

# **CANOPY**

*Community Development District*

*JULY 8, 2026*

# *AGENDA*

# Canopy Community Development District

475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
[canopycdd.com](http://canopycdd.com)

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July 1, 2026

Board of Supervisors  
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, July 8, 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 June 10, 2026 Meeting
  - B. Balance Sheet as of May 31, 2026 and Statement of Revenues & Expenditures for the Period Ending May 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. Discussion Items:
  - A. Suspension of Amenity Privileges
  - B. Fiscal Year 2027 Approved Budget
  - C. Resident Club Process

- D. Gym Water Cooler
- VI. Ratification of:
  - A. Addendum to Esposito Nursery, Inc. Holiday Lighting Agreement
  - B. Lifestyle Management Services Agreement
- VII. Staff Reports
  - A. Attorney
  - B. District Manager – Board Approved Expenditure Report
  - C. Operations
    - 1. Report
    - 2. Pond Service Report
  - D. Lifestyle
- VIII. Other Business
- IX. Supervisors Requests
- X. Next Scheduled Meeting: August 12, 2026 at 6:00 p.m. at Canopy Amenity Center
- XI. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Canopy  
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, June 10, 2026 at 6:04 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Jennifer Kilinski	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	Amenity Management/HOA
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order 6:04 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident stated thank you so much for the cover that is going up over our mail kiosk.

A resident stated at one of the meetings there was a discussion about some abnormality with the shallow end of the pool. How was that resolved?

Mr. deNagy stated an update will be provided under Staff Reports.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of Minutes of the May 13, 2026 Meeting**
- B. Balance Sheet as of April 30, 2026 and Statement of Revenues & Expenditures for the Period Ending April 30, 2026**
- C. Allocation of Assessment Receipts**

**D. Check Register – Non-Developer Related Expenses**

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

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Check Register – Developer Related Expenses**

There being none, the next item followed.

The next item taken out of order.

**Lifestyle – Resident Club Process**

Ms. Kalinoski stated Corbin and I put this together with what he has used in the past. It talks about alcohol coming in and we have a no alcohol policy, but this would not prohibit a small group under 10 people to bring a bottle of wine and share it or something of that nature.

Mr. deNagy stated at the last meeting we talked about a process if a resident wanted to start a club and this is a form we use at another district. It is a little lengthy and was for a highly amenitized district, may be more than we need here, but it is a conversation starter to see what other districts do and an opportunity for you to provided direction to us.

Mr. Ghazvini asked is there a way to gauge interest?

Ms. Kalinoski stated once an application is received, I can put it out in a newsletter that way it is very clear on what someone wants and what the board approves.

Mr. deNagy stated typically CDDs don't fund any sort of resident club; it is all self-funded. You are looking at potential use of the facility, using more paper towels, and there is a lot more trash and recently at another district there was a nominal club fee to cover those incidental costs.

Ms. Kilinski stated in many of our client highly amenitized or 55+ communities this is a popular way to process clubs/community use and in the current version of the forms, there is a party event attendant option so if you have an event that you expect a lot of people or have alcohol being served then the district reserves the right to require you to hire a private party attendant at the cost of the club and not the CDD.

The board and staff discussed the following: Alcohol allowed under proposed policy for groups under 10, let residents provide feedback, resident only clubs, bring back to the next meeting to get feedback from residents.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2025 Audit Report**

Mr. deNagy stated there was a note about delinquent assessments about Canopy Acquisition LLC failing to pay their share of the prior fiscal year assessments and I will talk about that momentarily, but they did pay recently but it is noted in the audit. They are in litigation about design defects we talked about before. In the management letter there were no current year findings or recommendations. It was a clean audit.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the fiscal year 2025 audit report was accepted.

**SIXTH ORDER OF BUSINESS**

**Consideration of Holiday Lighting Proposals**

Mr. deNagy stated two meetings ago you tasked the field operations manager to get some holiday lighting proposals. I reached out to four companies and heard back from Esposito Garden Center Nurseries Landscaping and that proposal is in your agenda package. One vendor did not respond, two vendors responded and I scheduled times with them, but they didn't show up. We have \$15,000 in the budget.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the proposal from Esposito Garden Center Nurseries Landscaping in the amount of their proposal was approved and staff was directed to verify the installation and removal dates and ownership of lighting.

**SEVENTH ORDER OF BUSINESS**

**Discussion Items:**

**A. Fiscal Year 2027 Approved Budget**

Mr. deNagy stated this is an opportunity to move items around or make reductions.

Mr. Durie asked can we reduce the holiday lighting line?

Mr. deNagy asked do you want to move that to another line? If you reduce the total expenditures that will not reduce the overall assessments. Instead, it will reduce developer contributions. It is fine to leave it as it is because you have two more months before adoption.

Mr. Durie stated right now the grass is growing like crazy, but we also don't realize 100% as to why the weed grasses are growing where it used to be more sod. Something has stressed out our common areas, could have been drought, Massey with pest application but something has

affected the overall look of or common areas. I would like to have the grass cut very week in the summer and it doesn't need it in the winter at all.

Mr. deNagy stated the contract is 22 cuts a year, every two weeks.

Mr. Durie stated I would like to see them concentrate more in the summer when everything is growing.

Mr. deNagy stated January and February is one cut a month, March through June is two cuts a month, July through August is three cuts per month, then service goes down to two cuts a month in September and October and November, December one cut a month. If we increase the number of mows that will push the contract over the bid threshold.

The board discussed having one vendor for maintenance and pest control so there is no finger pointing, start with plats, to get acreage of greenspace, to prepare maintenance map, deficiency letter, modify bid, get proposal for engineer to pull all the CAD files together to give us one file, then try to find a vendor to do both maintenance and pest services, then decide to go out to bid or not, staff to gather information to combine services.

**B. Resident Club Process**

This item taken earlier in the meeting.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski stated just a reminder about filing the form 1 by July 1<sup>st</sup> and you have until the end of the year to complete your four-hours of ethics training.

**B. District Manager**

Mr. deNagy stated I mentioned the Canopy Acquisition LLC note in your audit report. We have a statement dated May 19, 2026 from the Leon County tax collector that showed Canopy Acquisition LLC paid their assessment. That included back assessments for 2024, 2025 and 2026 and was \$350,142.87 and \$190,000 went to debt service and a little over \$160,000 went to O&M. You will see that reflected in next month's financials.

The qualifying period for the two vacant seats for the Canopy CDD ends Friday at noon. If you are interested in serving on this board go to the supervisor of elections office and file to run.

I checked before the meeting and there are two people who have qualified for one seat. There is a seat that has no qualified applicants right now.

At the last meeting a resident said he would contact his structural engineer to see if they could help with the pool. I have been in contact with the resident and am still trying to get a structural engineer onsite.

I recommend we add two more stations along the sidewalk near the amenity center, and it was the consensus of the board to have staff do that.

I was contacted by someone who wanted to put in a vending machine at the amenity center. My concern is where it would go, the Lanai seems to be the only place, but I would be concerned about foot traffic. If this is something you would like to explore, I can have them come to a future meeting and make a presentation. It was the consensus of the board to have the vendor attend a future meeting to give a presentation.

**C. Operations**

**1. Report**

Mr. deNagy gave an overview of the operations report, copy of which was included in the agenda package.

**2. Pond Service Report**

A copy of The Lake Doctors, Inc. and Solitude Lake Management reports were included in the agenda package.

**D. Lifestyle**

This item taken earlier in the meeting.

**NINTH ORDER OF BUSINESS**

**Other Business**

Ms. Barlow stated the gnats are bad at the pavilion. I had Ashley take the two fans out of the gym last weekend. Bringing the fans down a foot or two would help.

Staff was directed to get a quote to add extensions to the fans.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Thomson stated I signed the agreement between the CDD and the HOA. Can you please provide an overview of that agreement?

Mr. deNagy stated this is an agreement the board approved with the HOA for enhanced landscaping services in Unit 4 and Unit 5. We are already doing the work.

Mr. Thomson stated I have been working with Corbin and he spoke with a gentleman at the City of Tallahassee about road issues and addition speed humps, and signage at the first roundabout and striping at the second roundabout. These issues have been dragging out for quite some time. Corbin was able to get a city official out last week. I would like to authorize Corbin to write a formal letter to the city outlining the issues.

Mr. deNagy stated the issue we are talking about is on Welaunee coming up to Education Way roundabout, the sign was knocked down, and they put the sign back up, but the sign does not accurately reflect the street striping inside the roundabout. It shows the inside lane can continue on Welaunee but the striping says you can't do that. It has been pending for a number of months. The other issue was striping on the Dempsey Mayo roundabout. The last item is on Meadow Vista in those cul-de-sacs there are speed humps but you can go around them. I'm happy to send a more formal letter from the board saying we would like these issues addressed.

Mr. Ghazvini stated I think we need to be specific in what we want to happen.

On MOTION by Mr. Durie seconded by Mr. Thomason with all in favor Supervisor Thomson was authorized to work with the manager on the formal letter to the city on road issues.

Mr. Durie stated I want to give direction to Corbin to work with Truly Tailored on the dead shrubs.

Mr. deNagy stated I talked to them today and he said he has the material and he can install them next week. My concern is without active irrigation if we don't get sufficient rain, it is just going to die again. I would like to hold off until winter to install.

Staff will assess irrigation sources, time of installation, temporary irrigation line, assessment of long-term plan for irrigation.

Public comments: Condition of stormwater ponds and banks, gnats, additional application of pine straw would be \$18,712.50, landscape contingency, increased mowing, overgrown weeds

by lift station, qualifying for specific seats, supervisor of elections will walk you through the process.

**ELEVENTH ORDER OF BUSINESS**                      **Closed Session: Consideration of Security Camera Proposals**

The board went into a shade session to consider security camera proposals.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the proposals from Tek Pro Inc. were approved in an amount not to exceed \$1,600.00.

The board closed the security session and went back into open session.

**TWELFTH ORDER OF BUSINESS**                      **Next Scheduled Meeting – July 8, 2026 at 6:00 p.m. at the Canopy Amenity Center**

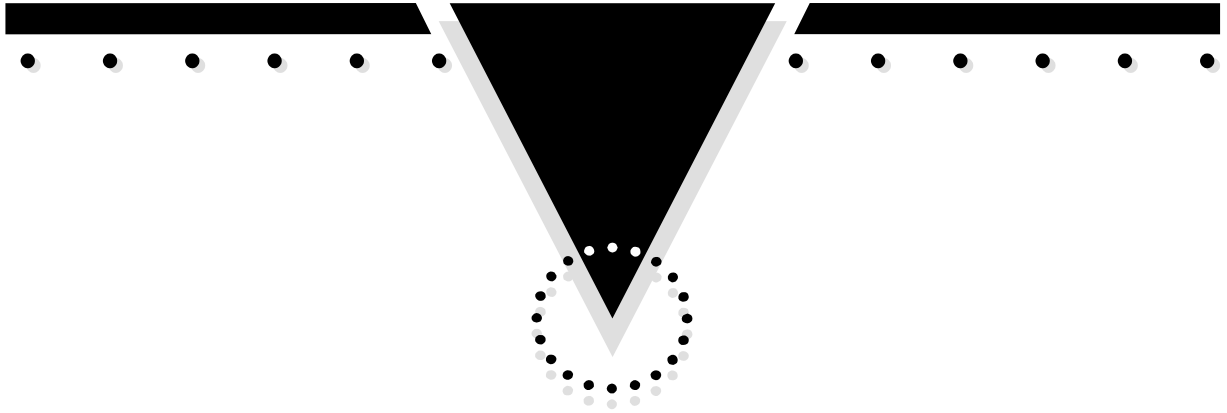
Mr. deNagy stated the next meeting is scheduled for July 8, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the meeting adjourned at 7:58 p.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*



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

Unaudited Financial Reporting  
May 31, 2026



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

Balance Sheet  
May 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>
<b>Assets</b>					
Cash					
Operating	\$409,611	---	---	---	\$409,611
SBA	\$184,701	---	\$82,594	---	\$267,295
Capital Reserve	---	---	\$442	---	\$442
Welaunee	---	---	---	---	\$0
Assessment Receivable	---	---	---	---	\$0
Due from Developer	---	---	---	---	\$0
Due from General Fund	---	\$174,678	---	---	\$174,678
Due from Debt Service	\$5,769	---	---	---	\$5,769
Due from Other	---	---	---	---	\$0
<b>Investments:</b>					
<b><u>Series 2018 A1 &amp; A2:</u></b>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$37,016	---	---	\$37,016
Revenue A2	---	\$90,880	---	---	\$90,880
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$860,609	---	---	\$860,609
Acquisition & Construction	---	---	---	\$13,479	\$13,479
<b><u>Series 2018 A3:</u></b>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$86,763	---	---	\$86,763
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$7,635	\$7,635
<b><u>Series 2018 A4:</u></b>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$52,235	---	---	\$52,235
Acquisition & Construction	---	---	---	\$9,491	\$9,491
Prepaid Expenses	\$833	---	---	---	\$833
<b>Total Assets</b>	<b>\$600,914</b>	<b>\$1,521,686</b>	<b>\$83,036</b>	<b>\$30,605</b>	<b>\$2,236,241</b>
<b>Liabilities</b>					
Accounts Payable	\$13,022	---	---	---	\$13,022
Due to Debt Service	\$174,678	---	---	---	\$174,678
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	\$61	---	---	---	\$61
<b>Total Liabilities</b>	<b>\$220,691</b>	<b>\$41,064</b>	<b>\$0</b>	<b>\$0</b>	<b>\$261,755</b>
<b>Fund Equity</b>					
Fund Balances					
Unassigned	\$379,390	---	\$83,036	---	\$462,426
Nonspendable- Prepaid	\$833	---	---	---	\$833
Restricted for Capital Projects	---	---	---	\$30,605	\$30,605
Restricted for Debt Service	---	\$1,480,623	---	---	\$1,480,623
<b>Total Fund Equity</b>	<b>\$380,223</b>	<b>\$1,480,623</b>	<b>\$83,036</b>	<b>\$30,605</b>	<b>\$1,974,486</b>
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$600,914</b>	<b>\$1,521,686</b>	<b>\$83,036</b>	<b>\$30,605</b>	<b>\$2,236,241</b>

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

	Adopted Budget	Prorated Budget 05/31/26	Actuals 05/31/26	Variance
<b>Revenues</b>				
Maintenance Assessments- Tax Roll	\$ 563,295	\$ 563,295	\$ 578,438	\$ 15,143
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 63,044	\$ 42,029	\$ 36,776	\$ (5,254)
Interest - SBA	\$ 10,000	\$ 6,667	\$ 3,060	\$ (3,607)
Developer Contributions	\$ 48,795	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 3,500	\$ 2,333	\$ 10,600	\$ 8,267
Miscellaneous Revenue - POA Cost Share	\$ 85,020	\$ 85,020	\$ 115,785	\$ 30,765
Transfer In	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 773,654</b>	<b>\$ 699,344</b>	<b>\$ 744,659</b>	<b>\$ 45,315</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisor Fees	\$ 3,200	\$ 2,133	\$ 2,000	\$ 133
FICA	\$ 245	\$ 163	\$ 153	\$ 10
Engineering	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,900	\$ 5,933	\$ 5,933	\$ (0)
Amortization Schedule	\$ 2,000	\$ 1,333	\$ 350	\$ 983
Attorney	\$ 39,000	\$ 26,000	\$ 34,535	\$ (8,535)
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 10,500	\$ 9,920	\$ 9,920	\$ -
Management Fees	\$ 46,000	\$ 30,667	\$ 30,667	\$ 0
Information Technology	\$ 4,360	\$ 2,907	\$ 2,907	\$ 0
Travel	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 150	\$ 100	\$ 66	\$ 34
Postage	\$ 1,000	\$ 667	\$ 610	\$ 57
Printing & Binding	\$ 750	\$ 500	\$ 130	\$ 370
Insurance-Liability	\$ 6,070	\$ 6,070	\$ 3,058	\$ 3,012
Legal Advertising	\$ 1,500	\$ 1,000	\$ 82	\$ 918
Other Current Charges	\$ 3,000	\$ 2,000	\$ 522	\$ 1,478
Office Supplies	\$ 250	\$ 167	\$ 527	\$ (360)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Administration Subtotal</b>	<b>\$ 144,650</b>	<b>\$ 103,951</b>	<b>\$ 99,285</b>	<b>\$ 4,666</b>
<u>Common Area Maintenance:</u>				
Field Services	\$ 30,000	\$ 20,000	\$ 11,667	\$ 8,333
Porter Services	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 194,880	\$ 129,920	\$ 130,294	\$ (374)
Landscape Contingency	\$ 25,000	\$ 16,667	\$ 24,840	\$ (8,173)
Plant Replacement	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Weed Control	\$ 75,000	\$ 50,000	\$ 30,846	\$ 19,154
Irrigation Repairs	\$ -	\$ -	\$ 4,315	\$ (4,315)
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ 3,390	\$ (3,390)
Repairs and Maintenance	\$ 15,000	\$ 10,000	\$ 7,664	\$ 2,336
Operating Supplies	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 10,000	\$ 6,667	\$ 13,255	\$ (6,588)
<b>Total Common Area Maintenance</b>	<b>\$ 358,880</b>	<b>\$ 239,253</b>	<b>\$ 226,271</b>	<b>\$ 12,982</b>
<u>Amenity Center:</u>				
Amenity Management Staffing	\$ 35,000	\$ 23,333	\$ 7,700	\$ 15,633

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

	<b>Adopted Budget</b>	<b>Prorated Budget 05/31/26</b>	<b>Actuals 05/31/26</b>	<b>Variance</b>
Janitorial	\$ 17,500	\$ 11,667	\$ 6,292	\$ 5,375
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 21,000	\$ 20,950	\$ 50
Pool Chemicals	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ 500	\$ -	\$ 500
Utilities	\$ 39,500	\$ 26,333	\$ 15,295	\$ 11,038
Trash	\$ 2,400	\$ 1,600	\$ 275	\$ 1,325
Pest Control	\$ 1,200	\$ 800	\$ 150	\$ 650
Termite Bond	\$ 375	\$ 250	\$ -	\$ 250
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,936	\$ 2,564
Cable/Internet	\$ 3,900	\$ 2,600	\$ 2,275	\$ 325
Access Cards	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Activities	\$ 39,000	\$ 26,000	\$ 27,489	\$ (1,489)
Security/Alarms/Repair	\$ 4,000	\$ 2,667	\$ 1,440	\$ 1,227
Repairs and Maintenance	\$ 15,000	\$ 10,000	\$ 19,234	\$ (9,234)
Office Supplies	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Holiday Decorations	\$ 5,000	\$ 3,333	\$ 283	\$ 3,051
Contingency	\$ 5,000	\$ 3,333	\$ 655	\$ 2,678
<b>Total Amenity Center</b>	<b>\$ 220,124</b>	<b>\$ 151,916</b>	<b>\$ 114,974</b>	<b>\$ 36,942</b>
<i>Other</i>				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Other</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 773,654</b>	<b>\$ 545,121</b>	<b>\$ 490,530</b>	<b>\$ 54,591</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>		<b>\$ 254,129</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 126,094</b>	
<b>Ending Fund Balance</b>	<b>\$ -</b>		<b>\$ 380,223</b>	

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

	Adopted Budget	Prorated Budget 5/31/26	Actual 5/31/26	Variance
<b>Revenues</b>				
Operating Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Income	\$ 1,500	\$ 1,000	\$ 1,228	\$ 228
<b>Total Revenues</b>	<b>\$ 51,500</b>	<b>\$ 51,000</b>	<b>\$ 51,228</b>	<b>\$ 228</b>
<b>Expenditures</b>				
Capital Outlay	\$ -	\$ 8,035	\$ 8,035	\$ -
Other Current Charges	\$ 540	\$ 360	\$ 344	\$ 16
<b>Total Expenditures</b>	<b>\$ 540</b>	<b>\$ 360</b>	<b>\$ 8,379</b>	<b>\$ 16</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,960</b>		<b>\$ 42,849</b>	
<b>Beginning Fund Balance</b>	<b>\$ 39,496</b>		<b>\$ 40,187</b>	
<b>Ending Fund Balance</b>	<b>\$ 90,456</b>		<b>\$ 83,036</b>	

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

	Adopted Budget	Prorated Budget 5/31/26	Actual 5/31/26	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 96,790	\$ 96,790	\$ 122,861	\$ 26,071
Special Assessments- Direct A1	\$ 67,518	\$ 31,150	\$ 31,150	\$ -
Special Assessments- Direct A2	\$ 182,000	\$ 125,156	\$ 125,156	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 934,669	\$ 934,669
Interest Income	\$ 4,500	\$ 3,000	\$ 7,806	\$ 4,806
<b>Total Revenues</b>	<b>\$ 350,808</b>	<b>\$ 256,096</b>	<b>\$ 1,221,642</b>	<b>\$ 965,546</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 600	\$ 400	\$ 2,001	\$ (1,601)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 62,021	\$ 62,021	\$ 62,021	\$ -
Interest-5/1	\$ 62,021	\$ 62,021	\$ 62,021	\$ -
Principal-5/1	\$ 40,000	\$ 40,000	\$ 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	\$ 69,188	\$ 65,190	\$ 3,998
Principal-5/1	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
<b>Total Expenditures</b>	<b>\$ 342,418</b>	<b>\$ 342,419</b>	<b>\$ 430,421</b>	<b>\$ (87,602)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 8,390</b>		<b>\$ 791,221</b>	
<b>Beginning Fund Balance</b>	<b>\$ 230,481</b>		<b>\$ 321,024</b>	
<b>Ending Fund Balance</b>	<b>\$ 238,871</b>		<b>\$ 1,112,245</b>	
			Due from Gf	\$ 41,637
			Reserve A1	\$ 82,103
			Revenue A1	\$ 37,016
			Revenue A2	\$ 90,880
			Interest A2	----
			Prepayment A2	\$ 860,609
			<b>Total</b>	<b>\$ 1,112,245</b>

# Canopy

## Community Development District

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

	Adopted Budget	Prorated Budget 5/31/26	Actual 5/31/26	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 140,477	\$ 140,477	\$ 325,294	\$ 184,817
Special Assessments- Direct Bills	\$ 68,898	\$ -	\$ -	\$ -
Interest Income	\$ 3,500	\$ 2,333	\$ 4,879	\$ 2,546
<b>Total Revenues</b>	<b>\$ 212,875</b>	<b>\$ 142,810</b>	<b>\$ 330,173</b>	<b>\$ 187,363</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 750	\$ 500	\$ 2,551	\$ (2,051)
<b>Series 2018A-3</b>				
Interest-11/1	\$ 80,469	\$ 80,469	\$ 80,469	\$ -
Interest-5/1	\$ 80,469	\$ 80,469	\$ 80,469	\$ -
Principal-5/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Expenditures</b>	<b>\$ 211,688</b>	<b>\$ 211,438</b>	<b>\$ 213,489</b>	<b>\$ (2,051)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,187</b>		<b>\$ 116,684</b>	
<b>Beginning Fund Balance</b>	<b>\$ 140,169</b>		<b>\$ 143,941</b>	
<b>Ending Fund Balance</b>	<b>\$ 141,356</b>		<b>\$ 260,626</b>	

Due From GF	\$ 110,239
Due to GF	\$ (5,769)
Due to Developer	\$ (35,295)
Reserve	\$ 104,688
Revenue	\$ 86,763
Interest	----
Assessment Receivable	----
<b>Total</b>	<b>\$ 260,626</b>

# Canopy

## Community Development District

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

	Adopted Budget	Prorated Budget 5/31/26	Actual 5/31/26	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 67,284	\$ 1,673
Interest Income	\$ 500	\$ 333	\$ 2,553	\$ 2,220
<b>Total Revenues</b>	<b>\$ 66,112</b>	<b>\$ 65,945</b>	<b>\$ 69,837</b>	<b>\$ 3,892</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 250	\$ 167	\$ 797	\$ (631)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 22,148	\$ 22,148	\$ 22,148	\$ -
Interest-5/1	\$ 22,148	\$ 22,148	\$ 22,148	\$ -
Principal-5/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
<b>Total Expenditures</b>	<b>\$ 64,546</b>	<b>\$ 64,462</b>	<b>\$ 65,092</b>	<b>\$ (631)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,566</b>		<b>\$ 4,745</b>	
<b>Beginning Fund Balance</b>	<b>\$ 70,528</b>		<b>\$ 103,007</b>	
<b>Ending Fund Balance</b>	<b>\$ 72,094</b>		<b>\$ 107,752</b>	

Due from General	\$ 22,802
Reserve	\$ 32,714
Revenue	\$ 52,235
<b>Total</b>	<b>\$ 107,752</b>

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

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4
<b><u>Revenues</u></b>			
Interest Income	\$296	\$242	\$217
Developer Contributions	\$0	\$0	\$0
Interfund Transfer In	\$2,001	\$2,551	\$797
<b>Total Revenues</b>	<b>\$2,297</b>	<b>\$2,793</b>	<b>\$1,014</b>
<b><u>Expenditures</u></b>			
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
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$9,293</b>	<b>\$0</b>
<b><u>Other Sources/(Uses)</u></b>			
Transfer In/Out	\$0	\$0	\$0
<b>Total Other Sources/ (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,297</b>	<b>(\$6,499)</b>	<b>\$1,014</b>
<b>Beginning Fund Balance</b>	<b>\$11,181</b>	<b>\$14,134</b>	<b>\$8,477</b>
<b>Ending Fund Balance</b>	<b>\$13,479</b>	<b>\$7,635</b>	<b>\$9,491</b>

**Canopy  
Community Development District  
Month by Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Maintenance Assessments- Tax Roll	\$ -	\$ 29,945	\$ 340,151	\$ 5,443	\$ 2,254	\$ 5,602	\$ 7,988	\$ 187,057	\$ -	\$ -	\$ -	\$ -	\$ 578,438
Maint. Assessments- Direct Bills(Canopy Acquisitions, LLC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maint. Assessments- Direct Bills(Ox Bottom)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,776
Interest - SBA	\$ 415	\$ 280	\$ 279	\$ 272	\$ 244	\$ 396	\$ 579	\$ 596	\$ -	\$ -	\$ -	\$ -	\$ 3,060
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 10,000	\$ -	\$ 100	\$ -	\$ -	\$ 200	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ -	\$ 115,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,785
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 415</b>	<b>\$ 40,225</b>	<b>\$ 340,430</b>	<b>\$ 121,600</b>	<b>\$ 2,498</b>	<b>\$ 42,773</b>	<b>\$ 8,767</b>	<b>\$ 187,952</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 744,659</b>
<b>Expenditures</b>													
<i>Administrative</i>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA	\$ 31	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ -	\$ -	\$ -	\$ -	\$ 5,933
Amortization Schedule	\$ 100	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Attorney	\$ 14,944	\$ 5,848	\$ 1,448	\$ 3,802	\$ 1,279	\$ 4,460	\$ 2,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,535
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ 4,700
Trustee Fees	\$ 759	\$ 9,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,920
Management Fees	\$ 3,833	\$ 3,833	\$ 3,833	\$ 3,833	\$ 3,833	\$ 3,833	\$ 3,833	\$ 3,833	\$ -	\$ -	\$ -	\$ -	\$ 30,667
Information Technology	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ 2,907
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 29	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ 66
Postage	\$ 43	\$ 75	\$ 54	\$ 166	\$ 113	\$ 49	\$ 84	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ 610
Printing & Binding	\$ 0	\$ 3	\$ 45	\$ 39	\$ 11	\$ 14	\$ 7	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 130
Insurance-Liability	\$ -	\$ -	\$ 1,260	\$ -	\$ -	\$ 1,260	\$ -	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ 3,058
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ 82
Other Current Charges	\$ 176	\$ 60	\$ 44	\$ 45	\$ 61	\$ 45	\$ 45	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 522
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 524	\$ -	\$ -	\$ -	\$ -	\$ 527
Dues, License, & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Administration Subtotal</b>	<b>\$ 23,460</b>	<b>\$ 20,260</b>	<b>\$ 8,240</b>	<b>\$ 9,240</b>	<b>\$ 6,402</b>	<b>\$ 10,797</b>	<b>\$ 7,830</b>	<b>\$ 10,902</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99,285</b>
<i>Common Area Maintenance</i>													
Field Services	\$ -	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,614	\$ -	\$ -	\$ -	\$ -	\$ 130,294
Landscape Contingency	\$ -	\$ 7,000	\$ 17,465	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,840
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Weed Control	\$ -	\$ -	\$ 8,930	\$ 5,479	\$ 5,479	\$ 5,479	\$ -	\$ 5,479	\$ -	\$ -	\$ -	\$ -	\$ 30,846
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 3,616	\$ 614	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ 4,315
Irrigation - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ 245	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ 3,390
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 325	\$ 1,980	\$ 2,609	\$ 325	\$ 1,050	\$ 325	\$ 392	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ 7,664
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,255
<b>Total Common Area Maintenance</b>	<b>\$ 16,565</b>	<b>\$ 26,887</b>	<b>\$ 46,911</b>	<b>\$ 27,702</b>	<b>\$ 27,950</b>	<b>\$ 23,711</b>	<b>\$ 18,544</b>	<b>\$ 24,748</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 226,271</b>

**Canopy  
Community Development District  
Month by Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center:</i>													
Amenity Management Staffing	\$ 840	\$ 780	\$ 640	\$ 700	\$ 700	\$ 920	\$ 1,300	\$ 1,820	\$ -	\$ -	\$ -	\$ -	\$ 7,700
Janitorial	\$ 849	\$ 750	\$ 750	\$ 750	\$ 943	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ 6,292
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,750	\$ -	\$ -	\$ -	\$ -	\$ 20,950
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Utility	\$ -	\$ 700	\$ 2,555	\$ 547	\$ 2,120	\$ 3,213	\$ 2,967	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ 15,295
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 36	\$ 36	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ 275
Pest Control	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 12,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,936
Cable/Internet	\$ 280	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 2,275
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ 6,779	\$ -	\$ 4,431	\$ -	\$ -	\$ -	\$ 6,012	\$ 10,268	\$ -	\$ -	\$ -	\$ -	\$ 27,489
Security/Alarms/Repair	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ 1,440
Repairs and Maintenance	\$ 695	\$ 3,243	\$ 1,078	\$ 2,473	\$ 3,152	\$ 1,277	\$ 2,793	\$ 4,522	\$ -	\$ -	\$ -	\$ -	\$ 19,234
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283
Contingency	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 655
<b>Total Amenity Center</b>	<b>\$ 25,880</b>	<b>\$ 8,571</b>	<b>\$ 12,836</b>	<b>\$ 7,569</b>	<b>\$ 10,013</b>	<b>\$ 9,299</b>	<b>\$ 16,923</b>	<b>\$ 23,883</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,974</b>
<i>Other</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 65,905</b>	<b>\$ 55,718</b>	<b>\$ 67,987</b>	<b>\$ 44,511</b>	<b>\$ 44,364</b>	<b>\$ 93,806</b>	<b>\$ 43,297</b>	<b>\$ 59,533</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 490,530</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ (65,491)</b>	<b>\$ (15,494)</b>	<b>\$ 272,442</b>	<b>\$ 77,089</b>	<b>\$ (41,867)</b>	<b>\$ (51,033)</b>	<b>\$ (34,530)</b>	<b>\$ 128,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 254,129</b>

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

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.000%, 6.150%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$82,103
RESERVE FUND BALANCE	\$82,103
BONDS OUTSTANDING - 11/08/18	\$2,225,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$25,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/26	(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$1,995,000</b>

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.150%
MATURITY DATE:	5/1/2049
	NOT SECURED - N/A
RESERVE FUND DEFINITION	\$0
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)
LESS: PRINCIPAL PAYMENT - 05/01/26	(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,080,000</b>

SERIES 2018A-3, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.250%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$104,688
RESERVE FUND BALANCE	\$104,688
BONDS OUTSTANDING - 11/08/18	\$2,735,000
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$40,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	(\$40,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	(\$45,000)
LESS: PRINCIPAL PAYMENT - 05/01/26	(\$50,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,525,000</b>

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	5.000%, 5.150%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$32,714
RESERVE FUND BALANCE	\$32,714
BONDS OUTSTANDING - 11/08/18	\$965,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/26	(\$20,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$850,000</b>

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**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%				Total
						O&M Portion	2018A-1 Debt Service Portion	2018A-3 Debt Service Portion	2018A-4 Debt Service Portion	
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
4/14/26	ACH	\$15,483.20	(\$464.50)	\$0.00	\$15,018.70	\$7,936.76	\$1,688.07	\$4,469.41	\$924.46	\$15,018.70
4/24/26	ACH	\$50.89	\$0.00	\$0.00	\$50.89	\$50.89	\$0.00	\$0.00	\$0.00	\$50.89
5/19/26	ACH	\$364,913.82	(\$10,947.41)	\$0.00	\$353,966.41	\$187,056.64	\$39,785.03	\$105,336.79	\$21,787.96	\$353,966.42
				\$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
<b>TOTAL</b>		<b>\$ 1,127,662.47</b>	<b>\$ (33,784.72)</b>	<b>\$ -</b>	<b>\$ 1,093,877.75</b>	<b>\$ 578,438.34</b>	<b>\$ 122,861.42</b>	<b>\$ 325,293.90</b>	<b>\$ 67,284.08</b>	<b>\$ 1,093,877.74</b>

**103%      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
		<b>\$ 63,043.80</b>	<b>\$ 36,775.55</b>	<b>\$ 63,043.80</b>

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
		<b>\$ 44,500.50</b>	<b>\$ 31,150.35</b>	<b>\$ 44,500.50</b>

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
		<b>\$ 178,793.76</b>	<b>\$ 125,155.63</b>	<b>\$ 178,793.76</b>

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# Canopy

## Community Development District

Check Register Summary

May 1, 2026 to May 31, 2026

Bank	Date	Check No.'s	Amount
General Fund	5/6/26	965 - 976	\$ 28,329.82
	5/13/26	977 - 980	\$ 8,384.64
	5/27/26	981 - 989	\$ 8,588.74
		Subtotal	\$ 45,303.20
			<b>\$ 45,303.20</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/26	00078	5/06/26	199039	202605	320	53800	46600		LEAK WAS INVESTIGATED	*	85.00		
									ALL PRO LANDCARE OF TALLAHASSEE INC			85.00	000965
5/06/26	00041	4/02/26	28973	202605	310	51300	32200		AUDIT FYE 9/30/25	*	2,000.00		
									GRAU AND ASSOCIATES			2,000.00	000966
5/06/26	00041	5/04/26	29255	202605	310	51300	32200		AUDIT FYE 9/30/25	*	2,700.00		
									GRAU AND ASSOCIATES			2,700.00	000967
5/06/26	00068	4/29/26	51579	202604	330	53800	60000		SOFTWASH CLUBHOUSE/PATIO	*	1,195.00		
									MAIN CLEANING SOLUTIONS LLC			1,195.00	000968
5/06/26	00040	4/20/26	1830135	202605	330	53800	45900		MAY DUMPSTER SERVICES	*	35.82		
									MARPAN SUPPLY COMPANY INC			35.82	000969
5/06/26	00030	5/01/26	18161368	202605	330	53800	45505		MAY POOL MAINTENANCE	*	2,600.00		
									PREMIER POOLS OF TALLAHASSEE			2,600.00	000970
5/06/26	00030	5/01/26	18161512	202605	320	53800	60000		MAY FOUNTAIN SERVICES	*	325.00		
									PREMIER POOLS OF TALLAHASSEE			325.00	000971
5/06/26	00091	5/01/26	1785	202605	330	53800	59000		2HR PHOTO BOOTH-MAY EVENT	*	700.00		
									SMILE IN STYLE EVENTS			700.00	000972
5/06/26	00089	4/21/26	PSI25932	202604	320	53800	47000		APR LAKE MAINTENANCE	*	245.00		
									SOLITUDE LAKE MANAGEMENT LLC			245.00	000973
5/06/26	00090	4/30/26	1477	202605	330	53800	59000		SUMMER KICK OFF EVNT-5/16	*	1,650.00		
									TASTEBUDZ			1,650.00	000974
5/06/26	00029	5/01/26	10641	202605	330	53800	34500		MAY SECURITY SERVICES	*	180.00		
									TEKPRO INC.			180.00	000975
5/06/26	00027	4/27/26	6135	202605	320	53800	46200		MAY LANDSCAPE MAINTENANCE	*	16,614.00		
									TRULY TAILORED LANDSCAPING LLC			16,614.00	000976

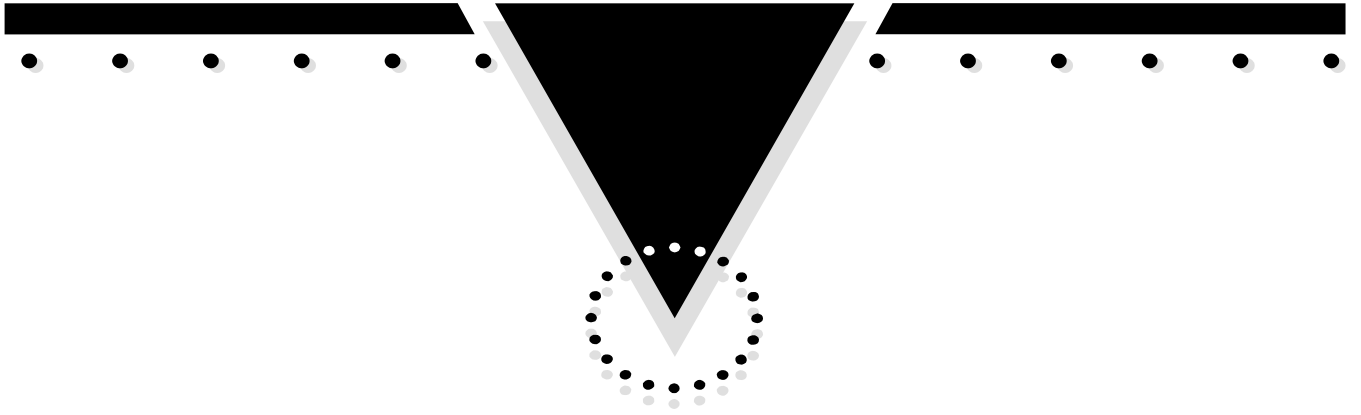
CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/26	00051	5/01/26	32	202605	310	51300	34000		MAY MANAGEMENT FEES	*	3,833.33		
5/01/26		32	202605	310	51300	35100		MAY INFORMATION TECH	*	363.33			
5/01/26		32	202605	310	51300	31300		MAY DISSEMINATION SVCS	*	741.67			
5/01/26		32	202605	310	51300	51000		OFFICE SUPPLIES	*	.75			
5/01/26		32	202605	310	51300	42000		POSTAGE	*	26.33			
5/01/26		32	202605	310	51300	42500		COPIES	*	10.50			
5/01/26		32	202605	310	51300	41000		TELEPHONE	*	37.06			
GOVERNMENTAL MANAGEMENT SERVICES											5,012.97	000977	
5/13/26	00051	5/01/26	33	202605	320	53800	12000		MAY FIELD SERVICES	*	1,666.67		
GOVERNMENTAL MANAGEMENT SERVICES											1,666.67	000978	
5/13/26	00030	5/06/26	18161694	202605	320	53800	60000		INSTAL TORO VALUE-POOL	*	225.00		
PREMIER POOLS OF TALLAHASSEE											225.00	000979	
5/13/26	00090	4/29/26	1478	202605	330	53800	59000		PROM EVENT - 5/1/26	*	1,480.00		
TASTEBUDZ											1,480.00	000980	
5/27/26	00020	5/15/26	82433	202605	310	51300	45000		ADDITIONAL PROPERTY INS	*	537.87		
EARL BACON AGENCY											537.87	000981	
5/27/26	00045	5/22/26	278126	202605	330	53800	60000		MAY PREVENTATIVE MAINT	*	195.00		
ALLWAYS IMPROVING LLC FITNESS PRO											195.00	000982	
5/27/26	00075	5/14/26	26570	202605	330	53800	60000		TIMER/LIGHTS POOL AREA	*	340.91		
JOEL FOY ELECTRICAL SERVICES INC											340.91	000983	
5/27/26	00075	5/14/26	26571	202605	330	53800	60000		CEILING FANS/LIGHTING	*	3,554.46		
JOEL FOY ELECTRICAL SERVICES INC											3,554.46	000984	
5/27/26	00092	5/20/26	100	202605	330	53800	59000		5/16 SUMMER KICK OFF EVNT	*	210.00		
KASIMIRA E KELLY											210.00	000985	
CANO CANOPY CDD SRICE													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/27/26	00039	5/15/26	14862	202604	310	51300	31500		KILINSKI VAN WYK PLLC	*	1,759.50	1,759.50	000986
			APR26	GENERAL COUNSEL									
5/27/26	00039	5/15/26	14863	202604	310	51300	31500		KILINSKI VAN WYK PLLC	*	996.00	996.00	000987
			APR26	FORECLOSURE LITIG									
5/27/26	00089	5/02/26	PSI26326	202605	320	53800	47000		SOLITUDE LAKE MANAGEMENT LLC	*	245.00	245.00	000988
				MAY LAKE MAINTENANCE									
5/27/26	00028	5/22/26	6307	202605	330	53800	51200		COLBY A CLAYTON	*	750.00	750.00	000989
				MAY JANITORIAL SERVICES									
TOTAL FOR BANK A											45,303.20		
TOTAL FOR REGISTER											45,303.20		

*FIFTH ORDER OF BUSINESS*

*B.*



# Canopy Community Development District

Approved Budget  
FY 2027



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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Maintenance Assessments - Tax Roll	\$ 563,295	\$ 578,438	\$ (15,143)	\$ 563,295	\$ 604,948
Maintenance Assessments - Direct (Ox Bottom)	63,044	36,776	26,268	63,044	50,775
Interest - SBA	10,000	3,060	1,530	4,590	5,000
Developer Contributions	48,795	-	-	-	59,234
Miscellaneous Income (Rentals)	3,500	10,600	500	11,100	3,500
Miscellaneous Revenue - HOA Cost Share	-	-	-	-	19,025
Miscellaneous Revenue - POA Cost Share	85,020	115,785	-	115,785	115,785
<b>Total Revenues</b>	<b>\$ 773,654</b>	<b>\$ 744,659</b>	<b>\$ 13,155</b>	<b>\$ 757,814</b>	<b>\$ 858,267</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 3,200	\$ 2,000	\$ 800	\$ 2,800	\$ 8,000
FICA	245	153	92	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	5,933	2,968	8,901	9,000
Amortization Schedule	2,000	350	250	600	2,000
Attorney	39,000	34,535	17,268	51,803	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	30,667	15,332	45,999	48,700
Information Technology	4,360	2,907	1,452	4,359	4,500
Telephone	150	66	29	95	150
Postage	1,000	610	390	1,000	3,000
Printing & Binding	750	130	113	243	500
Insurance-Liability	6,070	3,058	1,983	5,041	5,600
Legal Advertising	1,500	82	750	832	1,500
Other Current Charges	3,000	522	431	953	3,000
Office Supplies	250	527	3	530	250
Dues	175	175	-	175	175
<b>Total Administrative</b>	<b>\$ 144,649</b>	<b>\$ 99,285</b>	<b>\$ 46,861</b>	<b>\$ 146,146</b>	<b>\$ 161,637</b>

Maintenance

Common Area:

Field Services	\$ 30,000	\$ 11,667	\$ 6,668	\$ 18,335	\$ 28,000
Landscape Maintenance	194,880	130,294	64,960	195,254	206,880
Landscape Contingency	25,000	24,840	-	24,840	32,200
Plant Replacement	7,500	-	1,000	1,000	7,500
Weed Control	75,000	30,846	49,311	80,157	77,250
Irrigation - Repairs	-	4,315	-	4,315	5,000
Wetland Maintenance	-	-	-	-	-
Lake Maintenance	-	3,390	-	3,390	-
Utilities	-	-	-	-	10,800
Stormwater Maintenance	-	-	-	-	5,000
Common Area Maintenance	-	-	-	-	5,000
Repairs and Maintenance	15,000	7,664	7,336	15,000	15,000
Operating Supplies	1,500	-	750	750	1,500
Contingency	10,000	13,255	1,000	14,255	10,000
<b>Total Common Area</b>	<b>\$ 358,880</b>	<b>\$ 226,271</b>	<b>\$ 131,025</b>	<b>\$ 357,296</b>	<b>\$ 404,130</b>

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<i><u>Amenity Center</u></i>					
Amenity Management Staffing	\$ 35,000	\$ 7,700	\$ 3,850	\$ 11,550	\$ 35,000
Lifestyle/Events Coordinator	-	-	-	-	40,000
Janitorial	17,500	6,292	3,000	9,292	17,500
Pool Maintenance	31,500	20,950	10,400	31,350	32,100
Pool Permits	750	-	750	750	750
Utilities	39,500	15,295	7,648	22,943	34,000
Trash	2,400	275	132	407	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	2,275	1,140	3,415	3,900
Access Cards	2,500	-	1,250	1,250	2,500
Special Events	39,000	27,489	11,511	39,000	41,000
Security/Alarms/Repair	4,000	1,440	720	2,160	3,000
Repairs and Maintenance	15,000	19,234	2,000	21,234	15,000
Office Supplies	2,000	-	1,000	1,000	1,000
Holiday Decorations	5,000	283	1,000	1,283	7,800
Contingency	5,000	655	-	655	5,000
<b>Total Amenity Center</b>	<b>\$ 220,125</b>	<b>\$ 114,974</b>	<b>\$ 45,188</b>	<b>\$ 160,162</b>	<b>\$ 260,525</b>
<i><u>Other</u></i>					
Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b>Total Other</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Maintenance</b>	<b>\$ 629,005</b>	<b>\$ 391,245</b>	<b>\$ 176,213</b>	<b>\$ 567,458</b>	<b>\$ 714,655</b>
<b>Total Expenditures</b>	<b>\$ 773,654</b>	<b>\$ 490,530</b>	<b>\$ 223,074</b>	<b>\$ 713,604</b>	<b>\$ 876,292</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 254,129</b>	<b>-\$ 209,919</b>	<b>\$ 44,211</b>	<b>-\$ 18,025</b>

**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.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is estimate based upon 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 67,284	\$ (1,673)	\$ 65,612	\$ 65,612
Interest Income	\$ 500	\$ 2,553	\$ 1,277	\$ 3,830	\$ 1,500
Carry Forward Surplus	\$ 70,528	\$ 70,293	\$ -	\$ 70,293	\$ 74,243
<b>Total Revenues</b>	<b>\$ 136,640</b>	<b>\$ 140,130</b>	<b>-\$ 396</b>	<b>\$ 139,734</b>	<b>\$ 141,354</b>
<b>Expenditure</b>					
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	\$ 797	\$ 399	\$ 1,196	\$ 750
<b>Total Expenditures</b>	<b>\$ 64,546</b>	<b>\$ 65,093</b>	<b>\$ 399</b>	<b>\$ 65,492</b>	<b>\$ 64,045</b>
<b>Excess Revenues</b>	<b>\$ 72,094</b>	<b>\$ 75,037</b>	<b>-\$ 795</b>	<b>\$ 74,243</b>	<b>\$ 77,309</b>

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	\$ 1,002	\$ 650	\$ 1,652	\$ 12,350
Single Family - 50'	47	\$ 1,002	\$ 750	\$ 1,752	\$ 35,250
Single Family - 60'	27	\$ 1,002	\$ 850	\$ 1,852	\$ 22,950
<b>Total Units</b>	<b>93</b>				<b>\$ 70,550</b>
				Less: Discounts & Collections	\$ (4,939)
				<b>Total Net Assessments</b>	<b>\$ 65,612</b>

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

**Amortization Schedule**

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

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

**Amortization Schedule**

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

## Canopy Community Development District

### Debt Service Fund Budget

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

Description	Adopted Budget FY 2026	Actual 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 119,807	\$ 122,861	\$ (3,054)	\$ 119,807	\$ 119,807
Assessments - Direct (Unplatted Lots)	\$ 44,501	\$ 31,150	\$ 13,351	\$ 44,501	\$ 44,501
Interest Income	\$ 3,000	\$ 3,813	\$ 1,907	\$ 5,720	\$ 3,000
Carry Forward Surplus	\$ 84,723	\$ 86,871	\$ -	\$ 86,871	\$ 89,855
<b>Total Revenues</b>	<b>\$ 252,031</b>	<b>\$ 244,695</b>	<b>\$ 12,203</b>	<b>\$ 256,899</b>	<b>\$ 257,163</b>
<b>Expenditure</b>					
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	\$ 2,001	\$ 1,001	\$ 3,002	\$ 600
<b>Total Expenditures</b>	<b>\$ 164,042</b>	<b>\$ 166,043</b>	<b>\$ 1,001</b>	<b>\$ 167,044</b>	<b>\$ 162,243</b>
<b>Excess Revenues</b>	<b>\$ 87,989</b>	<b>\$ 78,652</b>	<b>\$ 11,203</b>	<b>\$ 89,855</b>	<b>\$ 94,920</b>

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
<b>Total</b>	<b>191</b>		<b>\$ 128,825</b>
Less: Discounts & Collections			\$ (9,018)
<b>Total Net Assessment</b>			<b>\$ 119,807</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 2,170,000</b>	<b>\$ 2,360,906</b>	<b>\$ 4,530,906</b>

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

Description	Adopted Budget FY 2026	Actual 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Direct	\$ 182,000	\$ 125,156	\$ 54,600	\$ 179,756	\$ 182,000
Assessments - Prepayments	\$ -	\$ 934,669	\$ -	\$ 934,669	\$ -
Interest Income	\$ 1,500	\$ 3,992	\$ 1,996	\$ 5,989	\$ 1,500
Carry Forward Surplus	\$ 145,758	\$ 152,014	\$ -	\$ 152,014	\$ 1,004,052
<b>Total Revenues</b>	<b>\$ 329,258</b>	<b>\$ 1,215,831</b>	<b>\$ 56,596</b>	<b>\$ 1,272,428</b>	<b>\$ 1,187,552</b>
<b>Expenditure</b>					
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	\$ 65,190	\$ 3,998	\$ 69,188	\$ 63,960
Principal - 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
<b>Total Expenditures</b>	<b>\$ 178,376</b>	<b>\$ 264,378</b>	<b>\$ 3,998</b>	<b>\$ 268,376</b>	<b>\$ 167,920</b>
<b>Excess Revenues</b>	<b>\$ 150,882</b>	<b>\$ 951,453</b>	<b>\$ 52,598</b>	<b>\$ 1,004,052</b>	<b>\$ 1,019,632</b>

Interest - 11/1      \$      62,730

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/26	\$ 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
<b>Totals</b>		<b>\$ 2,120,000</b>	<b>\$ 1,941,248</b>	<b>\$ 4,061,248</b>

## Canopy Community Development District

### Debt Service Fund Budget

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

Description	Adopted Budget FY 2026	Actual 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 317,208	\$ 325,294	\$ (8,086)	\$ 317,208	\$ 209,320
Interest Income	\$ 3,500	\$ 4,879	\$ 2,440	\$ 7,319	\$ 3,500
Carry Forward Surplus	\$ 140,169	\$ 80,469	\$ -	\$ 80,469	\$ 190,231
<b>Total Revenues</b>	<b>\$ 460,877</b>	<b>\$ 410,642</b>	<b>\$ (5,647)</b>	<b>\$ 404,995</b>	<b>\$ 403,050</b>
<b>Expenditure</b>					
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	\$ 2,551	\$ 1,276	\$ 3,827	\$ 750
<b>Total Expenditures</b>	<b>\$ 211,688</b>	<b>\$ 213,489</b>	<b>\$ 1,276</b>	<b>\$ 214,765</b>	<b>\$ 208,563</b>
<b>Excess Revenues</b>	<b>\$ 249,189</b>	<b>\$ 197,153</b>	<b>\$ (6,922)</b>	<b>\$ 190,231</b>	<b>\$ 194,488</b>

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
<b>Totals</b>		<b>\$ 2,735,000</b>	<b>\$ 3,057,344</b>	<b>\$ 5,792,344</b>

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

	<b>Adopted Budget Budget FY 2026</b>	<b>Actual Thru 5/31/26</b>	<b>Projected Next Next 4 Months</b>	<b>Total Projected Thru 9/30/26</b>	<b>Approved Budget Budget FY 2027</b>
<b>Revenues</b>					
Operating Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest Income	\$ 1,500	\$ 1,000	\$ 500	\$ 1,500	\$ 1,500
Carryforward Surplus	\$ 39,496	\$ 40,187	\$ -	\$ 40,187	\$ 83,112
<b>Total Revenues</b>	<b>\$ 90,996</b>	<b>\$ 91,187</b>	<b>\$ 500</b>	<b>\$ 91,687</b>	<b>\$ 134,612</b>
<b>Expenditures</b>					
<b><u>Expenditures</u></b>					
Capital Outlay - GF	\$ -	\$ 8,035	\$ -	\$ 8,035	\$ -
Other Current Charges	\$ 540	\$ 360	\$ 180	\$ 540	\$ 540
<b>Total Expenditures</b>	<b>\$ 540</b>	<b>\$ 8,395</b>	<b>\$ 180</b>	<b>\$ 8,575</b>	<b>\$ 540</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 90,456</b>	<b>\$ 82,792</b>	<b>\$ 320</b>	<b>\$ 83,112</b>	<b>\$ 134,072</b>

**Canopy Community Development District  
Assessment Chart**

**Assessment Area 1 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 40'	19	\$ 1,002	\$ 650	\$ 1,652
Single Family - 50'	47	\$ 1,002	\$ 750	\$ 1,752
Single Family - 60'	27	\$ 1,002	\$ 850	\$ 1,852
<b>Subtotal A1 Units</b>	<b>93</b>			

**Assessment Area 2 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	31	\$ 1,002	\$ 450	\$ 1,452
Single Family - 30'	66	\$ 1,002	\$ 550	\$ 1,552
Single Family - 40'	14	\$ 1,002	\$ 650	\$ 1,652
Single Family - 50'	24	\$ 1,002	\$ 750	\$ 1,752
Single Family - 60'	26	\$ 1,002	\$ 850	\$ 1,852
Single Family - 70'	1	\$ 1,002	\$ 1,000	\$ 2,002
Single Family - 70'/80'	28	\$ 1,002	\$ 1,000	\$ 2,002
Church	1	\$ 501	\$ 375	\$ 876
<b>Subtotal A2 Units</b>	<b>191</b>			

**Assessment Area 3 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	0	\$ 1,002	\$ 450	\$ 1,452
Single Family - 30' - Attached	30	\$ 1,002	\$ 450	\$ 1,452
Single Family - 30'	120	\$ 1,002	\$ 550	\$ 1,552
Single Family - 40'	0	\$ 1,002	\$ 650	\$ 1,652
Single Family - 50'	5	\$ 1,002	\$ 750	\$ 1,752
Single Family - 60'	8	\$ 1,002	\$ 850	\$ 1,852
Single Family - 70'	35	\$ 1,002	\$ 1,000	\$ 2,002
Single Family - 70'/80'	9	\$ 1,002	\$ 1,000	\$ 2,002
Single Family - 80'	17	\$ 1,002	\$ 1,000	\$ 2,002
<b>Subtotal A3 Units</b>	<b>224</b>			

<b>Total Units</b>	<b>508</b>			
<b>Apartments (1)</b>	<b>329</b>	<b>\$ 218</b>	<b>\$ 225</b>	<b>\$ 443</b>

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

*SIXTH ORDER OF BUSINESS*

*A.*

**AGREEMENT BETWEEN CANOPY COMMUNITY DEVELOPMENT DISTRICT  
AND ESPOSITO NURSERY, INC.**

**ESPOSITO**

Garden Center Nurseries Landscaping 2743 Capital Circle, Northeast

Tallahassee, Florida 32308 Phone: (850) 386-2114 05/13/2026

Canopy Center  
2877 Crestline Rd  
Tallahassee, FL 32308  
904-710-0083  
Att: Corbin DeNagy  
cdenagy@gmsnf.com

Thank you for the opportunity to provide you with this estimate.

This estimate consists of installing Warm White C-9 Bulbs around the front and left side of the building. We also propose to decorate both the left and right sides of the entrance with decorative, lighted wreaths and garland on columns.

Please see the details below.

**WW C9s- Front and Left of Building- Lighted wreaths on Arches- Mini Lights**

250 WW C9 Bulbs  
250' 18 Ga Commercial Grade Wire with Sockets  
2 36" Lighted Wreaths  
2 Red Waterproof Bows  
24 100ct WW Mini Lights  
Misc ends, Clips, etc  
Labor

**Total** **\$2,364.34**

**See details on next page**

**Left of Entrance**

6 36" Lighted Wreaths  
6 Waterproof Red Bows  
4 9X12 Lighted Garland  
110 WW C9 Bulbs  
110' 18GA Commercial Wire  
Misc ends, staples, timer  
Labor

**Total** **\$2,513.74**

**Right of Entrance**

7 36" Lighted Wreaths  
7 Waterproof Red Bows  
6 9X12 Lighted Garland  
83 WW C9 Bulbs  
83' 18GA Commercial Wire  
Misc ends, staples, timer  
Labor

**Total** **\$2,842.47**

Please feel free to contact Miranda at (850) 386-2114 with any questions. We look forward to hearing from you.

Best Regards,  
Dexter Mills

Note: proposal may be withdrawn after 30 days if not accepted.

**Signature:** \_\_\_\_\_

**ADDENDUM TO AGREEMENT BETWEEN AGREEMENT BETWEEN CANOPY  
COMMUNITY DEVELOPMENT DISTRICT  
AND ESPOSITO NURSERY, INC.**

**Agreement:** Agreement between Canopy Community Development District And Esposito Nursery, Inc (“**Agreement**”)  
**Contractor:** Esposito Nursery, Inc. (“**Contractor**”)  
**District:** Canopy Community Development District (“**District**”)  
**Services:** Installation and Maintenance of Seasonal Lighting and Decorations, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
  - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
  - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours of the damage occurring and to diligently pursue such repair to completion within a commercially reasonable time.
  - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
  - d. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
  - e. Contractor shall coordinate commencement and completion of the Services with the District Representative (as defined herein). Installation must be completed no later than November 20, 2026. Removal must be completed no later than January 15, 2027. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs. The District hereby designates Corbin deNagy, or his designee(s), as the District Representative.
3. Compensation. In exchange for completing the Services as identified in the Agreement, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor a total amount not to exceed **Seven Thousand Seven Hundred Twenty Dollars and Fifty-Five Cents (\$7,720.55)**. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the

District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, Sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.

4. Warranty. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby further covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

5. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
6. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason; provided, however, that if Contractor seeks to terminate the Agreement for cause, such termination shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District; provided, however, that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.
7. Insurance.
  - a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:

- i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - iii. 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.
- 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 and Automobile 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 (without any obligation to do so, however), 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.

8. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the 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 work, (ii) Contractor's negligent performance of, or negligent failure to perform, Contractor's obligations pursuant to the 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 the Agreement or any services.
- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District

and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.

- c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, 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 the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 8 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 8 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
  - d. Contractor shall ensure that all subcontracts related to the work include this section for the benefit of the Indemnitees.
9. Limitations on Governmental Liability. Contractor further agrees that nothing in this Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
10. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Corbin DeNagy** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall (i) keep and maintain public records required by the District to perform the Services; (ii) 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*; (iii) 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 Agreement's term and following the Agreement's term if Contractor does not transfer the records to the Public Records Custodian of the District; and (iv) upon completion of the Agreement, 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 287.058(1)(c), *Florida Statutes*, the District may unilaterally cancel the Agreement if Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by Contractor in conjunction with the Agreement, unless such records are exempt under Florida law.

## IF CONTRACTOR HAS QUESTIONS REGARDING THE

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

11. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
12. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
13. 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's 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 three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
14. 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 work being rendered under the 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 work, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, required to comply notice, or report of a violation or an alleged violation, the District may terminate the Agreement, such termination to be effective immediately upon the giving of notice of termination.
15. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Leon County, Florida.
16. 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 require all subcontractors to

provide an affidavit to Contractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the Agreement. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.095(1), *Florida Statutes*. By entering into the Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

17. Foreign Influence. Contractor understands that under section 286.101, *Florida Statutes*, Contractor must disclose to the District, in writing, any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute. Failure to make such disclosure shall constitute grounds for immediate termination of the Agreement by the District.
18. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, 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 the 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 that Contractor is not engaged in business operations in Cuba or Syria, and, if such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, has been placed on the Scrutinized Companies with Activities in the 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.
19. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the 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 the Agreement immediately.
20. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
21. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.
22. Counterparts. The 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.

**ESPOSITO NURSERY, INC.**

**CANOPY COMMUNITY DEVELOPMENT  
DISTRICT**

Signed by:

*Miranda Ely*

8BCCDF6F57CE41C...

By: Miranda Ely

Its: Administrator

Date: 2026-06-30

DocuSigned by:

*Jason Ghazvini*

172B7269F53E4A8

Chairperson, Board of Supervisors

Date: 2026-06-29

*B.*

## LIFESTYLE MANAGEMENT SERVICES AGREEMENT

This agreement (“**Agreement**”) is made and entered into to be effective the \_\_ day of June 2026, by and between:

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

**PAYCHECKGA LLC**, a Florida limited liability company, with a mailing address of 4708 Capital Circle N.W., Tallahassee, Florida 32303 (“**Contractor**” and, together with the District, “**Parties**”).

### RECITALS

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

**WHEREAS**, the District intends to provide for various lifestyle enhancements for its residents and Patrons (as that term is defined in the District’s *Amenity Facility Handbook*) related to its recreational facilities and related improvements; and

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

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide such lifestyle management services; and

**WHEREAS**, the District desires to enter into a contractual relationship with Contractor to provide the Lifestyle Management Services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “**Services**”).

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

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

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor a limited, non-exclusive, revocable license to enter and use the District's recreational facilities and open spaces solely for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a lifestyle manager and not the owner of any District improvements. This license shall terminate immediately upon termination of this Agreement for any reason.

**3. SCOPE OF SERVICES.** Contractor shall provide the District with Services for lifestyle management as described in the Scope of Services attached hereto as **Exhibit A**. Hours shall be tracked daily and reported to the District Manager monthly. To the extent any provisions of **Exhibit A** conflict with the express terms contained herein of this Agreement, the terms of this Agreement shall control.

**4. COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay Contractor an annual total of **Thirty-Eight Thousand Dollars and Zero Cents (\$38,000.00)** per fiscal year (October 1 – September 30), payable in monthly installments of **Three Thousand, One Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$3,166.67)**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Section 218.70 through 218.80, *Florida Statutes*. Invoices must be submitted by the 5th of each month for the previous month's services with detailed documentation of hours worked, services performed, and itemized expenses if applicable. Contractor shall provide, upon request, copies of employee timecards documenting the total hours worked and documentation of reimbursable expenses. Failure to do so upon request may result in delayed payment.

**5. GENERAL PROVISIONS.**

- A.** The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns.
- B.** Any emergency expenditures must be reported to the District Manager within 24 hours and any single emergency expenditure exceeding \$500 requires immediate notification to the District Manager prior to or contemporaneously with incurring such expenditure, except where immediate action is necessary to protect health, safety, or prevent property damage. The District shall reimburse Contractor for reasonable emergency expenditures within thirty (30) days of receipt of proper documentation, provided such expenditures were necessary and reasonable under the circumstances. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.
- C.** If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an additional services order or addendum to this Agreement. Contractor shall be compensated for such

agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

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

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

**8. TERMINATION.** The District shall have the right to terminate this Agreement immediately upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement. The District may also terminate upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days written notice to the District stating the specific reason(s) for termination, and shall provide the District sixty (60) days to cure such reason(s) before the termination becomes effective. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- A.** Deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to Contractor's provision of the Services, and such other accountings, papers, and records as the District shall request and are in Contractor's possession or under Contractor's reasonable direct control pertaining to the recreational facilities;
- B.** Vacate any portion of the facilities then accessed by Contractor as a consequence of this Agreement; and

C. Furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

**9. INSURANCE.**

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

i. Workers Compensation Insurance in accordance with the laws of the State of Florida.

ii. General liability insurance with the following limits:

\$2,000,000	<i>General Aggregate</i>
\$1,000,000	<i>Products/Completed Operations</i>
\$1,000,000	<i>Personal &amp; Advertising Injury</i>
\$1,000,000	<i>Each Occurrence</i>

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor with respect to provision of the Services whether non-owned or hired, with a combined single limit of \$1,000,000.

iv. Employer's Liability Coverage with limits of \$250,000.

v. Professional Liability Insurance with limits of \$1,000,000 (or other similar insurance coverage, which may be waived in the District's discretion).

vi. Employment theft dishonesty insurance in the amount of \$500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vii. Abuse/Molestation coverage in the amount of \$500,000 (only required to the extent Contractor is providing youth programing, otherwise not necessary but preferred – may also provide proof that such coverage is provided under another policy held by Contractor).

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to any insurance maintained by the District. All such policies shall be issued by insurance companies licensed to do business in the state of Florida with a minimum AM Best rating of A-VII or equivalent rating from a similarly recognized insurance rating agency. The District and its officers, supervisors, staff and employees shall be listed as additional insureds on each such policy, and no policy may be canceled, non-renewed, or materially modified during the term of this Agreement without at

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

**10. INDEMNIFICATION.**

- A.** Contractor's indemnification obligations under this Section 10 shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred. The Contractor's indemnification obligations shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- B.** Contractor will defend, indemnify, and hold harmless the District and its officers, supervisors, staff, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. This indemnification obligation applies regardless of whether such liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments are caused in whole or in part by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or its officers, employees, agents, or subcontractors, but shall not apply to the extent caused by the sole negligence of the District. This indemnification provision shall apply to any and all acts or omissions by the Contractor and its officers, employees, agents, or subcontractors.
- C.** For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center, unless such permit, license, certification, consent, or other approval is first

obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

- D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 10 shall survive the termination or expiration of this Agreement.

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

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

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

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

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

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

**17. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect

to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, including but not limited to entering into contracts, making purchases, incurring any financial obligations, or making any representations or warranties on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

**A. If to Contractor:** PaycheckGA LLC  
4708 Capital Circle N.W.  
Tallahassee, Florida 32303  
Attn: \_\_\_\_\_

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

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

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

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

be binding upon the District and Contractor and their respective representatives, successors, and assigns.

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

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

**22. EFFECTIVE DATE AND TERM.** The effective date of this Agreement shall be as of the date first written above. The initial term of this Agreement shall be from commencement through September 30, 2026, unless terminated earlier in accordance with Section 8 above. This Agreement shall automatically renew for additional one (1) year terms, unless written notice of non-renewal is provided by either party at least sixty (60) days prior to the expiration of the then-current term. Any increase in price, change in scope of Services, or other material modification to this Agreement must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

**23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Sarah Sweeting** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Services in accordance with applicable Florida law, including but not limited to the District's retention schedules and policies; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS**

**RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092 TELEPHONE: (904)-940-5850, EMAIL: SSWEETING@GMSNF.COM**

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

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

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

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

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

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

*[Signatures on following page.]*

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

**CANOPY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors  
Date: \_\_\_\_\_

**PAYCHECKGA LLC**

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

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

## Exhibit A

### Lifestyle Management Scope of Services

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

- Along with CDD District Manager and Field Operations Manager, coordinate cleaning and maintenance as needed at Clubhouse and all amenity areas
- Working together with HOA managers to communicate and respond to all resident needs and requests, including timely response of resident e-mails (i.e. in no event to exceed 48 hours).

*SEVENTH ORDER OF BUSINESS*

*B.*

## New Expenses Approved by Board

Meeting	Description	Recurring	Type	Motion	One Time	Annualized Recurring	Notes
				(Annualized Amount)	Actual Cost	Actual Cost	
4/9/25	Events Storage Unit	Y	NTE	\$3,500		\$3,192	Actual Cost is annualized monthly cost.
8/13/25	Weed Control and IPM Services	Y	NTE	\$75,000		\$74,678	Actual Cost is the total contract amount.
8/13/25	Amenity Management Services	Y	NTE	\$18,000		\$7,700	Variable cost. Amount is as of May 31, 2026 financials.
8/13/25	Gym Bench (Estimate 10582)	N		\$563.30	\$563.30		
8/13/25	Supervisor Requests: Dog Waste Stations	N			\$1,980		Motion was for (6) stations
10/8/25	Field Operations Management	Y		\$20,000		\$18,333	No charge for October 2025. Actual Cost is the remaining contract amount.
10/8/25	Dove Pond Midge Fly Treatment (Fish and Treatment)	N		\$16,155	\$16,155		
10/8/25	Dove Pond Tree Removal	N	NTE	\$7,000	\$7,000		
11/12/25	Lifestyle Management Services	Y		\$38,000		Pending	Pending agreement completion and invoicing.
11/12/25	Amendment to Premier Pools Agreement for Fountain Maintenance	Y		\$3,900		\$3,900	Service was already being performed and charged but no agreement in place.
1/14/26	Amenity Center Irrigation Proposal	N		\$3,056.22	\$3,056.22		
3/11/26	Roof Repair	N		\$760	\$760		
3/11/26	Annual Roof Maintenance Inspection	Y		\$350		\$350	
3/11/26	Paver Deck Repair	N		\$8,035	\$8,035		
5/13/26	Pond Maintenance Services	Y		\$2,940		\$2,940	
6/10/26	Holiday Lighting	N		\$7,721	Pending		Pending service and invoice.
6/10/26	Security	N		\$1,584	Pending		Pending service and invoice.
<b>TOTAL:</b>				<b>\$206,564</b>	<b>\$37,550</b>	<b>\$111,093</b>	

NTE = Not To Exceed

*C.*

*1.*



## Canopy Community Development District

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

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

### **Week 1 (June 1 – June 5)**

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- Discussion with City of Tallahassee Growth Management staff regarding several items: signage leading to the roundabout at Welaunee and Education Way, striping in the roundabout at Welaunee and Dempsey Mayo, and speed humps in Unit 4. Follow up from the City is expected next week.
- Went back through all communication with Massey and worked with District Counsel to draft a deficiency notice regarding lawn signs, pest control services, monthly schedule, and invoicing.

### Site Inspection Day – Friday, June 5

- **Time In: 8:40am**
- General inspection of the entire amenity center.
  - Rearranged pool deck furniture. Put down many umbrellas.
  - Verified correct operation of the kiddie pool self-close gate.
  - Checked the timers. The bathroom fan timer was not set to the correct time, and the trigger was loose. Adjusted the time and tightened the trigger.
  - Blew leaves and mulch off the walking paths around the amenity center.
  - Picked up several items around the pool area and put them in the lost and found box.
  - Put down ant killer on an active mound within the fenced in area.
  - Watered the recently relocated oak tree near the tennis courts.
  - Picked up trash around the amenity center.





**Week 2 (June 8 – June 12)**

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*Site Inspection Day – Friday, June 5*

- **Time In: 9:15am**
- General inspection of the entire amenity center.
  - Picked up many items around the pool area and put them in the lost and found box (advertisement beach balls deflated and thrown away).



- Rearranged pool deck furniture. Put down many umbrellas.
- Cleaned bird poop off pool ladder railings.
- Verified correct operation of the kiddie pool self-close gate.
- Checked the timers.
- Blew leaves and mulch off the walking paths around the amenity center.
- Adjusted the irrigation clock to increase watering time for each zone from 10 to 15 minutes.
- Picked up trash around the amenity center.
- Removed one dead magnolia tree near the fire pit area.
- Requested Truly Tailored trim back limbs hanging over the amenity center fence.
- General inspection of stormwater pond #1. Found area behind a homeowner's property mowed all the way down to water and noticed grass clippings in the water.
- General inspection of stormwater pond E. Noted cattail growth. Will contact Solitude.
- General inspection throughout the community. Removed several temporary advertisement signs. Noted Arbor Trace added pine straw to their plant beds along Crestline. This was requested by a resident at the May meeting.
- Put out the CDD meeting signs.
- **Time Out: 10:55am**
- Contacted Truly Tailored to confirm they are not mowing the CDD common area off Sweet Ridge down to the water's edge. After receiving that confirmation, emailed resident to confirm if they have directed their landscape provider to mow down to the water's edge (CDD property). As noted, there are grass clippings on the outfall structure and in the water. This directly contributes to the algae growth in the pond.
  - Resident confirmed they did not direct anyone to mow that common area.





- Received Landscape Service Report from Massey showing ant treatment at the amenity center done June 7<sup>th</sup>.
- Additional communication with resident regarding the stormwater pond near District 850.
- Received email from a resident regarding stakes and vacant lot mowing in Unit 4. Emailed the developer and responded to the resident.
- Per City of Tallahassee Engineering Designer direction, resubmitted DigiTally for the streetlights on Forest Fern Trail not coming on at night (reference # 18284860).
- Additional communication with Premier Pools regarding the water level in the kiddie pool and tile cleaning.
- Follow up with Cintas to schedule site visit for various services.
- Phone call with resident regarding stormwater pond #1, algae, buffer area, plan of action moving forward.
- Sent follow up email to City of Tallahassee Growth Management staff regarding discussion last week.
- Received response from Pro Playgrounds regarding worn decking and bridge pieces. Both are covered under warranty.
- Prepared for and attended Board meeting.
- Following Board discussion, submitted quote request for two additional dogi-pot stations.
  - Placed order for two stations.
- Following Board discussion, contacted All Pro to schedule a consultation on the irrigation system along Dempsey Mayo.
  - Scheduled for June 19<sup>th</sup>.
- Following Board discussion, contacted Solitude for feedback on the no-mow vegetative buffer around the stormwater ponds.
- Following Board approval, contacted TekPro to proceed with security camera proposals.
- Following Board approval, contacted Esposito's Garden Center for clarification on the lighting proposal.
  - The CDD would own the lights, and scheduling would be done in advance (requested install shortly after Thanksgiving and removal in mid-January).

### **Week 3 (June 15 – June 19)**

---

- Received “Report and Issue” and separate email from residents regarding bugs at the amenity center. Contacted Arrow Exterminators and scheduled service call for tomorrow morning (06/19). Responded to both residents with the plan of action.
- Sent follow up email to Pro Playgrounds regarding parts order placed last month.
  - Response: replacement decking and bridge is out of stock. Parts are in manufacturing and is slated for mid to late July.
- Contacted Joel Foy and requested a quote to install extension rods on the ceiling fans under the pavilion.
- Solitude performed their monthly service (06/18).

### ***Site Inspection Day – Friday, June 19***

- **Time In: 8:40am**
- General inspection of stormwater pond #1 and E. Both ponds look good.



- Met with All Pro on-site to discuss Dempsey Mayo irrigation plan of action.
- Met with Arrow Exterminators on-site to discuss the bug issue outside and inside the amenity center. They confirmed it's a flying ant swarm, which tends to come out around this time of year especially following rainy days. Scheduled one-time general pest control treatment including ants for the amenity center building for their next available time (Tuesday, June 23). Walked the entire amenity center area to look for active ant mounds. As a temporary measure:
  - Used a leaf blower to blow the ants off the outside of the building. Arrow mentioned most just sweep the ants off the building, but they eventually come back.
  - Used the vacuum to get the ants inside the building. Disposed of the vacuum bag into one of the outside trash cans.
  - Set up the floor fans inside the gym to point towards the doors.
  - Per Arrow's suggestion, took all amenity center lights off the timers for now. Lights had been set to come on between 7pm and 10pm. The ants tend to swarm towards light.
  - Contacted Massey and requested they treat the active any mounds during their next scheduled visit.
  - Discussed issue with Premier Pools when they came on-site. There was a significant number of ants on the water and at the pool bottom. They said this is a common occurrence around this time of year.
- General inspection of the entire amenity center.
  - Picked up items around the pool area and put them in the lost and found box.
  - Rearranged pool deck furniture. Put down opened umbrellas.
  - Picked up trash around the amenity center.
  - Cleaned up paper towels and toilet paper on the floor of both inside bathrooms.
- Picked up trash throughout the community with a focus on medians and right-of-way.
- **Time Out: 1:35pm**



- Contacted the developer regarding six dead trees in Unit 4.

#### **Week 4 (June 22 – June 30)**

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- Contacted another vendor and requested a proposal for an irrigation system audit along Dempsey Mayo.
- Received multiple reports that the splash pad timer is not turning off. Contacted Premier Pools to see if they have a replacement timer.
- Contacted Superior Fence and Rail and Florida Fence & Deck for a quote to replace the gate push bar and handle on the gate near the splash pad.
- Staff let me know the attic access ladder was down. No vendors were scheduled to do any work up there.
- Received multiple reports including one “Report an Issue” regarding a dirty/clogged toilet in the clubhouse (early and late evening of June 22). Responded to resident Report an Issue.
- Pulled the maintenance instructions for the umbrella bases.

#### **Site Inspection Day – Tuesday, June 23**

- **Time In: 8:05am**
- Went to Ace Hardware to purchase a toilet auger and clog remover. When I got onsite (~8:45am), both bathrooms in the clubhouse were clean.
- General inspection of the entire amenity center.
  - Rearranged pool deck furniture. Put down opened umbrellas.
  - Picked up trash around the amenity center.
  - Many rocks from the landscape island were over the paver deck. Picked up the rocks and put them back in the landscape island.
  - Blew leaves and mulch off the walking paths around the amenity center.
  - No ants were found inside or outside the amenity center. Reattached the ON/OFF triggers on the timers so the lights come on around 7:30pm and off at 10:00pm.
  - Attempted to fix the door handle on the gate closest to the splash pad but did not have the proper tools. Will proceed with replacement after other quotes come in.
  - Following notice of the attic access ladder being down, went into the attic to check on everything. Found water damage on the floor under the air handlers and a disconnected drainpipe (the pipe had not been glued). Contacted Watts Heating & Cooling and requested immediate service. They were able to come out to check the drainpipes, suction them out, and glue them back in place.
  - Met with colleague to discuss umbrella base repairs. Will purchase materials and test repairs next week.
- Scheduled meeting with Cintas this morning to discuss water delivery and mat services at the amenity center. However, they did not show up.
- General inspection of stormwater pond #1. Confirmed boat previously anchored on the bank has been removed.
- **Time Out: 12:00pm**
- Received response from Superior Fence and Rail. They don’t perform repairs on fences or gates that were not originally installed by them.



- Contacted Joel Foy to schedule time to replace the spring wound timer for the splash pad.
  - Set up appointment for July 2.
- Received service report for the clubhouse and no ant treatment was listed. Emailed them last Friday about the active ant mounds. Contacted Massey and requested they perform ant treatment this week.
  - Response: technician will be back out tomorrow; he might have closed the wrong ticket for the completed areas.
- Ordered several maintenance items from Amazon: dogi-pot trash can liners and supplies to address the rusted umbrella bases.
- Submitted consultation request from Dickerson Landscaping, GM Land Solutions, and Common Ground Earthworks for swale regrading.
- Sent follow up email to Solitude regarding no-mow buffers around stormwater ponds.
  - Set up on-site meeting to discuss on July 2.
- Received call from Truly Tailored regarding another vendor setting up to mow contracted areas on Dempsey Mayo.
  - Contacted a City of Tallahassee Community Beautification & Waste Management staff member for more information.
- Contacted Conserva Irrigation for a quote/consultation on the Dempsey Mayo irrigation system.
  - Set up appointment for July 13.
- Received “Report an Issue” regarding the amenity lights being on all night. Responded to the resident.
- Contacted Miller’s Tree Service for a tree assessment.
  - Set up appointment for July 2.
- Reviewed the district’s utility accounts. The entry sign account (100358382) shows higher than normal gas usage. Will investigate during next site inspection visit. All other accounts show normal increases during a summer month.
- Sent follow up email to City of Tallahassee Growth Management staff regarding the Welaunee/Education Way roundabout signage.
- Follow up communication with Ultimate Fencing regarding exit push bar replacement.

If you have any questions or comments regarding the above information, please contact me at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com).

Thank you,

Corbin deNagy  
Operations Manager  
Governmental Management Services

2.



Work Order	00981501	Account	Canopy CDD
Work Order	00981501	Contact	Corbin deNagy
Number		Address	3876 Ardmore Lane Tallahassee, FL 32308 United States
Created Date	6/18/2026		

Work Details

Specialist Comments to Customer	I inspected the ponds. I used an herbicide to treat for invasive and nuisance weeds on the shorelines of pond 1. The water level has come up a few feet in pond 2 due to the recent rain. Overall, the ponds look good. Thank you for being a Solitude customer.	Prepared By	William Reneke
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Work Order Assets

Asset	Status	Product Work Type
Pond 2	Inspected	
Pond 1	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	
Pond 1		
Pond 2		