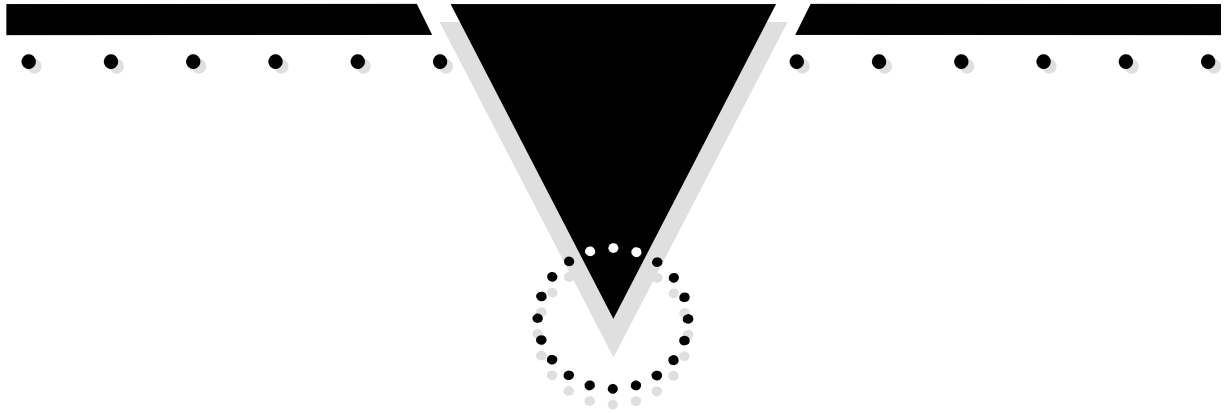
Adjournment

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the meeting adjourned at 3:21 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Canopy

Community Development District

Unaudited Financial Reporting
March 31, 2026



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Canopy
Community Development District

Balance Sheet
March 31, 2026

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	<u>Totals (memorandum only)</u>
Assets					
Cash					
Operating	\$325,577	---	---	---	\$325,577
SBA	\$183,526	---	\$86,045	---	\$269,571
Capital Reserve	---	---	\$4,563	---	\$4,563
Welaunee	---	---	---	---	\$0
Assessment Receivable	---	---	---	---	\$0
Due from Developer	---	---	---	---	\$0
Due from General Fund	---	\$163,316	---	---	\$163,316
Due from Debt Service	\$5,769	---	---	---	\$5,769
Due from Other	---	---	---	---	\$0
Investments:					
<u>Series 2018 A1 & A2:</u>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$105,683	---	---	\$105,683
Revenue A2	---	\$70,204	---	---	\$70,204
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$464	---	---	\$464
Acquisition & Construction	---	---	---	\$12,923	\$12,923
<u>Series 2018 A3:</u>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$211,991	---	---	\$211,991
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$6,982	\$6,982
<u>Series 2018 A4:</u>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$93,011	---	---	\$93,011
Acquisition & Construction	---	---	---	\$9,246	\$9,246
Prepaid Expenses	\$833	---	---	---	\$833
Total Assets	\$515,705	\$864,173	\$90,608	\$29,150	\$1,499,637
Liabilities					
Accounts Payable	\$19,318	---	---	---	\$19,318
Due to Debt Service	\$163,316	---	---	---	\$163,316
Due to Capital	---	---	---	---	\$0
Due to Developer	\$32,930	\$35,295	---	---	\$68,225
Deferred Revenue	\$0	---	---	---	\$0
Due to General Fund	---	\$5,769	---	---	\$5,769
FICA Payable	\$122	---	---	---	\$122
Total Liabilities	\$215,686	\$41,064	\$0	\$0	\$256,750
Fund Equity					
Fund Balances					
Unassigned	\$299,186	---	\$90,608	---	\$389,794
Nonspendable- Prepaid	\$833	---	---	---	\$833
Restricted for Capital Projects	---	---	---	\$29,150	\$29,150
Restricted for Debt Service	---	\$823,110	---	---	\$823,110
Total Fund Equity	\$300,019	\$823,110	\$90,608	\$29,150	\$1,242,887
Total Liabilities, Fund Equity, Other	\$515,705	\$864,173	\$90,608	\$29,150	\$1,499,637

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 03/31/26	Actuals 03/31/26	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 563,295	\$ 563,295	\$ 383,394	\$ (179,901)
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 63,044	\$ 31,522	\$ 36,776	\$ 5,254
Interest - SBA	\$ 10,000	\$ 5,000	\$ 1,885	\$ (3,115)
Developer Contributions	\$ 48,795	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 3,500	\$ 1,750	\$ 10,100	\$ 8,350
Miscellaneous Revenue - POA Cost Share	\$ 85,020	\$ 85,020	\$ 115,785	\$ 30,765
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 773,654	\$ 686,587	\$ 547,940	\$ (138,647)
Expenditures				
<i>Administrative</i>				
Supervisor Fees	\$ 3,200	\$ 1,600	\$ 1,600	\$ -
FICA	\$ 245	\$ 123	\$ 122	\$ 0
Engineering	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,900	\$ 4,450	\$ 4,450	\$ (0)
Amortization Schedule	\$ 2,000	\$ 1,000	\$ 350	\$ 650
Attorney	\$ 39,000	\$ 19,500	\$ 31,780	\$ (12,280)
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 10,500	\$ 9,920	\$ 9,920	\$ -
Management Fees	\$ 46,000	\$ 23,000	\$ 23,000	\$ 0
Information Technology	\$ 4,360	\$ 2,180	\$ 2,180	\$ 0
Travel	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 150	\$ 75	\$ 29	\$ 46
Postage	\$ 1,000	\$ 500	\$ 499	\$ 1
Printing & Binding	\$ 750	\$ 375	\$ 113	\$ 263
Insurance-Liability	\$ 6,070	\$ 6,070	\$ 2,521	\$ 3,550
Legal Advertising	\$ 1,500	\$ 750	\$ -	\$ 750
Other Current Charges	\$ 3,000	\$ 1,500	\$ 431	\$ 1,069
Office Supplies	\$ 250	\$ 125	\$ 3	\$ 122
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 144,650	\$ 79,292	\$ 80,122	\$ (830)
<i>Common Area Maintenance:</i>				
Field Services	\$ 30,000	\$ 15,000	\$ 8,333	\$ 6,667
Porter Services	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 194,880	\$ 97,440	\$ 97,440	\$ -
Landscape Contingency	\$ 25,000	\$ 12,500	\$ 24,840	\$ (12,340)
Plant Replacement	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Weed Control	\$ 75,000	\$ 37,500	\$ 25,367	\$ 12,133
Irrigation Repairs	\$ -	\$ -	\$ 4,230	\$ (4,230)
Wetland Maintenance	\$ -	\$ -	\$ 2,900	\$ (2,900)
Lake Maintenance	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 15,000	\$ 7,500	\$ 6,614	\$ 886
Operating Supplies	\$ 1,500	\$ 750	\$ -	\$ 750
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Total Common Area Maintenance	\$ 358,880	\$ 179,440	\$ 169,725	\$ 9,715
<i>Amenity Center:</i>				
Amenity Management Staffing	\$ 35,000	\$ 17,500	\$ 4,580	\$ 12,920

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 03/31/26	Actuals 03/31/26	Variance
Janitorial	\$ 17,500	\$ 8,750	\$ 4,792	\$ 3,959
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 15,750	\$ 15,600	\$ 150
Pool Chemicals	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ 375	\$ -	\$ 375
Utilities	\$ 39,500	\$ 19,750	\$ 9,136	\$ 10,614
Trash	\$ 2,400	\$ 1,200	\$ 203	\$ 997
Pest Control	\$ 1,200	\$ 600	\$ 150	\$ 450
Termite Bond	\$ 375	\$ 187	\$ -	\$ 187
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,936	\$ 2,564
Cable/Internet	\$ 3,900	\$ 1,950	\$ 1,705	\$ 245
Access Cards	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Activities	\$ 39,000	\$ 19,500	\$ 11,210	\$ 8,290
Security/Alarms/Repair	\$ 4,000	\$ 2,000	\$ 1,080	\$ 920
Repairs and Maintenance	\$ 15,000	\$ 7,500	\$ 11,918	\$ (4,418)
Office Supplies	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Holiday Decorations	\$ 5,000	\$ 2,500	\$ 283	\$ 2,217
Contingency	\$ 5,000	\$ 2,500	\$ 575	\$ 1,925
Total Amenity Center	\$ 220,124	\$ 117,812	\$ 74,168	\$ 43,644
<i>Other</i>				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Expenditures	\$ 773,654	\$ 426,544	\$ 374,015	\$ 52,530
Excess Revenues/ (Expenditures)	\$ -		\$ 173,925	
Beginning Fund Balance	\$ -		\$ 126,094	
Ending Fund Balance	\$ -		\$ 300,019	

Canopy
Community Development District
 Capital Reserve
 Statement of Revenues & Expenditures
 For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 3/31/26	Actual 3/31/26	Variance
Revenues				
Operating Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Income	\$ 1,500	\$ 750	\$ 679	\$ (71)
Total Revenues	\$ 51,500	\$ 50,750	\$ 50,679	\$ (71)
Expenditures				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 540	\$ 270	\$ 258	\$ 12
Total Expenditures	\$ 540	\$ 270	\$ 258	\$ 12
Excess Revenues/(Expenditures)	\$ 50,960		\$ 50,421	
Beginning Fund Balance	\$ 39,496		\$ 40,187	
Ending Fund Balance	\$ 90,456		\$ 90,608	

Canopy
Community Development District
Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 3/31/26	Actual 3/31/26	Variance
Revenues				
Special Assessments- Tax Roll	\$ 96,790	\$ 96,790	\$ 81,388	\$ (15,402)
Special Assessments- Direct A1	\$ 67,518	\$ 31,150	\$ 31,150	\$ -
Special Assessments- Direct A2	\$ 182,000	\$ 125,156	\$ 125,156	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 75,388	\$ 75,388
Interest Income	\$ 4,500	\$ 2,250	\$ 5,054	\$ 2,804
Total Revenues	\$ 350,808	\$ 255,346	\$ 318,137	\$ 62,791
Expenditures				
Interfund Transfer Out	\$ 600	\$ 300	\$ 1,521	\$ (1,221)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 62,021	\$ 62,021	\$ 62,021	\$ -
Interest-5/1	\$ 62,021	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 69,188	\$ 69,188	\$ 67,958	\$ 1,231
Special Call-11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest-2/1	\$ -	\$ -	\$ 1,230	\$ (1,230)
Special Call - 2/1	\$ -	\$ -	\$ 80,000	\$ (80,000)
Interest-5/1	\$ 69,188	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 342,418	\$ 131,209	\$ 222,730	\$ (91,221)
Excess Revenues/(Expenditures)	\$ 8,390		\$ 95,407	
Beginning Fund Balance	\$ 230,481		\$ 321,024	
Ending Fund Balance	\$ 238,871		\$ 416,431	

Due from Gf	\$ 157,977
Reserve A1	\$ 82,103
Revenue A1	\$ 105,683
Revenue A2	\$ 70,204
Interest A2	----
Prepayment A2	\$ 464
Total	\$ 416,431

Canopy

Community Development District

Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 3/31/26	Actual 3/31/26	Variance
Revenues				
Special Assessments- Tax Roll	\$ 140,477	\$ 140,477	\$ 215,488	\$ 75,011
Special Assessments- Direct Bills	\$ 68,898	\$ -	\$ -	\$ -
Interest Income	\$ 3,500	\$ 1,750	\$ 3,018	\$ 1,268
Total Revenues	\$ 212,875	\$ 142,227	\$ 218,505	\$ 76,278
Expenditures				
Interfund Transfer Out	\$ 750	\$ 375	\$ 1,940	\$ (1,565)
Series 2018A-3				
Interest-11/1	\$ 80,469	\$ 80,469	\$ 80,469	\$ -
Interest-5/1	\$ 80,469	\$ -	\$ -	\$ -
Principal-5/1	\$ 50,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 211,688	\$ 80,844	\$ 82,408	\$ (1,565)
Excess Revenues/(Expenditures)	\$ 1,187		\$ 136,097	
Beginning Fund Balance	\$ 140,169		\$ 143,941	
Ending Fund Balance	\$ 141,356		\$ 280,038	

Due From GF	\$ 4,424
Due to GF	\$ (5,769)
Due to Developer	\$ (35,295)
Reserve	\$ 104,688
Revenue	\$ 211,991
Interest	----
Assessment Receivable	----
Total	\$ 280,038

Canopy

Community Development District

Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending March 31, 2026

	Adopted Budget	Prorated Budget 3/31/26	Actual 3/31/26	Variance
Revenues				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 44,572	\$ (21,040)
Interest Income	\$ 500	\$ 250	\$ 1,816	\$ 1,566
Total Revenues	\$ 66,112	\$ 65,862	\$ 46,388	\$ (19,474)
Expenditures				
Interfund Transfer Out	\$ 250	\$ 125	\$ 606	\$ (481)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 22,148	\$ 22,148	\$ 22,148	\$ -
Interest-5/1	\$ 22,148	\$ -	\$ -	\$ -
Principal-5/1	\$ 20,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 64,546	\$ 22,273	\$ 22,754	\$ (481)
Excess Revenues/(Expenditures)	\$ 1,566		\$ 23,634	
Beginning Fund Balance	\$ 70,528		\$ 103,007	
Ending Fund Balance	\$ 72,094		\$ 126,641	

Due from General	\$ 915
Reserve	\$ 32,714
Revenue	\$ 93,011
Total	\$ 126,641

Canopy
Community Development District
 Capital Projects Fund
 Statement of Revenues & Expenditures
 For the Period Ending March 31, 2026

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4
<u>Revenues</u>			
Interest Income	\$220	\$200	\$163
Developer Contributions	\$0	\$0	\$0
Interfund Transfer In	\$1,521	\$1,940	\$606
Total Revenues	\$1,741	\$2,140	\$769
<u>Expenditures</u>			
Capital Outlay- Construction	\$0	\$9,293	\$0
Capital Outlay- General	\$0	\$0	\$0
Capital Outlay-3A	\$0	\$0	\$0
Capital Outlay-3B	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0
Total Expenditures	\$0	\$9,293	\$0
<u>Other Sources/(Uses)</u>			
Transfer In/Out	\$0	\$0	\$0
Total Other Sources/ (Uses)	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$1,741	(\$7,153)	\$769
Beginning Fund Balance	\$11,181	\$14,134	\$8,477
Ending Fund Balance	\$12,923	\$6,982	\$9,246

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 - 08/01/23	(\$10,000)
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)
LESS: SPECIAL CALL - 11/01/25	(\$10,000)
LESS: SPECIAL CALL - 02/01/26	(\$80,000)
CURRENT BONDS OUTSTANDING	\$2,120,000

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 2026

Gross Assessments \$ 605,694.49 \$ 128,825.00 \$ 341,083.38 \$ 70,550.00 \$ 1,146,152.87
 Net Assessments \$ 563,295.88 \$ 119,807.25 \$ 317,207.54 \$ 65,611.50 \$ 1,065,922.17

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	52.85%	11.24%	29.76%	6.16%	100.00%
						O&M Portion	2018A-1 Debt Service Portion	2018A-3 Debt Service Portion	2018A-4 Debt Service Portion	Total
11/20/25	ACH	\$754.51	(\$22.64)	\$0.00	\$731.87	\$731.87	\$0.00	\$0.00	\$0.00	\$731.87
11/21/25	ACH	\$56,989.37	(\$1,709.68)	\$0.00	\$55,279.69	\$29,213.03	\$6,213.31	\$16,450.67	\$3,402.67	\$55,279.68
12/18/25	ACH	\$475,301.76	(\$14,259.05)	\$0.00	\$461,042.71	\$243,642.04	\$51,820.16	\$137,201.60	\$28,378.90	\$461,042.70
12/22/25	ACH	\$188,271.19	(\$5,648.14)	\$0.00	\$182,623.05	\$96,508.75	\$20,526.42	\$54,346.75	\$11,241.13	\$182,623.05
1/6/26	ACH	\$10,617.63	(\$318.53)	\$0.00	\$10,299.10	\$5,442.65	\$1,157.60	\$3,064.91	\$633.95	\$10,299.11
2/2/26	ACH	\$1,454.72	\$0.00	\$0.00	\$1,454.72	\$768.76	\$163.51	\$432.91	\$89.54	\$1,454.72
2/20/26	ACH	\$2,896.88	(\$86.91)	\$0.00	\$2,809.97	\$1,484.95	\$315.83	\$836.22	\$172.96	\$2,809.96
3/12/26	ACH	\$10,928.50	(\$327.86)	\$0.00	\$10,600.64	\$5,602.00	\$1,191.49	\$3,154.64	\$652.51	\$10,600.64
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 747,214.56	\$ (22,372.81)	\$ -	\$ 724,841.75	\$ 383,394.05	\$ 81,388.32	\$ 215,487.70	\$ 44,571.66	\$ 724,841.73

68% Net Percent Collected

DIRECT BILL ASSESSMENTS

Ox Bottom Mortgage Holdings, LLC 2026-01				
		Net Assessments	\$63,043.78	\$63,043.78
Date Received	Due Date	Net Assessed	Amount Received	General Fund
3/30/26	10/1/25	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	11/1/25	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	12/1/25	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	1/1/26	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	2/1/26	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	3/1/26	\$5,253.65	\$5,253.65	\$5,253.65
3/30/26	4/1/26	\$5,253.65	\$5,253.65	\$5,253.65
	5/1/26	\$5,253.65		\$5,253.65
	6/1/26	\$5,253.65		\$5,253.65
	7/1/26	\$5,253.65		\$5,253.65
	8/1/26	\$5,253.65		\$5,253.65
	9/1/26	\$5,253.65		\$5,253.65
		\$ 63,043.80	\$ 36,775.55	\$ 63,043.80

Ox Bottom Mortgage Holdings, LLC 2026-02				
		Net Assessments	\$44,500.50	\$44,500.50
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund
3/30/26	4/1/26	\$31,150.35	\$31,150.35	\$31,150.35
	9/1/26	\$13,350.15		\$13,350.15
		\$ 44,500.50	\$ 31,150.35	\$ 44,500.50

Ox Bottom Mortgage Holdings, LLC 2026-03				
		Net Assessments	\$178,793.75	\$178,793.75
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund
3/30/26	4/1/26	\$125,155.63	\$125,155.63	\$125,155.63
	9/1/26	\$53,638.13		\$53,638.13
		\$ 178,793.76	\$ 125,155.63	\$ 178,793.76

D.

Canopy

Community Development District

Check Register Summary

February 1, 2026 to March 31, 2026

Bank	Date	Check No.'s		Amount
General Fund	2/4/26	883 - 897	\$	12,868.70
	2/11/26	898 - 903	\$	27,533.79
	2/24/26	904 - 906	\$	7,644.40
	3/3/26	907 - 911	\$	19,558.75
	3/11/26	912 - 918	\$	9,925.49
	3/12/26	919	\$	100,000.00
	3/18/26	920	\$	1,278.50
		Subtotal	\$	178,809.63
			\$	178,809.63

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00078	1/26/26	198646	202601	320	53800	46600		JAN26 IRRIGATION REPAIRS	*	3,056.22		
									ALL PRO LANDCARE OF TALLAHASSEE INC			3,056.22	000883
2/04/26	00012	1/26/26	21	202601	310	51300	31300		AMT SE2018A-2 PREPAY \$80K	*	250.00		
									DISCLOSURE SERVICES			250.00	000884
2/04/26	00045	1/31/26	277113	202601	330	53800	60000		JAN PREVENTATIVE MAINT	*	195.00		
									ALLWAYS IMPROVING LLC FITNESS PRO			195.00	000885
2/04/26	00040	1/20/26	1819704	202602	330	53800	45900		FEB DUMPSTER SERVICES	*	33.48		
									MARPAN SUPPLY COMPANY INC			33.48	000886
2/04/26	00076	1/21/26	70046674	202601	320	53800	46500		PHASE 1 WEED CONTROL-JAN	*	1,638.00		
									MASSEY SERVICES INC			1,638.00	000887
2/04/26	00076	1/21/26	70051451	202601	320	53800	46500		PHASE 2 WEED CONTROL-JAN	*	2,010.00		
									MASSEY SERVICES INC			2,010.00	000888
2/04/26	00076	1/21/26	70056719	202601	320	53800	46500		PHASE 3 WEED CONTROL-JAN	*	709.00		
									MASSEY SERVICES INC			709.00	000889
2/04/26	00076	1/28/26	70056770	202601	320	53800	46500		PHASE 4 WEED CONTROL-JAN	*	286.00		
									MASSEY SERVICES INC			286.00	000890
2/04/26	00076	1/28/26	70063395	202601	320	53800	46500		PHASE 5 WEED CONTROL-JAN	*	836.00		
									MASSEY SERVICES INC			836.00	000891
2/04/26	00030	2/01/26	18159752	202602	330	53800	45505		FEB POOL MAINTENANCE	*	2,600.00		
									PREMIER POOLS OF TALLAHASSEE			2,600.00	000892
2/04/26	00030	2/01/26	18159898	202602	330	53800	60000		FEB FOUNTAIN SERVICES	*	325.00		
									PREMIER POOLS OF TALLAHASSEE			325.00	000893
2/04/26	00028	1/22/26	6097	202601	330	53800	51200		JAN JANITORIAL SERVICES	*	750.00		
									COLBY A CLAYTON			750.00	000894

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00029	2/01/26	10165	202602	330-53800-34500		FEB SECURITY SERVICES TEKPRO INC.	*	180.00	180.00	000895
2/04/26	00027	1/30/26	5876	202602	320-53800-46200		FEB LANDSCAPE MAINTENANCE	*	16,240.00		
		1/30/26	5876	JAN 202601	320-53800-46300		JAN PALM TREE TRIMMING TRULY TAILORED LANDSCAPING LLC	*	375.00	16,615.00	000896
2/04/26	00034	1/26/26	1104190	202601	330-53800-60000		HVAC-THERMOSTATE REPLACED WATTS COOLING HEATING & PLUMBING	*	349.93	349.93	000897
2/11/26	00078	2/04/26	198713	202602	320-53800-46600		IRRIGATION REPRS-ZONE #17 ALL PRO LANDCARE OF TALLAHASSEE INC	*	614.00	614.00	000898
2/11/26	00051	2/01/26	26	202602	310-51300-34000		FEB MANAGEMENT FEES	*	3,833.33		
		2/01/26	26	202602	310-51300-35100		FEB INFORMATION TECH	*	363.33		
		2/01/26	26	202602	310-51300-31300		FEB DISSEMINATION SVCS	*	741.67		
		2/01/26	26	202602	310-51300-51000		OFFICE SUPPLIES	*	.42		
		2/01/26	26	202602	310-51300-42000		POSTAGE	*	113.34		
		2/01/26	26	202602	310-51300-42500		COPIES	*	10.65		
							GOVERNMENTAL MANAGEMENT SERVICES			5,062.74	000899
2/11/26	00051	2/01/26	27	202602	320-53800-12000		FEB FIELD SERVICES GOVERNMENTAL MANAGEMENT SERVICES	*	1,666.67	1,666.67	000900
2/11/26	00075	2/09/26	25913	202602	330-53800-60000		CHANGE OUT TIMER-ENTRY JOEL FOY ELECTRICAL SERVICES INC	*	300.45	300.45	000901
2/11/26	00030	2/05/26	18160051	202602	320-53800-60000		INSTALL MOTOR/IMPELLER PREMIER POOLS OF TALLAHASSEE	*	1,050.00	1,050.00	000902
2/11/26	00082	2/04/26	4687	202602	330-53800-60000		SOFTWASHING-COURTS	*	1,375.00		

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/04/26	4687	202602	330	53800	60000		SOFTWASHING-PLAYGROUND	*	500.00		
									WATER WORKS EXTERIOR CLEANING LLC			1,875.00	000903
2/24/26	00039	2/18/26	14141	202601	310	51300	31500		JAN GENERAL COUNSEL	*	3,801.65		
									KILINSKI VAN WYK PLLC			3,801.65	000904
2/24/26	00083	2/20/26	2143783	202602	320	53800	46700		GAMEFISH STOCKING	*	2,900.00		
									THE LAKE DOCTORS			2,900.00	000905
2/24/26	00028	2/22/26	6150	202602	330	53800	51200		FEB JANITORIAL SERVICES	*	750.00		
		2/22/26	6150	202602	330	53800	51200		JAN JANITORILA SUPPLIES	*	192.75		
									COLBY A CLAYTON			942.75	000906
3/03/26	00030	3/01/26	18160261	202603	330	53800	45505		MAR POOL MAINTENANCE	*	2,600.00		
									PREMIER POOLS OF TALLAHASSEE			2,600.00	000907
3/03/26	00030	3/01/26	18160408	202603	320	53800	60000		MAR FOUNTAIN SERVICES	*	325.00		
									PREMIER POOLS OF TALLAHASSEE			325.00	000908
3/03/26	00029	3/01/26	10321	202603	330	53800	34500		MAR SECURITY SERVICES	*	180.00		
									TEKPRO INC.			180.00	000909
3/03/26	00027	2/25/26	5957	202603	320	53800	46200		MAR LANDSCAPE MAINTENANCE	*	16,240.00		
									TRULY TAILORED LANDSCAPING LLC			16,240.00	000910
3/03/26	00034	2/19/26	1104347	202602	330	53800	60000		HVAC QUARTERLY MAINT	*	213.75		
									WATTS COOLING HEATING & PLUMBING			213.75	000911
3/11/26	00045	2/27/26	277329	202601	330	53800	60000		JAN PM REPAIRS	*	887.75		
									ALLWAYS IMPROVING LLC FITNESS PRO			887.75	000912
3/11/26	00045	2/27/26	277337	202602	330	53800	60000		FEB PREVENTATIVE MAINT	*	195.00		
									ALLWAYS IMPROVING LLC FITNESS PRO			195.00	000913

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/11/26	00051	3/01/26	28	202603	310-51300-34000			MAR MANAGEMENT FEES	*	3,833.33		
3/01/26		28		202603	310-51300-35100			MAR INFORMATION TECH	*	363.33		
3/01/26		28		202603	310-51300-31300			MAR DISSEMINATION SVCS	*	741.67		
3/01/26		28		202603	310-51300-51000			OFFICE SUPPLIES	*	.60		
3/01/26		28		202603	310-51300-42000			POSTAGE	*	48.98		
3/01/26		28		202603	310-51300-42500			COPIES	*	14.25		
3/01/26		28		202603	310-51300-41000			TELEPHONE	*	28.72		
3/01/26		28		202603	330-53800-60000			SHIMS FOR TOILET LEVELING	*	9.65		
3/01/26		28		202603	330-53800-60000			DOWNSPOUT EXTENDER	*	15.54		
GOVERNMENTAL MANAGEMENT SERVICES											5,056.07	000914
3/11/26	00051	3/01/26	29	202603	320-53800-12000			MAR FIELD SERVICES	*	1,666.67		
GOVERNMENTAL MANAGEMENT SERVICES											1,666.67	000915
3/11/26	00069	1/02/26	2105	202511	330-53800-12100			NOV AMENITY MANAGEMENT	*	780.00		
LEWIS ASSOCIATION PROPERTY MGMT LLC											780.00	000916
3/11/26	00069	1/02/26	2106	202512	330-53800-12100			DEC AMENITY MANAGEMENT	*	640.00		
LEWIS ASSOCIATION PROPERTY MGMT LLC											640.00	000917
3/11/26	00069	3/02/26	2129	202601	330-53800-12100			JAN AMENITY MANAGEMENT	*	700.00		
LEWIS ASSOCIATION PROPERTY MGMT LLC											700.00	000918
3/12/26	00055	3/12/26	03122026	202603	300-15100-10000			TRANSFER TO SBA	*	100,000.00		
STATE BOARD OF ADMINISTRATION											100,000.00	000919
3/18/26	00039	3/18/26	14354	202602	310-51300-31500			FEB GENERAL COUNSEL	*	1,278.50		
KILINSKI VAN WYK PLLC											1,278.50	000920
TOTAL FOR BANK A										178,809.63		
CANO CANOPY CDD SRICE												

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						178,809.63	

CANO CANOPY CDD SRICE

FIFTH ORDER OF BUSINESS

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

www.leontaxcollector.net



Main Office

Metropolitan Administrative Office
1276 Metropolitan Blvd., Suite 102
Tallahassee, FL 32312

(Overnight/Express Mail Accepted)

March 31, 2026

Governmental Management Services, LLC (GMC)
For: Canopy Community Development District
Attn: Sheryl Fulks
475 West Town Place, Suite 114
St. Augustine, FL 32092

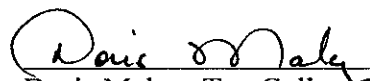
RE: 2026- Canopy CDD Uniform Method for Collection

Dear Ms. Fulks:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and distributed. This Agreement shall be in place for the Canopy CDD Assessment Roll for the year 2026.

This is the Agreement intended by the Tax Collector's Office. Please execute below and return the **original** to this office.

Sincerely,



Doris Maloy, Tax Collector

AGREED this _____ day of _____, 2026.

Signature of Chairman
Canopy Community Development District

SIXTH ORDER OF BUSINESS

POND AND FOUNTAIN MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into effective this 10th day of April, 2026 (**“Effective Date”**), by and between:

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

SOLITUDE LAKE MANAGEMENT, LLC, a Delaware limited liability company, with a mailing address of 1320 Brookwood Drive, Suite H, Little Rock, Arkansas 72202 (**“Contractor”** and, together with the District, the **“Parties”**).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

WHEREAS, the District has a need to retain an independent contractor to provide pond and fountain maintenance services as more particularly described in **Composite Exhibit A**, attached hereto and incorporated by reference herein (**“Services”**), for the ponds and fountains identified in **Composite Exhibit A (“Ponds”)** attached hereto and incorporated herein by reference; and

WHEREAS, Contractor submitted proposals and represents that it is qualified to provide the pond and fountain maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement and the District is amenable to the same; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that Contractor provide professional pond and fountain maintenance services within professionally accepted standards. Upon all Parties signing this Agreement, Contractor shall provide the District with the Services to the Ponds identified in **Composite Exhibit A**, attached hereto. Contractor shall inspect the Ponds a minimum of one (1) time per month for the term of

this Agreement.

- B. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C. Contractor shall provide the Services as described in **Composite Exhibit A** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E. At no time shall Contractor use any products, compounds, or materials that contain copper in any form in any of the water bodies within the Ponds unless such products, compounds, or materials are specifically approved for usage in water bodies by both the U.S. Environmental Protection Agency and the State of Florida. Usage of such products, compounds, or materials must also be in compliance with applicable Northwest Florida Water Management District (“NWFWM”) rules and any and all permits issued by NWFWM to the District.

3. ACCEPTANCE OF THE SITE. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Ponds prior to the time of the execution of this Agreement, and that Contractor agrees to be responsible for the care, health, and maintenance of the existing Ponds, regardless of the current condition of the Ponds and at no additional charge to the District unless specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing Ponds were not in good condition or otherwise differ materially from conditions ordinarily encountered.

4. MANNER OF CONTRACTOR’S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District through its designee, which shall be the District Manager or his or her designee (“**Designee**”).

- A. Should any minor, incidental work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or

services shall be fully performed by Contractor as if described and delineated in this Agreement; provided, however, that any such additional work or services of material cost or scope shall be subject to an authorized Additional Services Order pursuant to Section 5.B hereof.

- B. Contractor agrees that the District shall not be liable for the payment of any work or services not included herein unless the District, through its Designee, authorizes Contractor, in writing, to perform such work.
- C. The District's Designee shall act as the District representative with respect to the Services to be performed under this Agreement. The Designee shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's Services provided that no direction shall obviate Contractor's obligations as an expert in the field to provide the Services in conformance with aquatic management best practices.
 - (1) The District hereby designates the District Manager to act as its Designee. He or she shall have the authority to appoint other designees to act on behalf of the District.
 - (2) Upon request by the District's Designee, Contractor agrees to meet with the District's Designee to walk the Ponds to discuss conditions, schedules, and items of concern regarding this Agreement.
 - (3) Contractor shall provide to the District's Designee a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month.
- D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION.

- A. As compensation for the Services described in this Agreement, the District agrees to pay Contractor: (i) **Fifty and 00/100 Dollars (\$50.00)** per month, for an annual amount not to exceed **Six Hundred and 00/100 Dollars (\$600.00)** for the fountain maintenance at one (1) fountain in Pond 1, as set forth in **Composite Exhibit A**; and (ii) as for two (2) ponds approximately 1,981 linear feet and 1.79 acres identified on **Composite Exhibit A**, the amount of **One Hundred Ninety-Five and 00/100 Dollars (\$195.00)** per month, for an annual amount of not to exceed **Two Thousand, Three Hundred and Forty and 00/100 Dollars (\$2,340.00)**, which total combined amount for two (2) Ponds is

not to exceed **Two Thousand, Nine Hundred Forty and 00/100 Dollars (\$2,940.00)**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Any additional compensation for additional duties shall be paid only upon the written authorization of the District's Designee in accordance with the detailed and/or specification pricing provided in Contractor's proposal to the District.

- B.** If the District should desire additional work or services, or to add additional ponds to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services, and such additional work or services shall be fully performed by Contractor after prior approval of a required Additional Services Order (“ASO”). Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District first authorizes Contractor to perform such additional work or services through an authorized and fully executed ASO. Contractor shall be compensated for such agreed additional work or services based upon the payment amount derived from the prices set forth in Contractor's proposal pricing, attached hereto as part of **Composite Exhibit A**. Nothing herein shall be construed to require the District to use Contractor for any such additional work or services, and the District reserves the right to retain a different contractor to perform any additional work or services.
- C.** The District may require, as a condition precedent to making any payment to Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, Contractor shall invoice the District for all Services performed in the prior month and any other sums due to Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. Payment shall be in accordance with Florida's Local Government Prompt Payment Act, as set forth in Sections 218.70 *et seq.* of the *Florida Statutes*, and unpaid invoices shall accrue interest as set forth therein. Each monthly invoice will include such supporting information as the District may reasonably require Contractor to provide.

6. TERM. This Agreement is effective for a one (1) year period commencing April 1, 2026, and continuing through March 31, 2027 (“**Initial Term**”), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, the District may, in its sole discretion, renew this Agreement for up to four (4) additional one-year terms upon the same terms and conditions as set forth herein, subject to written notice to Contractor at least thirty (30) days prior to the expiration of the then-current term.

7. SUBCONTRACTORS. Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

8. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 per occurrence and \$1,000,000 aggregate covering all work performed under this Agreement, including but not limited to, bodily injury and property damage liability, and covering at least the following hazard: Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors’ operation.
- (3)** Employer’s Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- (5)** Contractor’s Pollution Liability with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability.

B. The District and its officers, supervisors, agents, managers, counsel, engineers,

staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability, Automobile Liability, and Pollution Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.

- C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

9. INDEMNIFICATION.

- A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor’s performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services. Notwithstanding anything to the contrary in this Agreement, the Contractor’s total liability to the Indemnitees shall be limited to One Million Dollars (\$1,000,000.00), regardless of the legal basis of recovery or the type of claimed damages.
- B. Obligations under this Section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs,

arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 9 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 9 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

C. Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

10. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

11. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, 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 the Doctrine of Sovereign Immunity or by operation of law.

12. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within one (1) business day after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, including the right to pay such claim or lien and offset any amounts paid against sums owed to Contractor, may terminate this Agreement to be effective immediately upon the giving notice of termination.

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

14. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

15. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

16. TERMINATION. The District agrees that Contractor may terminate this Agreement with or without cause by providing thirty (30) days' written notice. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against Contractor.

17. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

18. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. 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 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.

20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

21. 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

22. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent the Exhibits attached hereto and this Agreement conflict, this Agreement shall control.

23. 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 the District and Contractor.

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

25. 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, as follows:

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

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

B. If to Contractor: SOLitude Lake Management, LC
1253 Jensen Drive, Suite 103a
Virginia Beach, Virginia 23451
Attn: _____

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. Eastern Time, (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 Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

26. 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, to 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 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 Parties hereto and their respective representatives, successors, and assigns.

27. 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. Venue for any legal actions regarding this Agreement shall be Leon County, Florida.

28. 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*. 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 service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if 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. Contractor acknowledges that, pursuant to Section 119.0701, *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement,

unless such records are exempt under Florida law. Contractor acknowledges that the designated Public Records Custodian for the District is **Corbin DeNagy**.

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 475 WEST TOWN PLACE, STE 114, ST. AUGUSTINE, FL 32092; (904) 940-5850; OR INFO@GMSNF.COM.

29. 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.

30. 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 any doubtful language will not be interpreted or construed against any party.

31. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

32. 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 status 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 the Contractor has knowingly violated Section 448.095(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

33. SCRUTINIZED COMPANIES STATEMENT. In accordance with section 287.135, *Florida Statutes*, the Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the

Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and, in the event such status changes, the Contractor shall immediately notify the District. If the Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

34. ANTI-HUMAN TRAFFICKING REQUIREMENTS. 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(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

35. PUBLIC ENTITY CRIMES. Contractor represents and warrants that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District in writing within five (5) business days of such placement, whereupon this Agreement may be terminated by the District immediately without penalty or further obligation to the District. Contractor's breach of this representation and warranty shall constitute a material breach of this Agreement.

36. FOREIGN INFLUENCE. Contractor represents and warrants that under Section 286.101, *Florida Statutes*, Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute. Contractor hereby certifies that as of the date of execution of this Agreement, it has no such interests, contracts, grants, or gifts to disclose, or alternatively, has provided full written disclosure of all such interests, contracts, grants, or gifts to the District attached hereto as an exhibit. Contractor agrees to immediately notify the District in writing within five (5) business days if any such interest, contract, grant, or gift arises during the term of this Agreement. Failure to comply with this provision shall constitute a material breach of this Agreement and may result in immediate termination by the District without penalty or further obligation to the District.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives on the day, and year first written above.

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

Jason Ghazvini

172B7269F53E4A6...

By: Jason Ghazvini

Chairperson/Vice Chairperson

SOLITUDE LAKE MANAGEMENT, LLC

DocuSigned by:

Jrina Duncan

8DF38744B4B42...

By: Jrina Duncan

Its: Business Manager

Composite Exhibit A: Scope of Services

Composite Exhibit A Scope of Services

Services Agreement
Page 6 of 8



SCHEDULE A – SCOPE OF SERVICES

The Fountain will be serviced each Quarter.

ANNUAL FOUNTAIN MANAGEMENT SERVICES

Fountain Maintenance Service:

1. Company will service the Fountain(s) as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain(s) or light(s) are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain(s) debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountain(s) and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

General Qualifications:



1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algacides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



Services Agreement
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SCHEDULE B – PRICING SCHEDULE

Total Price: \$600.00

Invoice Amount: \$50.00

Invoice Frequency: **Monthly**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds one time per month.

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Erosion.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:



1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. Pond Dye will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides,



- algaeicides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



Services Agreement
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SCHEDULE B – PRICING SCHEDULE

Total Price: \$2,340.00

Invoice Amount: \$195.00

Invoice Frequency: **Monthly**

SEVENTH ORDER OF BUSINESS

NextFrame Pickleball

Proposal for Instructional Programming

Submitted to the Canopy Community Development District Board

Brandon Krambeck, Founder

Program Overview

NextFrame Pickleball proposes to provide structured pickleball instruction and organized programming at the Canopy community courts. The program is designed to enhance resident engagement, improve skill development opportunities, and promote structured, respectful use of the community's recreational amenities. Instruction will be professionally managed and structured to accommodate varying skill levels. All scheduling will be coordinated to avoid disruption of general community play and to maintain orderly court usage. Weekday evening programming is proposed to effectively utilize the court lighting system engineered by Kyle Anderson.

Anticipated Schedule of Services

- Monday – Thursday: 6:00 PM – 9:00 PM
- Saturday: 8:30 AM – 11:30 AM
- Beginner instructional clinics
- Intermediate and advanced skill development sessions
- Structured drill-based training
- Private and semi-private lessons
- Specialty skills workshops (periodic)

Registration Structure

The program will operate under an open registration model with priority and preferred pricing extended to Canopy residents.

- Residents receive \$5–\$10 discounted clinic rates
- Residents receive priority registration access
- Optional resident-exclusive sessions (if requested by the CDD)
- Non-residents may register at standard published rates

Participant Fees

Private Lesson (1 Hour)	\$65
Optional Video Analysis Add-On	\$10
Group Clinics	\$25–\$35/participant

Financial Impact to the CDD

- No financial contribution requested
- No cost-sharing required
- Program operates independently through participant fees
- Proof of liability insurance available upon request
- All participants required to complete waivers prior to participation

Community Value

The proposed program enhances amenity utilization, supports structured court use, provides convenient in-community skill development, and creates opportunities for future community events or tournaments — all while operating independently from the CDD financially.

Respectfully Submitted,

Brandon Krambeck

Founder, NextFrame Pickleball



EIGHTH ORDER OF BUSINESS

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the

Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 12, 2026
HOUR: 6:00 p.m.
LOCATION: Canopy Amenity Center
2877 Crestline Road
Tallahassee, Florida 32308

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tallahassee and Leon County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Leon County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY 2026.

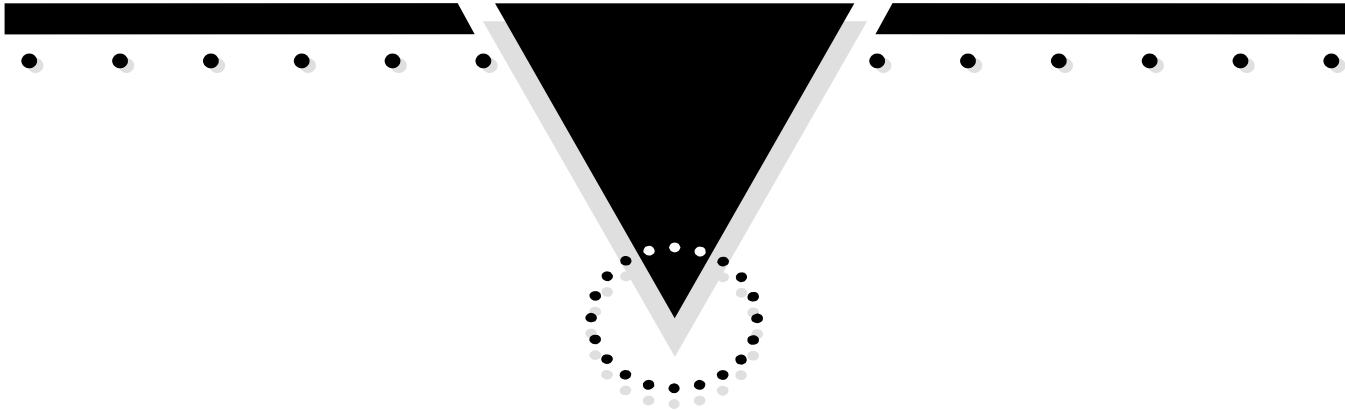
ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027



**Canopy
Community Development District**

**Proposed Budget
FY 2027**



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**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Revenues					
Maintenance Assessments - Tax Roll	\$ 563,295	\$ 383,394	\$ 179,901	\$ 563,295	\$ 615,773
Maintenance Assessments - Direct (Ox Bottom)	63,044	36,776	26,268	63,044	50,775
Interest - SBA	10,000	1,885	943	2,828	5,000
Developer Contributions	48,795	-	-	-	84,459
Miscellaneous Income (Rentals)	3,500	10,100	500	10,600	3,500
Miscellaneous Revenue - HOA Cost Share	-	-	-	-	1,000
Miscellaneous Revenue - POA Cost Share	85,020	115,785	-	115,785	115,785
Total Revenues	\$ 773,654	\$ 547,940	\$ 207,612	\$ 755,552	\$ 876,292

Expenditures

Administrative

Supervisor Fees	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 8,000
FICA	245	122	123	245	612
Engineering	10,000	-	5,000	5,000	10,000
Arbitrage	450	450	-	450	450
Assessment Roll	2,500	2,500	-	2,500	3,000
Dissemination	8,900	4,450	4,452	8,902	9,000
Amortization Schedule	2,000	350	250	600	2,000
Attorney	39,000	31,780	31,780	63,560	46,000
Annual Audit	4,600	-	4,700	4,700	4,700
Trustee Fees	10,500	9,920	-	9,920	10,500
Management Fees	46,000	23,000	22,998	45,998	48,700
Information Technology	4,360	2,180	2,178	4,358	4,500
Telephone	150	29	29	58	150
Postage	1,000	499	499	998	3,000
Printing & Binding	750	113	113	226	500
Insurance-Liability	6,070	2,521	2,520	5,041	5,600
Legal Advertising	1,500	-	750	750	1,500
Other Current Charges	3,000	431	431	862	3,000
Office Supplies	250	3	3	6	250
Dues	175	175	-	175	175
Total Administrative	\$ 144,649	\$ 80,123	\$ 77,426	\$ 157,549	\$ 161,637

Maintenance

Common Area:

Field Services	\$ 30,000	\$ 8,333	\$ 10,002	\$ 18,335	\$ 28,000
Landscape Maintenance	194,880	97,440	97,440	194,880	206,880
Landscape Contingency	25,000	24,840	-	24,840	25,000
Plant Replacement	7,500	-	1,000	1,000	7,500
Weed Control	75,000	25,367	49,311	74,678	77,250
Irrigation - Repairs	-	4,230	-	4,230	5,000
Wetland Maintenance	-	2,900	-	2,900	-
Utilities	-	-	-	-	10,800
Stormwater Maintenance	-	-	-	-	5,000
Common Area Maintenance	-	-	-	-	5,000
Repairs and Maintenance	15,000	6,614	7,500	14,114	15,000
Operating Supplies	1,500	-	750	750	1,500
Contingency	10,000	-	1,000	1,000	10,000
Total Common Area	\$ 358,880	\$ 169,724	\$ 167,003	\$ 336,727	\$ 396,930

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<i><u>Amenity Center</u></i>					
Amenity Management Staffing	\$ 35,000	\$ 4,580	\$ 4,580	\$ 9,160	\$ 35,000
Lifestyle/Events Coordinator	-	-	-	-	40,000
Janitorial	17,500	4,792	4,500	9,292	17,500
Pool Maintenance	31,500	15,600	15,600	31,200	32,100
Pool Permits	750	-	750	750	750
Utilities	39,500	9,136	9,136	18,272	34,000
Trash	2,400	203	198	401	400
Pest Control	1,200	150	600	750	1,200
Termite Bond	375	-	188	188	375
Insurance - Property	15,500	12,936	-	12,936	20,000
Cable/Internet	3,900	1,705	1,710	3,415	3,900
Access Cards	2,500	-	1,250	1,250	2,500
Special Events	39,000	11,210	19,500	30,710	41,000
Security/Alarms/Repair	4,000	1,080	1,080	2,160	3,000
Repairs and Maintenance	15,000	11,918	2,000	13,918	15,000
Office Supplies	2,000	-	1,000	1,000	1,000
Holiday Decorations	5,000	283	1,000	1,283	15,000
Contingency	5,000	575	-	575	5,000
Total Amenity Center	\$ 220,125	\$ 74,168	\$ 63,092	\$ 137,260	\$ 267,725
<i><u>Other</u></i>					
Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Other	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Maintenance	\$ 629,005	\$ 293,892	\$ 230,095	\$ 523,987	\$ 714,655
Total Expenditures	\$ 773,654	\$ 374,015	\$ 307,521	\$ 681,536	\$ 876,292
Excess Revenues (Expenditures)	\$ -	\$ 173,925	-\$ 99,909	\$ 74,016	\$ -

Canopy
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

Interest Income

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

Miscellaneous Income

Income received from rentals and other miscellaneous income.

Miscellaneous Income – HOA Cost Share

Contributions from the Canopy Home Owners Association (HOA) for their equitable share in costs of the District's Operation and Maintenance Activities as outlined in the Cost-Share Agreement for Enhanced Common Area Maintenance with the Canopy Home Homeowners' Association, Inc.

Miscellaneous Income – POA Cost Share

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

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is estimate based upon 4 Supervisors electing payment for attending 8 meetings during the fiscal year.

FICA Expense

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

Canopy

Community Development District

GENERAL FUND BUDGET

Engineering

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

Arbitrage

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

Assessment Roll

The fee to provide Assessment Roll Certification for the District.

Dissemination

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

Amortization Schedule

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for these services. (NTE \$4,700/year per most recent audit engagement letter)

Trustee Fees

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

Management Fees

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

Canopy

Community Development District

GENERAL FUND BUDGET

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance - Liability

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Maintenance (Common Area):

Field Services

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with

Canopy

Community Development District

GENERAL FUND BUDGET

contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

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

Landscape Contingency

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

Plant Replacement

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

Weed Control

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

Irrigation - Repairs

To record the cost of repairs to the irrigation system.

Wetland Maintenance

To record the cost of maintenance in the wetlands.

Utilities

To record the cost of utilities including electric, water, sewer, trash, stormwater fee and fire service.

Stormwater Maintenance

To record the cost of maintenance to the stormwater system.

Common Area Maintenance

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

Repairs and Maintenance

Cost of repairs and maintenance throughout the District.

Operating Supplies

Purchase of supplies for the District.

Canopy
Community Development District
GENERAL FUND BUDGET

Contingency

Unscheduled repairs and maintenance to the District's facilities

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Lifestyle/Events Coordinator

Staff cost associated with planning events for the district.

Janitorial

The cost to provide cleaning for amenity center.

Pool Maintenance

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

Pool Permits

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

Pool Electric

The cost of electric to run the amenity pool.

Pool – Water

The cost of water used for the amenity pool.

Water/Sewer

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

Gas

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

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Canopy
Community Development District
GENERAL FUND BUDGET

Termite Bond

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

Insurance - Property

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

Cable/Internet

The cost of cable and internet services for amenity center.

Access Cards

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

Special Events

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

Security/Alarms/Repair

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

Repairs and Maintenance

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

Office Supplies

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

Holiday Decorations

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

Contingency

Unscheduled repairs and maintenance to the District's facilities

Other

Capital Reserve

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 44,572	\$ 21,040	\$ 65,612	\$ 65,612
Interest Income	\$ 500	\$ 1,816	\$ 908	\$ 2,724	\$ 1,500
Carry Forward Surplus	\$ 70,528	\$ 70,293	\$ -	\$ 70,293	\$ 73,424
Total Revenues	\$ 136,640	\$ 116,681	\$ 21,948	\$ 138,629	\$ 140,535

Expenditure					
Interest - 11/1	\$ 22,148	\$ 22,148	\$ -	\$ 22,148	\$ 21,648
Principal - 5/1	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 22,148	\$ -	\$ 22,148	\$ 22,148	\$ 21,648
Transfer Out	\$ 250	\$ 606	\$ 303	\$ 909	\$ 750
Total Expenditures	\$ 64,546	\$ 22,754	\$ 42,451	\$ 65,205	\$ 64,045

Excess Revenues	\$ 72,094	\$ 93,927	-\$ 20,504	\$ 73,424	\$ 76,490
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Beginning Fund Balance	\$ 103,007		Interest - 11/1	\$ 21,148
Less: Debt Service Reserve	\$ (32,714)			
Carry Forward Surplus	<u>\$ 70,293</u>			

Assessments Area I

Product Type	Units	O&M	Debt	Total	Debt Total
Single Family - 40'	19	\$ 991	\$ 650	\$ 1,641	\$ 12,350
Single Family - 50'	47	\$ 991	\$ 750	\$ 1,741	\$ 35,250
Single Family - 60'	27	\$ 991	\$ 850	\$ 1,841	\$ 22,950
Total Units	93				\$ 70,550
				Less: Discounts & Collections	\$ (4,939)
				Total Net Assessments	\$ 65,612

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

Amortization Schedule

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

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

Amortization Schedule

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 119,807	\$ 81,388	\$ 38,419	\$ 119,807	\$ 119,807
Assessments - Direct (Unplatted Lots)	\$ 44,501	\$ 31,150	\$ 13,351	\$ 44,501	\$ 44,501
Interest Income	\$ 3,000	\$ 2,637	\$ 1,318	\$ 3,955	\$ 3,000
Carry Forward Surplus	\$ 84,723	\$ 86,871	\$ -	\$ 86,871	\$ 88,811
Total Revenues	\$ 252,031	\$ 202,046	\$ 53,088	\$ 255,134	\$ 256,118
Expenditure					
Interest - 11/1	\$ 62,021	\$ 62,021	\$ -	\$ 62,021	\$ 60,821
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Interest - 5/1	\$ 62,021	\$ -	\$ 62,021	\$ 62,021	\$ 60,821
Transfer Out	\$ 600	\$ 1,521	\$ 761	\$ 2,282	\$ 600
Total Expenditures	\$ 164,042	\$ 63,542	\$ 102,782	\$ 166,324	\$ 162,243
Excess Revenues	\$ 87,989	\$ 138,504	-\$ 49,693	\$ 88,811	\$ 93,876

Interest - 11/1 \$ 59,621

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	31	\$ 450	\$ 13,950
Single Family - 30'	66	\$ 550	\$ 36,300
Single Family - 30' (Attached)	0	\$ 450	-
Single Family - 40'	14	\$ 650	\$ 9,100
Single Family - 40' (Attached)	0	\$ 550	-
Single Family - 50'	24	\$ 750	\$ 18,000
Single Family - 60'	26	\$ 850	\$ 22,100
Single Family - 70'	1	\$ 1,000	\$ 1,000
Single Family - 80'	28	\$ 1,000	\$ 28,000
Church	0.5	\$ 750	\$ 375
Total	191		\$ 128,825
Total Net Assessment			\$ 119,807

**Canopy Community Development District
Series 2018A-1, Special Assessment Bonds
(Combined)**

Amortization Schedule

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

Canopy Community Development District
Debt Service Fund Budget
Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments - Direct (Unplatted Lots)	\$ 182,000	\$ 125,156	\$ 54,600	\$ 179,756	\$ 182,000
Assessments - Prepayments	\$ -	\$ 75,388	\$ -	\$ 75,388	\$ -
Interest Income	\$ 1,500	\$ 2,417	\$ 483	\$ 2,901	\$ 1,500
Carry Forward Surplus	\$ 145,758	\$ 152,014	\$ -	\$ 152,014	\$ 141,683
Total Revenues	\$ 329,258	\$ 354,975	\$ 55,083	\$ 410,059	\$ 325,183
Expenditure					
Interest - 11/1	\$ 69,188	\$ 67,958	\$ -	\$ 67,958	\$ 63,960
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest 2/1	\$ -	\$ 1,230	\$ -	\$ 1,230	\$ -
Special Call - 2/1	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
Interest - 5/1	\$ 69,188	\$ -	\$ 69,188	\$ 69,188	\$ 63,960
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Total Expenditures	\$ 178,376	\$ 159,188	\$ 109,188	\$ 268,376	\$ 167,920
Excess Revenues	\$ 150,882	\$ 195,787	-\$ 54,105	\$ 141,683	\$ 157,263

Interest - 11/1 \$ 62,730

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/26	\$ 2,120,000	\$ 40,000	\$ 65,190	\$ 105,190
11/1/26	\$ 2,080,000		\$ 63,960	\$ -
5/1/27	\$ 2,080,000	\$ 40,000	\$ 63,960	\$ 167,920
11/1/27	\$ 2,040,000		\$ 62,730	\$ -
5/1/28	\$ 2,040,000	\$ 45,000	\$ 62,730	\$ 170,460
11/1/28	\$ 1,995,000		\$ 61,346	\$ -
5/1/29	\$ 1,995,000	\$ 45,000	\$ 61,346	\$ 167,693
11/1/29	\$ 1,950,000		\$ 59,963	\$ -
5/1/30	\$ 1,950,000	\$ 50,000	\$ 59,963	\$ 169,925
11/1/30	\$ 1,900,000		\$ 58,425	\$ -
5/1/31	\$ 1,900,000	\$ 55,000	\$ 58,425	\$ 171,850
11/1/31	\$ 1,845,000		\$ 56,734	\$ -
5/1/32	\$ 1,845,000	\$ 55,000	\$ 56,734	\$ 168,468
11/1/32	\$ 1,790,000		\$ 55,043	\$ -
5/1/33	\$ 1,790,000	\$ 60,000	\$ 55,043	\$ 170,085
11/1/33	\$ 1,730,000		\$ 53,198	\$ -
5/1/34	\$ 1,730,000	\$ 65,000	\$ 53,198	\$ 171,395
11/1/34	\$ 1,665,000		\$ 51,199	\$ -
5/1/35	\$ 1,665,000	\$ 70,000	\$ 51,199	\$ 172,398
11/1/35	\$ 1,595,000		\$ 49,046	\$ -
5/1/36	\$ 1,595,000	\$ 75,000	\$ 49,046	\$ 173,093
11/1/36	\$ 1,520,000		\$ 46,740	\$ -
5/1/37	\$ 1,520,000	\$ 80,000	\$ 46,740	\$ 173,480
11/1/37	\$ 1,440,000	\$ -	\$ 44,280	\$ -
5/1/38	\$ 1,440,000	\$ 85,000	\$ 44,280	\$ 173,560
11/1/38	\$ 1,355,000		\$ 41,666	\$ -
5/1/39	\$ 1,355,000	\$ 90,000	\$ 41,666	\$ 173,333
11/1/39	\$ 1,265,000		\$ 38,899	\$ -
5/1/40	\$ 1,265,000	\$ 95,000	\$ 38,899	\$ 172,798
11/1/40	\$ 1,170,000		\$ 35,978	\$ -
5/1/41	\$ 1,170,000	\$ 100,000	\$ 35,978	\$ 171,955
11/1/41	\$ 1,070,000		\$ 32,903	\$ -
5/1/42	\$ 1,070,000	\$ 105,000	\$ 32,903	\$ 170,805
11/1/42	\$ 965,000		\$ 29,674	\$ -
5/1/43	\$ 965,000	\$ 115,000	\$ 29,674	\$ 174,348
11/1/43	\$ 850,000		\$ 26,138	\$ -
5/1/44	\$ 850,000	\$ 120,000	\$ 26,138	\$ 172,275
11/1/44	\$ 730,000		\$ 22,448	\$ -
5/1/45	\$ 730,000	\$ 130,000	\$ 22,448	\$ 174,895
11/1/45	\$ 600,000		\$ 18,450	\$ -
5/1/46	\$ 600,000	\$ 135,000	\$ 18,450	\$ 171,900
11/1/46	\$ 465,000		\$ 14,299	\$ -
5/1/47	\$ 465,000	\$ 145,000	\$ 14,299	\$ 173,598
11/1/47	\$ 320,000		\$ 9,840	\$ -
5/1/48	\$ 320,000	\$ 155,000	\$ 9,840	\$ 174,680
11/1/48	\$ 165,000		\$ 5,074	\$ -
5/1/49	\$ 165,000	\$ 165,000	\$ 5,074	\$ 175,148
Totals		\$ 2,120,000	\$ 1,941,248	\$ 4,061,248

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 317,208	\$ 215,488	\$ 101,720	\$ 317,208	\$ 209,320
Interest Income	\$ 3,500	\$ 3,018	\$ 1,509	\$ 4,527	\$ 3,500
Carry Forward Surplus	\$ 140,169	\$ 80,469	\$ -	\$ 80,469	\$ 147,292
Total Revenues	\$ 460,877	\$ 298,975	\$ 103,229	\$ 402,204	\$ 360,111
Expenditure					
Interest - 11/1	\$ 80,469	\$ 80,469	\$ -	\$ 80,469	\$ 78,906
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 80,469	\$ -	\$ 80,469	\$ 80,469	\$ 78,906
Transfer Out	\$ 750	\$ 1,940	\$ 42,034	\$ 43,974	\$ 750
Total Expenditures	\$ 211,688	\$ 82,409	\$ 172,503	\$ 254,912	\$ 208,563
Excess Revenues	\$ 249,189	\$ 216,566	\$ (69,274)	\$ 147,292	\$ 151,549

Interest - 11/1 \$ 77,344

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

Amortization Schedule

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

Canopy
Community Development District
Capital Reserve Fund - General Fund

	Adopted Budget Budget FY 2026	Actual Thru 3/31/26	Projected Next Next 6 Months	Total Projected Thru 9/30/26	Proposed Budget Budget FY 2027
Revenues					
Operating Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest Income	\$ 1,500	\$ 679	\$ 750	\$ 1,429	\$ 1,500
Carryforward Surplus	\$ 39,496	\$ 40,187	\$ -	\$ 40,187	\$ 91,272
Total Revenues	\$ 90,996	\$ 90,866	\$ 750	\$ 91,616	\$ 142,772
Expenditures					
<u>Expenditures</u>					
Capital Outlay - GF	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 540	\$ 258	\$ 86	\$ 344	\$ 540
Total Expenditures	\$ 540	\$ 258	\$ 86	\$ 344	\$ 540
Excess Revenues/ (Expenditures)	\$ 90,456	\$ 90,608	\$ 664	\$ 91,272	\$ 142,232

**Canopy Community Development District
Assessment Chart**

Assessment Area 1 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 40'	19	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	47	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	27	\$ 991	\$ 850	\$ 1,841
Subtotal A1 Units	93			

Assessment Area 2 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 20'	31	\$ 991	\$ 450	\$ 1,441
Single Family - 30'	66	\$ 991	\$ 550	\$ 1,541
Single Family - 40'	14	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	24	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	26	\$ 991	\$ 850	\$ 1,841
Single Family - 70'	1	\$ 991	\$ 1,000	\$ 1,991
Single Family - 70'/80'	28	\$ 991	\$ 1,000	\$ 1,991
Church	1	\$ 496	\$ 375	\$ 871
Subtotal A2 Units	191			

Assessment Area 3 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 20'	0	\$ 991	\$ 450	\$ 1,441
Single Family - 30' - Attached	30	\$ 991	\$ 450	\$ 1,441
Single Family - 30'	120	\$ 991	\$ 550	\$ 1,541
Single Family - 40'	0	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	5	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	8	\$ 991	\$ 850	\$ 1,841
Single Family - 70'	35	\$ 991	\$ 1,000	\$ 1,991
Single Family - 70'/80'	9	\$ 991	\$ 1,000	\$ 1,991
Single Family - 80'	17	\$ 991	\$ 1,000	\$ 1,991
Subtotal A3 Units	224			

Total Units	508			
Apartments (1)	329	\$ 213	\$ 225	\$ 438

Total Developed Units	837			
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Assessments - Direct (Undeveloped)	349	\$ 145	N/A	\$ 145
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(1) No access to Amenities

NINTH ORDER OF BUSINESS

C.

1.

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CANOPY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Canopy Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Leon County Supervisor of Elections located at 2990-1 Apalachee Parkway, Tallahassee, Florida 32301; Ph: (850) 606-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Leon County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Canopy Community Development District has two (2) seats up for election, specifically Seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Leon County Supervisor of Elections.

Publish on or before May 25, 2026.

2.



MARK S. EARLEY
SUPERVISOR OF ELECTIONS
LEON COUNTY, FLORIDA

April 16, 2026

Canopy Community Development District
ATTN: Sarah Sweeting
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

Our office received your request for the number of registered voters who reside within the Canopy Community Development District as of April 15, 2026.

The number of registered voters residing within the Canopy Community Development District as of April 15, 2026 is 621.

I hope you have found this information to be helpful. If you have any questions or concerns, please contact us at Vote@LeonVotes.gov or (850) 606-8683.

Sincerely,

Mark S. Earley
Leon County Supervisor of Elections

D.

1.



Canopy Community Development District

To: Board of Supervisors
From: Corbin deNagy, Operations Manager – GMS
Subject: Operations Report – April 2026

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

Week 1 (April 1 – April 10)

- Ordered storage box for lost and found items at the pool.
- Received “Report an Issue” regarding damage to the apartment entrance off Crestline. Responded to resident. Not a CDD issue.
- Sent follow up email to vendor to confirm backflow testing has been scheduled.
- Received “Report an Issue” regarding status of stormwater pond treatments. Responded to resident.
- Accepted quote from Pro Playgrounds for replacement parts and touch-up paint.
- Received response from New Vision Gutters regarding possible holiday decoration quote. Provided amenity center address as requested.
- Received fully executed agreement for roofing repairs. Contacted Pro Roofing to schedule repair service.
 - Scheduled roof repair for Thursday. They already performed a roof walk, and will be out for the repair on Thursday, so we agreed it would be best to schedule the preventative maintenance sometime in the Fall.

Site Inspection Day – Thursday, April 9

- Received storage box but the shipping box and corner of the product was damaged. Submitted return request to Amazon and went to the UPS store.
- **Time In: 10:15am**
- General inspection of the entire amenity center.
 - Verified Truly Tailored installed replacement azaleas at the amenity center entrance and installed landscape edging around the island near the playground.
 - Rearranged pool deck furniture.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Picked up trash around the amenity center.
 - Sprayed a wasp nest forming under the lanai close to the side entrance to the meeting room.
 - Applied the poured-in-place (PIP) seam binder on several cracks. It doesn't appear to have the desired effect. Will look for other options besides replacement.
 - Filled hole in the pickleball court and put out cone while the product dries:



- Stayed at the amenity center to monitor Joel Foy’s work. He replaced the inoperable timer (pool lights), changed out the inoperable recessed light under the lanai, and replaced one fan receiver. The fan with the new receiver works. They will order (7) new receivers to complete this project. Noticed two recessed lights under the lanai are not working (one flickers and the other is out). Will order replacement lights.
- Called Lake Doctors to confirm date of midge fly treatment. They are waiting for the wind to die down. Expectation is tomorrow (Friday, April 10 or early next week).
- General inspections throughout the community.
- Went back to the amenity center to verify the timers are working.
- There were several pickleball players using the court, so I went back over to the courts and noticed the cone had been moved. Went over to the repair and one of the players said he moved the cone and “kicked” the patched hole. The filler had not dried yet and loose material had broken off. Will need to patch again during the next inspection day.
- **Time Out: 2:30pm**
- Ordered another storage container for lost and found items and two replacement recessed lights on Amazon.
- Responded to several resident emails regarding midge flies and stormwater pond algae.
- Received “Report an Issue” regarding tennis court use and scheduling of tennis lessons (Elite Junior Tennis). Responded to the resident with a copy of the license agreement.
- Submitted broken curb issue on Welaunee to the City of Tallahassee via DigiTally (reference # 18059295).
- Received fully executed agreement with SOLitude. Sent email to the Business Development Consultant and asked about starting service.



Week 2 (April 13 – April 17)

- Virtually attended City of Tallahassee Development Review Committee (DRC) meeting to hear proposed limited partition of the existing Town Center into 10 lots (TSD260001).
- Received “Report an Issue” regarding the fans in the gym. Responded to the resident.
- Lake Doctors put down the midge treatment (04/15/26).
- Sent follow-up email to City of Tallahassee Engineering Designer regarding streetlights in Unit 4.
- Sent follow up email to SOLitude regarding service schedule.
 - Was told the service would be done the last week of April.
- Spoke with Truly Tailored about the condition of the grass with the lack of rain and current weed treatments. Discussed having Massey hold off any treatments until we get some rain. The forecast shows possible rain starting next weekend (Saturday, April 25th).
 - Emailed Massey and requested they hold off on treatment until we get some rain and reevaluate the service schedule after we get rain.

Site Inspection Day – Friday, April 17

- **Time In: 10:35am**
- Received report that the two new streetlights on Forest Fern Trail are not coming on at night. Verified streetlight marker numbers.
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down several umbrellas.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Picked up trash around the amenity center.
 - Verified timers are still working.
 - While on-site Truly Tailored removed an underperforming holly and moved the large oak from the corner of the tennis courts to that area, as requested.
 - Put down ant killer on a small area of paver deck. Ants were under one of the umbrella bases.
 - Removed damaged filler from the previous pickleball court repair and re-filled the hole. Put a cone out while the product dries. Put filler in three other smaller holes on the pickleball courts. There was no one using the courts while on-site. Cost savings to the District: one vendor required a minimum of \$1,500/day to come out for any repairs. This only cost the District \$38.26 (material only, no labor costs).



Damaged repair



New repair



- Picked up trash throughout the community with focus on the entrances.
- **Time Out: 12:40pm**
- Submitted Forest Fern Trail streetlight issues to the City of Tallahassee via DigiTally (reference # 18085975 and 18085985).
- Submitted Welaunee and Dempsey Mayo round-a-bout street marking issue to the City of Tallahassee via DigiTally (reference # 18086021).

- Priced out several options for replacement litter bags for the dogi-pot stations. Ordered from Amazon for lowest price and quickest delivery.

Week 3 (April 20 – April 24)

- Received the lost and found box, dogi-pot bags, and recessed lights.
- Discussion with Truly Tailored regarding turf condition. Concern with weed treatment during drought.
- Sent another follow-up email to SOLitude to get confirmation of service date.

Site Inspection Day – Tuesday, April 21

- **Time In: 8:55am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down several umbrellas.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Picked up trash around the amenity center.
 - Put down ant killer along front perimeter of the amenity center.
 - Checked the pickleball court repairs. The larger hole needs a second layer of patch. There were several people using the courts, so this will be done on another site inspection day.
 - Replaced one recessed light under the lanai. The other burnt-out light is another brand. Will need the electrician to swap out the j-box so the replacement light can be installed.
 - Assembled lost and found box. Picked up several items around the pool area and put them in the box.



- Cleaned all six dogi-pot stations and restocked the pick-up bags.



- Picked up trash throughout the community.
- **Time Out: 11:55am**
- Additional communication with Oasis Paverscapes regarding schedule.
- Attended virtual training: Playground Inspection & Maintenance: Ensuring Safety, Compliance, and Sustainability.

Week 4 (April 27 – April 30)

- Received email from Massey asking if weed control service should be skipped this month due to the drought or if they should spray this week. Requested they skip service this month.
- Followed up with Joel Foy on the new receivers. They are scheduled to return May 5th.

Site Inspection Day – Tuesday, April 28

- **Time In: 9:30am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down several umbrellas.
 - Verified correct operation of the kiddie pool self-close gate.
 - Watered the recently moved oak tree near the tennis courts.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Picked up trash around the amenity center.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Sprayed one active wasp nest under the lanai.
 - Checked the pickleball court repairs. The larger hole needs a second layer of patch. There were a couple of people using the courts, so this will be done on another site inspection day.
 - Checked the amenity center timers. Someone adjusted the fan timer to “ON” (run continuously), and the timer was not on the correct time. Adjusted the time and set it to “OFF” so it would run off the timer (on at 7am and off at 10pm).



- Walked the trail next to the amenity center parking lot and the trail in Unit 1 between Sweet Ridge and Centerville Road. Requested Truly Tailored remove low hanging limbs along both trails.
- Met with a colleague to discuss the swale fronting the homes on Mews Landing. We will bring in a vendor to discuss re-grading the swale and fix some erosion issues around the drains.
- **Time Out: 11:50am**
- SOLitude completed their first monthly service. Their report says they will focus on algae before treating the shoreline grasses.
- Received notice of a raised section of sidewalk along Dempsey Mayo. Submitted issue to the City of Tallahassee via DigiTally (reference # 18137033).
- Reviewed the District's utility accounts. As expected, the Amenity Center account (100095090) is slightly higher than previous months with the irrigation system now running twice a week. The Fontana stormwater pond fountain meter account (100364037) is still low as the last of the deposit refund has been used. This account will have a normal charge on next month's billing. Contacted All Pro regarding the Amenity Center irrigation usage on off days.
- Scheduled playground inspection with a CPSI for Friday, May 22 @ 9am.
- Submitted online Circle K customer service inquiry and requested they mow and maintain the vacant lot at the Welaunee/Dempsey Mayo round-a-bout.
- Sent follow-up email to Esposito's regarding possible holiday lighting quotes.

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

2.



Work Order	00970223	Account	Canopy CDD
Work Order	00970223	Contact	Corbin deNagy
Number		Address	3876 Ardmore Lane Tallahassee, FL 32308 United States
Created Date	4/29/2026		

Work Details

Specialist Comments to Customer	Both ponds have a lot of growth. We wanted to focus on the algae to start before we treat the shoreline grasses which would give the algae more nutrients to feed on. So basically the treatment plan is to get rid of the algae then work on the shorelines which will promote more algae growth. Then we will be treating both the algae and shoreline grasses month to month. Please reach out if you have any questions or concerns at 850-382-1974.	Prepared By	DUSTIN HARPER
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Work Order Assets

Asset	Status	Product Work Type
Pond 1	Treated	
Pond 2	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 2	SHORELINE WEED CONTROL	
Pond 2	MONITORING	
Pond 2	LAKE WEED CONTROL	
Pond 2	DYE APPLICATION	
Pond 2	ALGAE CONTROL	
Pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 1	SHORELINE WEED CONTROL	
Pond 1	MONITORING	
Pond 1	LAKE WEED CONTROL	
Pond 1	DYE APPLICATION	
Pond 1	ALGAE CONTROL	

E.

Budget

2025-26 Canopy LifeStyle Events

Type	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Budget	Year to Date	Variance
Charitable														\$0.00	\$0.00
Outside Services								279	279	279	279	279	\$1,500.00	\$1,395.00	-\$105.00
Events & Programs									500				\$500.00	\$500.00	\$0.00
Bunnies & Baskets							3423.01						\$3,000.00	\$3,423.01	\$423.01
Adult Spring								8,665.59					\$9,000.00	\$8,665.59	-\$334.41
Summer Kick Off								3,945.99					\$4,000.00	\$3,945.99	-\$54.01
Back to School											4,833.61		\$5,000.00	\$4,833.61	-\$166.39
Fall Beer Event	0												8359.16	\$9,500.00	-\$1,140.84
Winter Social			6155.06										\$6,500.00	\$6,155.06	-\$344.94

9500 Havana Nights 10/17	8359.16	Outside Services	279	3000 Bunnies & Baskets	3423.01		
170.4 Rental- Terri Bar pd 7/23/25	111.46	Misc		307.91 Decor & Crafts			
1500 Music		279 Storage Monthly		1500 Petting Zoo (price increase of \$482)	\$400		\$39,000.00
306.93 Rental- InTent Linen pd 7/14/25				880 Pictures With Easter Bunny & Face Painting			\$37,277.42
1095 Bartenders/ staff (\$720 plus \$75x3 Tip & \$150 Kas/Lead)				447 Eggs- 3000			-\$1,722.58
2325 Catering		2000 Events & Programs	500	264.5 Staff			
400 Dancing Instructors		misc		23.6 Lemonade & Ice			
556.31 Beer/ Wine & Cocktails		500 Mileage					
500 Cigar Station- Lure				4000 Summer Kick Off	3945.99		
475.34 Floral				218.38 Amazon- Decor & games, Prizes set up			6500 Winter Social
488.06 Publix		9000 PROM	8,665.59	1725 Food			6155.06
181.84 Décor- Amazon		1051.49 Décor- Split costs with "Spring Break T		650 Tally Outdoor- Foam/ Water Balloon			1236.25 15x15 Snow Pit, Falling Snow & Snow Globe pd 7/11/25
10.28 Theme storage boxes		1230 DJ- Amplify		483.73 Waterslide			105.61 Crafts
350 Addinional Staffing		255 Amazon Linen & film		218.88 Staffing			250 Santa
		198 Amazon Drape		100 Bev, & Ice			56.28 Chickfila- extra food
		2360.84 Staffing- Top Shelf		400 Ice Cream/ Popsicle Truck			478.11 Amazon- drinks and hot water carfe
		750 Dance Floor- Best Day Ever		150 Misc			282.72 Holiday Décor
		180.26 Pipe- In Tents Events		Craft- Paint Rocks			250 Rental- Terri Smith Bar
		1,650.00 Catering- Taste Budz		5000 Back to School	4833.61		672.18 Beverages
		950 Rental- Terri Smith		800 High Tech Touch			1872.37 Black Fig
		40 Misc- Ice & Publix Runs Bar Set Up and coolers		0 Décor- Amazon			705 Staffing/Bartenders- \$480+\$75 Tip Per Staff (add 225)
				150 Drinks Etc.			56.08 Gas for Hearters
				410 Klown Kapers- Balloon Twist			15.46 Misc
				322.5 Tally Muesum Animal Educational Booth			175 Kas Staff Help
				99.99 Apple Cookies			
				1725 Catering- Taste Budz			
				643.93 Tally Outdoor Rental			
				500 misc			
				32.19 Carnations for Centerpieces			
				150 Staffing- Kas			