

CANOPY

Community Development District

AUGUST 12, 2026

AGENDA

Canopy Community Development District

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

August 5, 2026

Board of Supervisors
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, August 12, 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 July 8, 2026 Meeting
 - B. Balance Sheet as of June 30, 2026 and Statement of Revenues & Expenditures for the Period Ending June 30, 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. Field Operations Management Services Fees for Fiscal Year 2027
 - B. Resident Club Process
 - C. Vending Machine Proposal

- VI. Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit
- VII. Consideration of HVAC Service Agreement
- VIII. Public Hearing Adopting the Budget for Fiscal Year 2027
 - A. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027
 - B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027
 - C. Consideration of Budget Deficit Funding Agreement with Ox Bottom Mortgage Holdings, LLC
- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Fiscal Year 2027 Goals and Objectives
 - 2. Fiscal Year 2027 Meeting Schedule
 - C. Operations
 - 1. Report
 - 2. Pond Service Report
 - 3. Board Approved Expenditures Report
 - D. Lifestyle
- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Meeting: To Be Determined
- XIII. Adjournment

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, July 8, 2026 at 6:02 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated we were told the key fobs can be bought by outside the community members and use the amenities.

Mr. deNagy stated the amenity center was funded through tax-exempt bonds and the district has an obligation to provide the public an opportunity to use the facility. The amenity handbook says that a non-resident user can pay two times the operation and maintenance and debt service assessment for a 70-foot lot for a 12-month pass. That comes out to be \$3,756 based on the fiscal year 2026 assessments. If you want an amenity pass to come here pay \$3,756 and you will have a key fob like a resident. Any non-resident user fee would go into the general fund that

funds operations and maintenance. To my knowledge we do not have any non-resident users. I have had a number of people reach out to me inquiring about it, I give them the price and they say, no thank you.

A resident stated we were told that Fallschase had an opportunity to buy fobs here because they don't have an amenity center.

Mr. deNagy stated that members of the public have an opportunity to purchase an annual pass.

A resident asked does anyone monitor the cameras here daily? What is going on with the monitoring? I was her yesterday and there were over 30 children in a white van from Georgia and I didn't recognize anybody. I see that in the summer all the time.

Mr. deNagy stated we cannot talk about security procedures in the meeting. If you see something report it. We have these Report an Issue QR codes throughout the amenity center, you scan that bar code and it take you to the CDD website and you can put some information or a picture in there and it goes directly to me.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of 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**

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

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Check Register**
 - 1. Developer Related Expenses**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Suspension of Amenity Privileges

Ms. Henley reviewed the incident and the district's policies and procedures for suspension of amenity privileges. Members of District staff and members of the suspended household both gave testimony for the Board to consider, after which the board took the following action.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the suspension of the family was lifted effective the date of the meeting.

B. Fiscal Year 2027 Approved Budget

Mr. deNagy stated this is an opportunity to discuss the proposed budget. In the past residents have come before the board and asked for more opportunities to provide input on the budget. We talked about it in May, June and tonight and we will adopt the budget in August. Miscellaneous revenue HOA cost share and there was \$1,000 for a placeholder and we have \$19,025 and that number will go up as more homes are built in Unit 4. That offset some of the revenue we thought we were going to have. Based on the feedback you gave me at the last meeting, we made the adjustment to holiday decorations and landscape contingency. You approved the holiday decorations proposal at the last meeting for \$7,800 and the request was to move the excess and put it into landscape contingency and we have done that. Essentially, that lowers the assessment on a residential unit because the residents receive 100% of the benefit of the amenity center. The apartment site doesn't factor in that and the POA doesn't factor into that. Because we have this additional revenue it lowers their net amenity center cost for the residential units. We initially saw an assessment increase to \$991 and this would bring the O&M assessment down to \$979. By moving expenditures from amenity to common area maintenance, that lowers the benefitted assessments for the platted residential lots. You are still looking at an increase, but it is not as much as we thought. The church site, apartment site, and POA have no access to the amenity center, so they are not paying an assessment to the amenity center. Regarding Field Services, I'm proposing an increase from \$20,000 to \$28,000 for our fee. A lot of it is driven by a better understanding of the amount of time needed for this job. We did receive one other quote when Field Services first came up and that was about \$26,000. I don't anticipate increasing the fee anymore like this, it is more just to get in line with the amount of time I spend here every week. I did want to be transparent about that because it is not clear when you are looking at the budget.

C. Resident Club Process

This item tabled.

D. Gym Water Cooler

Mr. deNagy stated Supervisor Durie asked me to get quotes on a water cooler. There seems to be one company that has cornered the market when it comes to water coolers. I just have the one quote for you, it is roughly \$700 one-time cost upfront, but I have some items for consideration since I'm only coming out here once a week. Who is responsible for accepting the weekly water delivery, replacing the water bottle, the cups, cleaning it and where would everything be stored? That storage closet is very full and we are potentially looking at a storage shed but that is outside. I'm giving you numbers and hoping for direction from you. If you don't go the water cooler route, then you continue to use the water fountain here at the meeting room.

Mr. Ghazvini asked can we investigate a permanent solution, such as running a water line and stub it through the wall?

Mr. deNagy stated I can try to get a plumber out here and see if they can run a line.

SIXTH ORDER OF BUSINESS**Ratification of:****A. Addendum to Esposito Nursery, Inc. Holiday Lighting Agreement**

Mr. deNagy stated you approved this agreement at the last meeting and nothing has changed but counsel did draft an addendum and I made it very clear to them installation must be completed no later than November 20, 2026 and removal must be completed no later than January 15, 2027.

Mr. Asbury asked can you clarify that we don't want the decorations removed too soon since the removal date only says completed no later than?

Mr. deNagy stated, yes, I will work with Esposito's to clarify we want the decorations up until January 15th.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the Esposito Nursery, Inc. holiday lighting agreement was ratified.

B. Lifestyle Management Services Agreement

This item tabled.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Henley stated your Form 1 financial disclosures were due July 1st. You also have four hours of ethics training that needs to be completed by December 31st.

B. Manager – Board Approved Expenditure Report

Mr. deNagy stated this was a request from Thomas and if I understood the directive, it was to show all the expenses that this board has approved in a spreadsheet, easy to digest. I have broken it down into meeting so if we need to go back to those minutes, what it was, whether it was a recurring item, a not to exceed amount, the one-time cost came in at and some notes for the board.

C. Operations

Mr. deNagy stated first is an update on a structural engineer to review the pool plans. I did speak with a structural engineer in Jacksonville and went through the process, I shared with him some information that I was able to get from Baycrest, some information that a resident pool builder gave to me and sent that to him and let him review it. He thinks what we need to do some core sampling in the pool. The core sampling that was done was around the amenity center but not where the pool is. He said ideally, he would have that information to know what soil is under the pool. You can put in an expansion joint but if there are issues with the soil you are treating the symptom and not the problem. There are things we need to work through to do that. You have to drain the pool, and I don't think anyone is interested in doing that now, I would think we would want to wait until after pool season. I want to have him come out, get eyes on the site and he said he would take the pool plans, identify areas he would like to see core sampling done and I can work with a company to get that done. He would provide a report, and we would have some direction on how we would go about fixing this problem long term, not just a short-term solution.

There is a tree down on Dempsey Mayo, Miller's is coming out Friday to take out the dead tree.

Mr. deNagy also gave the Board an update on the City of Tallahassee letter, a pavilion fan quote, an irrigation assessment quote, dogi-pot stations have been delivered and will be installed soon, an invoice is going out to the HOA for the enhanced landscape services, and read an opinion from SOLitude Lake Management regarding no-mow zones around stormwater ponds. There was also a discussion of responsibility for downed tree branches in the District.

1. Report

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

2. Pond Service Report

A copy of the pond services report was included in the agenda package.

D. Lifestyle

Ms. Kalinoski stated in preparation in putting the lifestyle management agreement together, I will start a report that gives an outline week by week. Right now, we are working on Christmas and spring next year. Every spring and fall we do an adults only event.

Mr. deNagy stated the gym and clubhouse are going to be closed Monday, August 17th through early Wednesday, August 19th for the primary elections to be held. You approved a polling place agreement with Leon County that they can use this space for polling for Canopy residents only.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Brady asked will you explain to everyone how the election for the board works and the timeline?

Mr. deNagy stated one person ran unopposed and we have a supervisor elect in the audience.

Ms. Henley stated we will probably swear in your new board members in December or January. They are eligible to be sworn in 14-days after the election but if there is no board meeting in that time it will be at the next meeting.

Mr. deNagy stated there is one seat with two people running and that will go to the election.

Ms. Henley stated the seats up this year are seat 1, which is currently held by Jason Ghazvini, and seat 2, which is currently held by David Brady.

Mr. Ghazvini stated a couple homeowners contacted me about the cleanliness of the pool or those things with Premier Pools. I reached out to Bobby and leaned on him about it. He was trying to come over here today and work on it. He hasn't gotten back to me on this discussion, but I asked why this is happening and the only thing he gave back to me was sometimes when the guys are cleaning someone may be using the pool. I am asking you, Corbin, to reach out to him and if this is an issue let's figure out a solution.

Mr. deNagy stated they come Monday, Wednesday, Friday and there are usually not a whole lot of people here. I did approve a proposal for \$450 for degreasing the pool tiles. We will keep pushing on it.

A resident stated they came today and I saw them brushing it, but they didn't touch the kids pool and it has algae. There was also glass on Saturday so they are not vacuuming the pool. They came on Monday and were here less than 30-minutes.

Mr. Brady stated we don't allow glass in the pool area.

A resident stated there is a robot you can put in there at night and it does a good job of cleaning.

A resident stated I work out three or four times a week and I walk through for many years and gotten a drink of water. I don't know what the problem is and some people bring their own bottles of water.

A resident stated I noticed this year the common areas coming in look terrible. I was able to put something down to address the mole crickets.

Mr. deNagy stated we have had a number of discussions on Massey's services, and they were sent a deficiency notice on a number of items.

A resident stated I was shocked and disturbed at the adult's behavior that came before us today. If this happens again, maybe you should give them another set of rules and have them

acknowledge that they accept the rules we were given when we joined so there is not another round of “I didn’t know”. It is our responsibility to know.

Ms. Henley stated it is on record from the correspondence we issued. The difficulty is that the district can’t take disciplinary measures that it didn’t set out in advance. If we are going to set up a system where someone has to attest or admit or sign something we would have to adopt that as a policy of the district. During the board discussion you can add something like that, but it would depend on the violation.

A resident asked couldn’t we do something yearly to have their contact information updated?

Mr. Brady stated we did have their contact information. We sent it to a good email.

Mr. deNagy stated in the letter it specifies which rule was broken and it references the handbook.

Mr. Brady stated there were two issues. One was what the teen did and if that was the end of it, it would have been very quick work. I don’t know what justifies a reaction like that.

A resident stated I think the board talked about revamping the pine straw upfront. What is the update?

Mr. deNagy stated I’m going to get an updated quote from Taylor for that specific area.

A resident stated Corbin, you are doing a great job.

Mr. Ghazvini stated we are very lucky to have Corbin.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 12, 2026 at
6:00 p.m. at the Canopy Amenity Center**

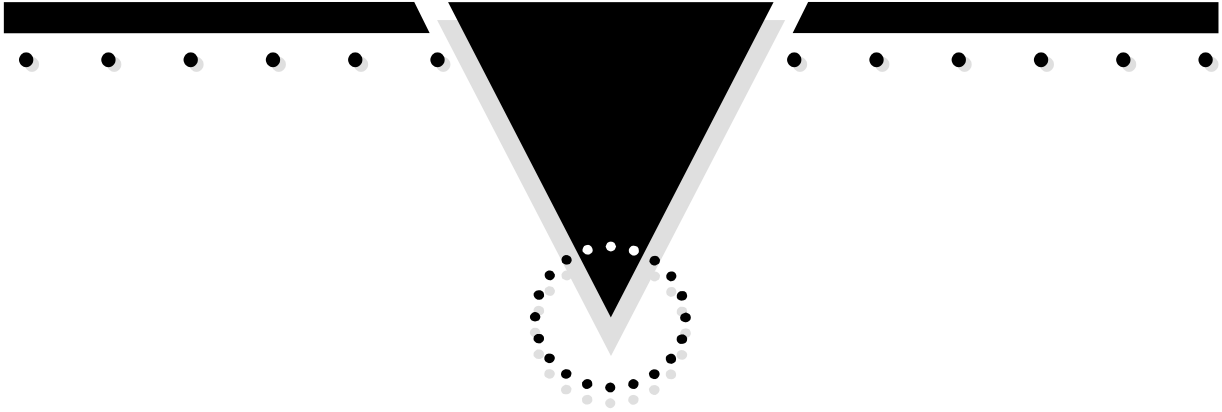
Mr. deNagy stated the next meeting is scheduled to be held August 12, 2026 at 6:00 p.m. in the same location. That is our budget adoption hearing.

On MOTION by Mr. Asbury seconded by Mr. Ghazvini with all in favor the meeting adjourned at 7:52 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Canopy
Community Development District

Unaudited Financial Reporting
June 30, 2026



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Canopy
Community Development District

Balance Sheet
June 30, 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>
<u>Assets</u>					
Cash					
Operating	\$366,333	---	---	---	\$366,333
SBA	\$185,282	---	\$82,854	---	\$268,136
Capital Reserve	---	---	\$373	---	\$373
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
<u>Investments:</u>					
<u>Series 2018 A1 & A2:</u>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$37,126	---	---	\$37,126
Revenue A2	---	\$91,149	---	---	\$91,149
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$863,165	---	---	\$863,165
Acquisition & Construction	---	---	---	\$13,763	\$13,763
<u>Series 2018 A3:</u>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$87,020	---	---	\$87,020
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$7,969	\$7,969
<u>Series 2018 A4:</u>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$52,391	---	---	\$52,391
Acquisition & Construction	---	---	---	\$9,616	\$9,616
Prepaid Expenses	\$833	---	---	---	\$833
Total Assets	\$558,217	\$1,525,034	\$83,227	\$31,348	\$2,197,826
<u>Liabilities</u>					
Accounts Payable	\$12,329	---	---	---	\$12,329
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	\$122	---	---	---	\$122
Total Liabilities	\$220,059	\$41,064	\$0	\$0	\$261,123
<u>Fund Equity</u>					
Fund Balances					
Unassigned	\$337,325	---	\$83,227	---	\$420,552
Nonspendable- Prepaid	\$833	---	---	---	\$833
Restricted for Capital Projects	---	---	---	\$31,348	\$31,348
Restricted for Debt Service	---	\$1,483,970	---	---	\$1,483,970
Total Fund Equity	\$338,158	\$1,483,970	\$83,227	\$31,348	\$1,936,703
Total Liabilities, Fund Equity, Other	\$558,217	\$1,525,034	\$83,227	\$31,348	\$2,197,826

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 06/30/26	Actuals 06/30/26	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 563,295	\$ 563,295	\$ 578,438	\$ 15,143
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 63,044	\$ 47,283	\$ 47,283	\$ (0)
Interest - SBA	\$ 10,000	\$ 7,500	\$ 3,642	\$ (3,858)
Developer Contributions	\$ 48,795	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 3,500	\$ 2,625	\$ 10,600	\$ 7,975
Miscellaneous Revenue - POA Cost Share	\$ 85,020	\$ 85,020	\$ 115,785	\$ 30,765
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 773,654	\$ 705,723	\$ 755,748	\$ 50,025
Expenditures				
<u>Administrative:</u>				
Supervisor Fees	\$ 3,200	\$ 2,400	\$ 2,400	\$ -
FICA	\$ 245	\$ 184	\$ 184	\$ 0
Engineering	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,900	\$ 6,675	\$ 6,675	\$ (0)
Amortization Schedule	\$ 2,000	\$ 1,500	\$ 350	\$ 1,150
Attorney	\$ 39,000	\$ 29,250	\$ 43,411	\$ (14,161)
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 10,500	\$ 9,920	\$ 9,920	\$ -
Management Fees	\$ 46,000	\$ 34,500	\$ 34,500	\$ 0
Information Technology	\$ 4,360	\$ 3,270	\$ 3,270	\$ 0
Travel	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 150	\$ 113	\$ 66	\$ 46
Postage	\$ 1,000	\$ 750	\$ 1,275	\$ (525)
Printing & Binding	\$ 750	\$ 563	\$ 1,182	\$ (620)
Insurance-Liability	\$ 6,070	\$ 6,070	\$ 4,319	\$ 1,751
Legal Advertising	\$ 1,500	\$ 1,125	\$ 216	\$ 909
Other Current Charges	\$ 3,000	\$ 2,250	\$ 571	\$ 1,679
Office Supplies	\$ 250	\$ 188	\$ 528	\$ (340)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 144,650	\$ 113,981	\$ 116,691	\$ (2,710)
<u>Common Area Maintenance:</u>				
Field Services	\$ 30,000	\$ 22,500	\$ 13,333	\$ 9,167
Porter Services	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 194,880	\$ 146,160	\$ 146,534	\$ (374)
Landscape Contingency	\$ 25,000	\$ 18,750	\$ 24,840	\$ (6,090)
Plant Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Weed Control	\$ 75,000	\$ 56,250	\$ 36,325	\$ 19,925
Irrigation Repairs	\$ -	\$ -	\$ 4,315	\$ (4,315)
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ 3,635	\$ (3,635)
Repairs and Maintenance	\$ 15,000	\$ 11,250	\$ 9,273	\$ 1,977
Operating Supplies	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Contingency	\$ 10,000	\$ 7,500	\$ 13,255	\$ (5,755)
Total Common Area Maintenance	\$ 358,880	\$ 269,160	\$ 251,511	\$ 17,649

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 06/30/26	Actuals 06/30/26	Variance
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 26,250	\$ 9,100	\$ 17,150
Janitorial	\$ 17,500	\$ 13,125	\$ 7,224	\$ 5,901
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 23,625	\$ 23,550	\$ 75
Pool Chemicals	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ 563	\$ 775	\$ (213)
Utilities	\$ 39,500	\$ 29,625	\$ 18,832	\$ 10,793
Trash	\$ 2,400	\$ 1,800	\$ 311	\$ 1,489
Pest Control	\$ 1,200	\$ 900	\$ 150	\$ 750
Termite Bond	\$ 375	\$ 281	\$ -	\$ 281
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,936	\$ 2,564
Cable/Internet	\$ 3,900	\$ 2,925	\$ 2,560	\$ 365
Access Cards	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Activities	\$ 39,000	\$ 29,250	\$ 27,988	\$ 1,262
Security/Alarms/Repair	\$ 4,000	\$ 3,000	\$ 1,620	\$ 1,380
Repairs and Maintenance	\$ 15,000	\$ 11,250	\$ 19,496	\$ (8,246)
Office Supplies	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
Holiday Decorations	\$ 5,000	\$ 3,750	\$ 283	\$ 3,467
Contingency	\$ 5,000	\$ 3,750	\$ 655	\$ 3,095
Total Amenity Center	\$ 220,124	\$ 168,968	\$ 125,481	\$ 43,487
<u><i>Other</i></u>				
Contingency	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Expenditures	\$ 773,654	\$ 602,109	\$ 543,683	\$ 58,426
Excess Revenues/ (Expenditures)	\$ -		\$ 212,065	
Beginning Fund Balance	\$ -		\$ 126,094	
Ending Fund Balance	\$ -		\$ 338,158	

Canopy

Community Development District

Capital Reserve
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 6/30/26	Actual 6/30/26	Variance
<u>Revenues</u>				
Operating Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Income	\$ 1,500	\$ 1,125	\$ 1,488	\$ 363
Total Revenues	\$ 51,500	\$ 51,125	\$ 51,488	\$ 363
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ 8,035	\$ 8,035	\$ -
Other Current Charges	\$ 540	\$ 405	\$ 413	\$ (8)
Total Expenditures	\$ 540	\$ 405	\$ 8,448	\$ (8)
Excess Revenues/(Expenditures)	\$ 50,960		\$ 43,040	
Beginning Fund Balance	\$ 39,496		\$ 40,187	
Ending Fund Balance	\$ 90,456		\$ 83,227	

Canopy

Community Development District

Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 6/30/26	Actual 6/30/26	Variance
<u>Revenues</u>				
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	\$ 3,375	\$ 10,985	\$ 7,610
Total Revenues	\$ 350,808	\$ 256,471	\$ 1,224,821	\$ 968,350
<u>Expenditures</u>				
Interfund Transfer Out	\$ 600	\$ 450	\$ 2,245	\$ (1,795)
<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	\$ -
Total Expenditures	\$ 342,418	\$ 342,419	\$ 430,665	\$ (87,796)
Excess Revenues/(Expenditures)	\$ 8,390		\$ 794,156	
Beginning Fund Balance	\$ 230,481		\$ 321,024	
Ending Fund Balance	\$ 238,871		\$ 1,115,180	
		Due from Gf	\$ 41,637	
		Reserve A1	\$ 82,103	
		Revenue A1	\$ 37,126	
		Revenue A2	\$ 91,149	
		Interest A2	----	
		Prepayment A2	\$ 863,165	
		Total	\$ 1,115,180	

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Community Development District

Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 6/30/26	Actual 6/30/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 140,477	\$ 140,477	\$ 325,294	\$ 184,817
Special Assessments- Direct Bills	\$ 68,898	\$ -	\$ -	\$ -
Interest Income	\$ 3,500	\$ 2,625	\$ 5,448	\$ 2,823
Total Revenues	\$ 212,875	\$ 143,102	\$ 330,742	\$ 187,640
<u>Expenditures</u>				
Interfund Transfer Out	\$ 750	\$ 563	\$ 2,862	\$ (2,300)
<u>Series 2018A-3</u>				
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	\$ -
Total Expenditures	\$ 211,688	\$ 211,500	\$ 213,800	\$ (2,300)
Excess Revenues/(Expenditures)	\$ 1,187		\$ 116,942	
Beginning Fund Balance	\$ 140,169		\$ 143,941	
Ending Fund Balance	\$ 141,356		\$ 260,883	

Due From GF	\$ 110,239
Due to GF	\$ (5,769)
Due to Developer	\$ (35,295)
Reserve	\$ 104,688
Revenue	\$ 87,020
Interest	----
Assessment Receivable	----
Total	\$ 260,883

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Community Development District

Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending June 30, 2026

	Adopted Budget	Prorated Budget 6/30/26	Actual 6/30/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 67,284	\$ 1,673
Interest Income	\$ 500	\$ 375	\$ 2,806	\$ 2,431
Total Revenues	\$ 66,112	\$ 65,987	\$ 70,090	\$ 4,103
<u>Expenditures</u>				
Interfund Transfer Out	\$ 250	\$ 188	\$ 894	\$ (707)
<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	\$ -
Total Expenditures	\$ 64,546	\$ 64,483	\$ 65,189	\$ (707)
Excess Revenues/(Expenditures)	\$ 1,566		\$ 4,900	
Beginning Fund Balance	\$ 70,528		\$ 103,007	
Ending Fund Balance	\$ 72,094		\$ 107,907	
		Due from General Reserve	\$ 22,802	
		Revenue	\$ 32,714	
			\$ 52,391	
		Total	\$ 107,907	

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Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures

For the Period Ending June 30, 2026

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4
<u>Revenues</u>			
Interest Income	\$336	\$265	\$245
Developer Contributions	\$0	\$0	\$0
Interfund Transfer In	\$2,245	\$2,862	\$894
Total Revenues	\$2,581	\$3,127	\$1,140
<u>Expenditures</u>			
Capital Outlay- Construction	\$0	\$9,293	\$0
Capital Outlay- General	\$0	\$0	\$0
Capital Outlay-3A	\$0	\$0	\$0
Capital Outlay-3B	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0
Total Expenditures	\$0	\$9,293	\$0
<u>Other Sources/(Uses)</u>			
Transfer In/Out	\$0	\$0	\$0
Total Other Sources/ (Uses)	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$2,581	(\$6,166)	\$1,140
Beginning Fund Balance	\$11,181	\$14,134	\$8,477
Ending Fund Balance	\$13,763	\$7,969	\$9,616

**Canopy
Community Development District
Month by Month**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Maintenance Assessments- Tax Roll	\$ -	\$ 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	\$ -	\$ -	\$ 10,507	\$ -	\$ -	\$ -	\$ 47,283
Interest - SBA	\$ 415	\$ 280	\$ 279	\$ 272	\$ 244	\$ 396	\$ 579	\$ 596	\$ 581	\$ -	\$ -	\$ -	\$ 3,642
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 10,000	\$ -	\$ 100	\$ -	\$ -	\$ 200	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ -	\$ 115,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,785
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 415	\$ 40,225	\$ 340,430	\$ 121,600	\$ 2,498	\$ 42,773	\$ 8,767	\$ 187,952	\$ 11,089	\$ -	\$ -	\$ -	\$ 755,748
Expenditures													
<u>Administrative</u>													
Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ 2,400
FICA	\$ 31	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ -	\$ -	\$ -	\$ 6,675
Amortization Schedule	\$ 100	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Attorney	\$ 14,944	\$ 5,848	\$ 1,448	\$ 3,802	\$ 1,279	\$ 4,460	\$ 2,756	\$ 5,737	\$ 3,138	\$ -	\$ -	\$ -	\$ 43,411
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	\$ 3,833	\$ -	\$ -	\$ -	\$ 34,500
Information Technology	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ -	\$ -	\$ -	\$ 3,270
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 29	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ 66
Postage	\$ 43	\$ 75	\$ 54	\$ 166	\$ 113	\$ 49	\$ 84	\$ 26	\$ 665	\$ -	\$ -	\$ -	\$ 1,275
Printing & Binding	\$ 0	\$ 3	\$ 45	\$ 39	\$ 11	\$ 14	\$ 7	\$ 11	\$ 1,052	\$ -	\$ -	\$ -	\$ 1,182
Insurance-Liability	\$ -	\$ -	\$ 1,260	\$ -	\$ -	\$ 1,260	\$ -	\$ 538	\$ 1,260	\$ -	\$ -	\$ -	\$ 4,319
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 135	\$ -	\$ -	\$ -	\$ 216
Other Current Charges	\$ 176	\$ 60	\$ 44	\$ 45	\$ 61	\$ 45	\$ 45	\$ 47	\$ 49	\$ -	\$ -	\$ -	\$ 571
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 524	\$ 1	\$ -	\$ -	\$ -	\$ 528
Dues, License, & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Administration Subtotal	\$ 23,460	\$ 20,260	\$ 8,240	\$ 9,240	\$ 6,402	\$ 10,797	\$ 7,830	\$ 16,640	\$ 11,238	\$ -	\$ -	\$ -	\$ 116,691
<u>Common Area Maintenance</u>													
Field Services	\$ -	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ 13,333
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,614	\$ 16,240	\$ -	\$ -	\$ -	\$ 146,534
Landscape Contingency	\$ -	\$ 7,000	\$ 17,465	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,840
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Weed Control	\$ -	\$ -	\$ 8,930	\$ 5,479	\$ 5,479	\$ 5,479	\$ -	\$ 5,479	\$ 5,479	\$ -	\$ -	\$ -	\$ 36,325
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 3,616	\$ 614	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ 4,315
Irrigation - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ 245	\$ 245	\$ 245	\$ -	\$ -	\$ -	\$ 3,635
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 325	\$ 1,980	\$ 2,609	\$ 325	\$ 1,050	\$ 325	\$ 392	\$ 658	\$ 1,609	\$ -	\$ -	\$ -	\$ 9,273
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,255
Total Common Area Maintenance	\$ 16,565	\$ 26,887	\$ 46,911	\$ 27,702	\$ 27,950	\$ 23,711	\$ 18,544	\$ 24,748	\$ 25,240	\$ -	\$ -	\$ -	\$ 251,511

Canopy
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center:</u>													
Amenity Management Staffing	\$ 840	\$ 780	\$ 640	\$ 700	\$ 700	\$ 920	\$ 1,300	\$ 1,820	\$ 1,400	\$ -	\$ -	\$ -	\$ 9,100
Janitorial	\$ 849	\$ 750	\$ 750	\$ 750	\$ 943	\$ 750	\$ 787	\$ 750	\$ 896	\$ -	\$ -	\$ -	\$ 7,224
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,750	\$ 2,600	\$ -	\$ -	\$ -	\$ 23,550
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775	\$ -	\$ -	\$ -	\$ 775
Pool - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Utility	\$ -	\$ 700	\$ 2,555	\$ 547	\$ 2,120	\$ 3,213	\$ 2,967	\$ 3,192	\$ 3,537	\$ -	\$ -	\$ -	\$ 18,832
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 36	\$ 36	\$ 36	\$ 36	\$ -	\$ -	\$ -	\$ 311
Pest Control	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 12,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,936
Cable/Internet	\$ 280	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ -	\$ -	\$ -	\$ 2,560
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ 6,779	\$ -	\$ 4,431	\$ -	\$ -	\$ -	\$ 6,012	\$ 10,767	\$ -	\$ -	\$ -	\$ -	\$ 27,988
Security/Alarms/Repair	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ 1,620
Repairs and Maintenance	\$ 695	\$ 3,243	\$ 1,078	\$ 2,473	\$ 3,152	\$ 1,277	\$ 2,793	\$ 4,522	\$ 263	\$ -	\$ -	\$ -	\$ 19,496
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283
Contingency	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 655
Total Amenity Center	\$ 25,880	\$ 8,571	\$ 12,836	\$ 7,569	\$ 10,013	\$ 9,299	\$ 16,960	\$ 24,382	\$ 9,971	\$ -	\$ -	\$ -	\$ 125,481
<u>Other</u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Expenditures	\$ 65,905	\$ 55,718	\$ 67,987	\$ 44,511	\$ 44,364	\$ 93,806	\$ 43,334	\$ 65,769	\$ 46,450	\$ -	\$ -	\$ -	\$ 543,683
Excess Revenues/ (Expenditures)	\$ (65,491)	\$ (15,494)	\$ 272,442	\$ 77,089	\$ (41,867)	\$ (51,033)	\$ (34,567)	\$ 122,183	\$ (35,361)	\$ -	\$ -	\$ -	\$ 212,065

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)
CURRENT BONDS OUTSTANDING		\$1,995,000

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:		6.150%
MATURITY DATE:		5/1/2049
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT		\$0
RESERVE FUND BALANCE		\$0
BONDS OUTSTANDING - 11/08/18		\$5,480,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
LESS: SPECIAL CALL - 08/01/19		(\$305,000)
LESS: SPECIAL CALL - 11/01/19		(\$405,000)
LESS: SPECIAL CALL - 02/01/20		(\$60,000)
LESS: SPECIAL CALL - 05/01/20		(\$10,000)
LESS: SPECIAL CALL - 08/01/20		(\$75,000)
LESS: SPECIAL CALL - 02/01/21		(\$30,000)
LESS: SPECIAL CALL - 05/01/21		(\$30,000)
LESS: SPECIAL CALL - 08/01/21		(\$265,000)
LESS: SPECIAL CALL - 11/01/21		(\$55,000)
LESS: SPECIAL CALL - 02/01/22		(\$170,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$55,000)
LESS: SPECIAL CALL - 05/01/22		(\$185,000)
LESS: SPECIAL CALL - 08/01/22		(\$240,000)
LESS: SPECIAL CALL - 11/01/22		(\$165,000)
LESS: SPECIAL CALL - 02/01/23		(\$145,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$45,000)
LESS: SPECIAL CALL - 05/01/23		(\$785,000)
LESS: SPECIAL CALL - 08/01/23		(\$10,000)
LESS: SPECIAL CALL - 02/01/24		(\$10,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$40,000)
LESS: SPECIAL CALL - 08/01/25		(\$40,000)
LESS: SPECIAL CALL - 11/01/25		(\$10,000)
LESS: SPECIAL CALL - 02/01/26		(\$80,000)
LESS: PRINCIPAL PAYMENT - 05/01/26		(\$40,000)
CURRENT BONDS OUTSTANDING		\$2,080,000

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

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

C.

Canopy
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

						52.85%	11.24%	29.76%	6.16%	100.00%
						2018A-1 Debt	2018A-3 Debt	2018A-4 Debt		
Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	O&M Portion	Service Portion	Service Portion	Service Portion	Total
11/20/25	ACH	\$754.51	(\$22.64)	\$0.00	\$731.87	\$731.87	\$0.00	\$0.00	\$0.00	\$731.87
11/21/25	ACH	\$56,989.37	(\$1,709.68)	\$0.00	\$55,279.69	\$29,213.03	\$6,213.31	\$16,450.67	\$3,402.67	\$55,279.68
12/18/25	ACH	\$475,301.76	(\$14,259.05)	\$0.00	\$461,042.71	\$243,642.04	\$51,820.16	\$137,201.60	\$28,378.90	\$461,042.70
12/22/25	ACH	\$188,271.19	(\$5,648.14)	\$0.00	\$182,623.05	\$96,508.75	\$20,526.42	\$54,346.75	\$11,241.13	\$182,623.05
1/6/26	ACH	\$10,617.63	(\$318.53)	\$0.00	\$10,299.10	\$5,442.65	\$1,157.60	\$3,064.91	\$633.95	\$10,299.11
2/2/26	ACH	\$1,454.72	\$0.00	\$0.00	\$1,454.72	\$768.76	\$163.51	\$432.91	\$89.54	\$1,454.72
2/20/26	ACH	\$2,896.88	(\$86.91)	\$0.00	\$2,809.97	\$1,484.95	\$315.83	\$836.22	\$172.96	\$2,809.96
3/12/26	ACH	\$10,928.50	(\$327.86)	\$0.00	\$10,600.64	\$5,602.00	\$1,191.49	\$3,154.64	\$652.51	\$10,600.64
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
TOTAL		\$ 1,127,662.47	\$ (33,784.72)	\$ -	\$ 1,093,877.75	\$ 578,438.34	\$ 122,861.42	\$ 325,293.90	\$ 67,284.08	\$ 1,093,877.74

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
6/16/26	5/1/26	\$5,253.65	\$5,253.65	\$5,253.65
6/16/26	6/1/26	\$5,253.65	\$5,253.65	\$5,253.65
	7/1/26	\$5,253.65		\$5,253.65
	8/1/26	\$5,253.65		\$5,253.65
	9/1/26	\$5,253.65		\$5,253.65
		\$ 63,043.80	\$ 47,282.85	\$ 63,043.80

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

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

D.

Canopy
Community Development District

Check Register Summary

June 1, 2026 to June 30, 2026

Bank	Date	Check No.'s	Amount
General Fund	6/3/26	990 - 1003	\$ 32,321.32
	6/10/26	1004 - 1009	\$ 9,942.72
	6/24/26	1010 - 1015	\$ 7,443.00
Subtotal			\$ 49,707.04
			\$ 46,782.04

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/08/26	00030	5/01/26 18161368	202605 330-53800-45505	MAY POOL MAINTENANCE	V	2,600.00-	
				PREMIER POOLS OF TALLAHASSEE			2,600.00-000970
6/08/26	00030	5/01/26 18161512	202605 320-53800-60000	MAY FOUNTAIN SERVICES	V	325.00-	
				PREMIER POOLS OF TALLAHASSEE			325.00-000971
6/03/26	00069	6/02/26 2184	202605 330-53800-12100	MAY AMENITY MANAGEMENT	*	1,820.00	
				LEWIS ASSOCIATION PROPERTY MGMT LLC			1,820.00 000990
6/03/26	00040	5/20/26 1833346	202606 330-53800-45900	JUN DUMPSTER SERVICES	*	35.82	
				MARPAN SUPPLY COMPANY INC			35.82 000991
6/03/26	00076	5/27/26 7097721	202605 320-53800-46500	PH2-LAWNCARE APP-MAY26	*	2,010.00	
				MASSEY SERVICES INC			2,010.00 000992
6/03/26	00076	5/20/26 70731167	202605 320-53800-46500	PH5-LAWNCARE APP-MAY26	*	836.00	
				MASSEY SERVICES INC			836.00 000993
6/03/26	00076	5/20/26 70737967	202605 320-53800-46500	PH4-LAWNCARE APP-MAY26	*	286.00	
				MASSEY SERVICES INC			286.00 000994
6/03/26	00076	5/20/26 70781959	202605 320-53800-46500	PH3-LAWNCARE APP-MAY26	*	709.00	
				MASSEY SERVICES INC			709.00 000995
6/03/26	00076	5/20/26 70812491	202605 320-53800-46500	PH1-LAWNCARE APP-MAY26	*	1,638.00	
				MASSEY SERVICES INC			1,638.00 000996
6/03/26	00065	4/13/26 20264132	202605 330-53800-60000	ACE HARDWARE	*	39.75	
		4/13/26 20264132	202605 330-53800-59000	WINTER SOCIAL RENTAL	*	171.80	
		4/13/26 20264132	202605 330-53800-60000	LOCKSMITH	*	100.00	
		4/13/26 20264132	202605 330-53800-59000	BUNNIES & BASKETS	*	1,043.01	
		4/13/26 20264132	202605 330-53800-59000	5/1 PROM	*	2,281.49	

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		4/13/26	20264132 202605 330-53800-59000	MILAGE	*	59.19	
				OX BOTTOM MORTGAGE HOLDINGS LLC			3,695.24 000997
6/03/26	00079	5/28/26	20265826 202605 330-53800-59000	SPACE SHOP STORAGE	*	545.00	
		5/28/26	20265826 202605 330-53800-59000	SUMMER KICK OFF EVENT	*	376.58	
		5/28/26	20265826 202605 330-53800-59000	PROM EVENT	*	701.57	
		5/28/26	20265826 202605 330-53800-59000	SUMMER KICK OFF-MILAGE	*	32.04	
		5/28/26	20265826 202605 330-53800-59000	PROM EVENT-MILAGE	*	141.07	
				PAYCHECKGA LLC			1,796.26 000998
6/03/26	00030	5/28/26	18161796 202605 330-53800-45505	CODE BROWN VISIT	*	150.00	
				PREMIER POOLS OF TALLAHASSEE			150.00 000999
6/03/26	00030	6/01/26	18161951 202606 330-53800-45505	JUN POOL MAINTENANCE	*	2,600.00	
				PREMIER POOLS OF TALLAHASSEE			2,600.00 001000
6/03/26	00030	6/01/26	18162093 202606 320-53800-60000	JUN FOUNTAIN SERVICES	*	325.00	
				PREMIER POOLS OF TALLAHASSEE			325.00 001001
6/03/26	00029	6/01/26	10797 202606 330-53800-34500	JUN SECURITY SERVICES	*	180.00	
				TEKPRO INC.			180.00 001002
6/03/26	00027	5/29/26	6182 202606 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	16,240.00	
				TRULY TAILORED LANDSCAPING LLC			16,240.00 001003
6/10/26	00051	6/01/26	34 202606 320-53800-12000	JUN FIELD SERVICES	*	1,666.67	
				GOVERNMENTAL MANAGEMENT SERVICES			1,666.67 001004
6/10/26	00051	6/01/26	35 202606 310-51300-34000	JUN MANAGEMENT FEES	*	3,833.33	
		6/01/26	35 202606 310-51300-35100	JUN INFORMATION TECH	*	363.33	
		6/01/26	35 202606 310-51300-31300	JUN DISSEMINATION SVCS	*	741.67	

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/01/26	35	202606 310-51300-51000		*	.63		
				OFFICE SUPPLIES					
		6/01/26	35	202606 310-51300-42000		*	70.46		
				POSTAGE					
		6/01/26	35	202606 310-51300-42500		*	10.95		
				COPIES					
					GOVERNMENTAL MANAGEMENT SERVICES			5,020.37	001005
6/10/26	00068	6/02/26	50462	202606 320-53800-60000		*	249.00		
				SOFTWASH CANOPY SIGN					
					MAIN CLEANING SOLUTIONS LLC			249.00	001006
6/10/26	00030	5/01/26	18161368	202605 330-53800-45505		*	2,600.00		
				MAY POOL MAINTENANCE					
					PREMIER POOLS OF TALLAHASSEE			2,600.00	001007
6/10/26	00030	5/01/26	18161512	202605 320-53800-60000		*	325.00		
				MAY FOUNTAIN SERVICES					
					PREMIER POOLS OF TALLAHASSEE			325.00	001008
6/10/26	00081	5/31/26	7735201	202605 310-51300-48000		*	81.68		
				NTC-QAULIFYING PD-BOS					
					USA TODAY MEDIA CORP			81.68	001009
6/24/26	00039	6/16/26	15103	202605 310-51300-31500		*	4,608.25		
				MAY GENERAL COUNSEL					
					KILINSKI VAN WYK PLLC			4,608.25	001010
6/24/26	00039	6/16/26	15104	202605 310-51300-31500		*	1,129.00		
				MAY26 FORECLOSURE LITIG					
					KILINSKI VAN WYK PLLC			1,129.00	001011
6/24/26	00030	6/19/26	18162350	202606 320-53800-60000		*	175.00		
				NEW POLE & NET					
					PREMIER POOLS OF TALLAHASSEE			175.00	001012
6/24/26	00089	6/01/26	PSI27197	202606 320-53800-47000		*	245.00		
				JUN LAKE MAINTENANCE					
					SOLITUDE LAKE MANAGEMENT LLC			245.00	001013
6/24/26	00028	6/22/26	6360	202606 330-53800-51200		*	750.00		
				JUN JANITORIAL SERVICES					
		6/22/26	6360.MAY	202605 330-53800-51200		*	36.75		
				MAY JANITORIAL SUPPLIES					
					COLBY A CLAYTON			786.75	001014
					CANO CANOPY CDD				
					SRICE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00095	5/14/26 64370959	202605 330-53800-59000	LARGE FOAM HOUSE	*	499.00	

TALLY OUTDOOR RENTALS LLC							499.00 001015

TOTAL FOR BANK A						46,782.04	
TOTAL FOR REGISTER						46,782.04	

CANO CANOPY CDD

SRICE

FIFTH ORDER OF BUSINESS

B.

CANOPY COMMUNITY DEVELOPMENT DISTRICT —

Resident Clubs - Guidance Document

Greetings! The Canopy Community Development District (“***District***”) is proud to make available Resident Clubs. This memo will explain the benefits each can offer you. Please contact your Lifestyle Director with any questions.

PURPOSE: The District will be facilitating Resident Clubs, as further described below, to expand the activities available to residents and paid users of the District, and to support and promote resident-sponsored and organized Canopy community groups and activities.

RESIDENT CLUB: Resident Clubs are restricted to District residents and paid annual users only (together, “***Resident(s)***”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “***District’s Policies***”)). Resident Clubs may meet in the District’s facilities, when available and as described herein.

The District is pleased to offer the use of its resources to assist District Residents in getting to know each other and the Canopy Community. The District’s role is to:

1. Facilitate promotion of the Club through emails and Bulletin Boards, as time allows and as the District deems appropriate.
2. Receive Resident requests to form Clubs as provided herein.
3. Verify the person requesting to join the Club is a Resident when requested by a Resident Club Leader.
4. The District may provide limited meeting or activity space, when available, in a manner consistent with the District’s Policies and this form.
5. Provide required paperwork for formation of the Resident Club and present the request to the Canopy CDD Board of Supervisors. The Board reserves the right to deny Club requests in its discretion.

HOW DO I START A CLUB?:

As a Resident Club Leader, you may:

1. Create a concept for a Club.
2. Apply to the District for use of the District’s facilities, as provided for herein.
3. Find a location for the Club to meet.
4. Be responsible for Club activities and content for Club meetings.
5. Abide by the rules set forth by the District.
6. Report Club attendance to the District upon request.
7. Provide reasonable information on Clubs, including membership and activities, upon request by the District.

WHAT RULES APPLY TO CLUBS:

1. All records and activities of all Clubs may be considered public records and may be subject to public disclosure upon request. This includes Club membership rolls.
2. ALL members of Resident Clubs must be Patrons of the District, as defined in the District's Policies Regarding District Amenity Facilities. No exceptions.
3. Clubs must provide the District office a list of all members before using District resources to ensure compliance with District rules and must execute the attached waiver of liability.
4. Clubs need at least two (preferably more) events, activities, or meetings per year to remain "active"; and must have at least two active members in addition to the leader.
5. Club members need to appoint a co-leader and/or someone designed to take the primary leader's place or serve as next-in-line for decisions if the leader is unavailable or leaves the role. If this does not occur, the District has the right to discontinue listing and promoting the group as an official Club.
6. No person shall be compensated, in any manner, for their involvement or leadership of a Club or for any other reason without the express written permission of the General Manager, in writing. This includes clubs for fitness-related or sports-related activities.
7. Clubs must not use the names "Canopy" or any variation thereof in published or advertised materials or any other manner without the express written permission of the District.
8. No fees shall be charged except for nominal amounts to cover incidental Club expenditures without the written permission from the General Manager.
9. Clubs must provide reasonable information, including membership and activities, upon request by the District.
10. All activities of the Club must be legal and in accordance with the District's Policies.
11. Note that the District does not endorse or express an opinion on any Club or any activities within or opinions expressed by a Club. No Club is considered an agent or arm of the District in anyway whatsoever. The sole purposes of recognizing Clubs is to allow for the orderly, efficient and safe use of District facilities.

CAN CLUBS USE DISTRICT AMENITIES AND MEETING SPACES?

Authorized Resident Clubs may use the District's facilities in accordance with the District's Policies and these forms. Facility use will be determined on a first come, first served basis. Already established Clubs and the Clubs with the highest attendance will be given priority for selection of meeting days and times.

CANOPY COMMUNITY DEVELOPMENT DISTRICT
Resident Clubs – Application

Resident Clubs are an enhancement to the residents of the Canopy Community Development District (“***District***”). Clubs at the District are designed to help residents and paid users (together, “***Resident(s)***”), which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “***District’s Policies***”) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to your Lifestyle Director, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): _____

2. Name of Club leader/main contact: _____

3. Address of Club leader/main contact: _____

Phone Number (1): _____ Phone Number (2): _____

Email address: _____

4. Is this a Resident Club as described above? ☐ Yes ☐ No

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

6. When, including how often, will your Club meet? (Date/Time/Frequency) _____

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

7. Where do you anticipate your Club will want to meet? _____
8. The targeted audience for the Club is: _____
9. Please mark which categories are applicable to the Club or Interest Group:
- | | | | |
|--|---|---|------------------------------------|
| ☐ Arts & Crafts | ☐ Community | ☐ Culture | ☐ Education |
| ☐ Social | ☐ Recreation & Leisure | ☐ Sports & Athletics | ☐ Other |
10. If a similar club already exists within the District, what distinguishes your Club? _____

11. How will you recruit members and encourage participation in Club activities? _____

12. Will you be collecting dues or managing any funds associated with Club activities?
- ☐ Yes ☐ No
13. Who will be responsible for the management and protection of the Club's financial funds?
- _____
14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.
- ☐ Yes ☐ No
15. How will the Club and its activities be promoted? (Please list): _____

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
- ☐ Yes ☐ No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

18. Do you plan to serve or allow consumption of alcohol at Club meetings and/or events? Note that the Club must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at Club functions. Please check all that apply:

Serving alcohol: ☐ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

BYOB: ☐ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

19. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

☐ Yes ☐ No

For District Use Only:

Board Approval Granted: ☐ YES, date: _____ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Canopy Development District (“***District***”) reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Name: _____ Address: _____

Print Name: _____ Phone #: _____

Please return application to:

Canopy CDD

LifestyleAtCanopy@gmail.com

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

FACILITY USE APPLICATION: AUTHORIZED CLUBS

Canopy CDD: ☐ Clubhouse ☐ Kids Pavilion ☐ Lawn ☐ Pool Pavilion
☐ Group Fitness Room ☐ Tennis & Pickleball Courts

Name of Applicant: _____

Name of Authorized Club: _____

Resident's Street Address: _____

Phone: _____ Email: _____

Intended Use: _____ Estimated Attendance: _____

Is alcohol to be served/consumed? ☐ No ☐ Yes (Served/Sold) ☐ Yes (BYOB)

Requested Days/Dates/Times (4-hour max, inclusive of set-up and clean-up times)

Facility	Date	Start Time	End Time	CDD Approval (initials)

I agree to indemnify and hold harmless the Canopy Community Development District (together, the "Districts") and each of their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Amenity Facilities or surrounding areas and, if alcohol is to be permitted, arising out of or in connection with the consumption or provision of alcohol. Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.

As stated in the Districts' policies governing the Amenity Facilities, **Disregard for any district rules or policies will result in expulsion from the facility and/or loss of amenity privileges in accordance with the applicable termination policy.**

I have read, understand, and agree to abide by all policies and rules of each District governing the Amenity Facilities. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the Facilities. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the Canopy Community Development District, as applicable, and its agents, supervisors, officers, directors, employees, and staff as additional insured. Only Canopy Patrons (as that term is defined in the District's Policies) may reserve a rental area at Canopy, and payment for the reserved rental area, if any, must be made by the Patron who is making the reservation. That Patron reserving the rental area shall be considered the Responsible Party for the event, and must be present for the duration of the event for which the rental is made.

Signature of Applicant _____

Date _____

(Please continue to pages 2 and 3)

I have read and understand the following. Please initial by each line.

___ The stated time for the event includes set-up and clean-up time. Please schedule accordingly.

___ Reservations can be made with the Lifestyle Director. Reservations will be on a first-come, first-served basis. Authorized Resident Clubs (“Clubs”) may make reservations on a once-weekly basis for up to twelve (12) months. Reservations must be made by at least one person who will act as the Responsible Party. The Responsible Party must be present at the function during the entire period of the rental.

___ Reservations are available between the hours of 9:00 a.m. and 11:00 p.m., with the exception of New Years’ Eve, New Years’ Day, Thanksgiving Eve, Thanksgiving Day, Christmas Eve, Christmas Day and Easter or if special arrangements have been approved by management.

___ Unless otherwise approved by the District, **Club events at District Facilities are open to Patrons only**, as that term is defined in the Districts’ amenity policies, and are subject to all District rules and policies applicable to the Amenity Facilities. If non-Patrons are present at any Club event, additional insurance and/or waiver requirements may apply.

___ Additional fees may be assessed if the clean-up is incomplete or if the event is not kept within the identified times. Upon completion of the event, the Club must complete the clean-up checklist to the satisfaction of the District. Failure to do so may result in additional fees, disciplinary action under the applicable amenity policies, or revocation of the Club’s reservation privileges.

___ Exclusive pool use does not come with a reservation. Use of the pool is non-exclusive, and the pool shall remain open to all Patrons and their guests during normal operating hours.

___ A private party attendant may be required for Club meetings, in the District’s discretion. The primary responsibility of the attendant is to protect the facility and ensure all District guidelines are followed. An additional attendant may be required for events with over 50 guests, or for events at which alcohol is to be consumed, in the District’s discretion. The Patron is to pay the additional fee at the time of reserving the area and is to include the time for setup and clean up. The staffing fee is \$50 per hour, per attendant.

___ Prior approval may be granted as an exception to the “No-Alcohol” policy. In order to receive an exception, the Patron must indicate that alcohol is to be served or consumed at the event on this form, complete the “Alcohol Requirements” section of this form, and provide proof of any required insurance.

___ No admission fees whatsoever shall be collected for an event at the District’s Facilities unless it is first approved by the District.

___ Patron hereby agrees and recognizes that all documents and information of any kind submitted to the District may be public records and subject to public records requests under Chapter 119, *Florida Statutes*.

ALCOHOL REQUIREMENTS (Complete if alcohol is to be served or consumed)

I have read and understood the following (initial by each):

___ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District’s property and thereafter. The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and the District also reserves the right to call law enforcement to enforce the same.

___ If event liability insurance is required, Canopy CDD, as applicable, is to be named on the policy as an additional insured party as follows:

Canopy CDD and its Supervisors, officers, directors, consultants and staff
475 West Town Place, Suite 114
St. Augustine, FL 32092

_____ I have reviewed the Alcohol Requirements chart below, and agree to comply with the requirements therein.

	BYOB (Club Events)	Served (Club Events)	Sold (Club Events)
Permitted (Canopy CDD Facilities)	Yes, with District Approval	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Insurance	<u>Events with fewer than 10 guests:</u> None <u>Events with more than 10 guests:</u> Homeowner's Insurance Rider/Endorsement providing special event coverage	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured
Admission Fee Permitted	Admission fee permitted with District approval	Admission fee permitted with District approval	Admission fee permitted with District approval

District Use Only

Receivables (Check when Complete)

	<i>Amount</i>	<i>Check No.</i>	<i>Receipt No.</i>
☐ Private Party Room Attendant Fee	\$ _____	_____	_____
☐ Event Liability Insurance (if applicable)	\$1,000,000 Personal Injury \$250,000 Property Damage Alcohol rider	(certificate required)	
☐ Homeowner's Insurance Rider (if applicable)			
☐ Completed and approved Club Application Form			
☐ Proof of licensed bartender/caterer (if applicable)			

Approvals

Admission or other fee approved by CDD: ☐ YES: \$ _____ ☐ NO

Alcohol permitted: ☐ YES (Served/Sold) ☐ YES (BYOB) ☐ NO

District Approval: _____ Date: _____

(Sign when all receivables are complete)

*Note to staff: If non-Patrons will be present at a Club event, please consult with the District Manager for additional insurance requirements. The insurance requirements herein may only be altered after receiving approval by the District Manager.

SIXTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

Board of Supervisors
Canopy Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Canopy Community Development District, City of Tallahassee, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Canopy Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by

law for the duration of the contract term and following the contract term if Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$4,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Canopy Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

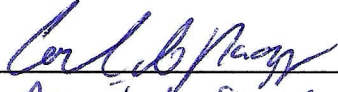
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Canopy Community Development District.

By: 

Title: Assistant Secretary

Date: 7/30/2026



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SEVENTH ORDER OF BUSINESS

Watts Cooling, Heating & Plumbing

PO BOX 182709
Tallahassee, FL 32318
CAC1818929, CFC1430040

QUOTE #4042

SENT ON:
07/08/2026

RECIPIENT:

Canopy CDD

2877 Crestline Road
Tallahassee, FL 32308



Phone: 850-224-4822
Email: office@wattshvacplumbing.com
Website: www.WattsHVACPlumbing.com

Product/Service	Description	Qty.	Unit Price	Total
Commercial HVAC Maintenance	Annual maintenance on three (3) HVAC systems. Includes spring and fall tune-ups to check proper operation. Tune-ups will include checking all motors, refrigerant, pressures, lubricants, drains, amperage/voltage and temperature differentials. Filter changes will be done quarterly, and filters are included in this quote. The technician will clean and flush all drain lines at every visit. Visits can be billed quarterly... Spring & Fall Tuneup \$199.47/ Summer & Winter Drain & Filter	1	\$797.88	\$797.88

Total \$797.88

Reviews

Mary Diaz



The Technician was very good, and they came out right away.

Lisa Barrett



Ray Berrios



This quote is valid for 30 days, after which values may be subject to change. All equipment material and controls have a one year warranty (unless otherwise noted) from the day of installation against factory defect. Our one year service responsibility does not include breakdowns of air conditioners or plumbing appliances due to blown fuses, tripped breakers, dirty filters or plugged drain lines. Agreement of Release, Indemnity and Assumption Risk. In exchange for the air conditioning and plumbing services to be rendered by company, customer certifies and agrees the a/c and plumbing services may have risk of mold and customer expressly intends to assume the risk of damage and injury, if any, resulting from any and all mold related damages resulting from a/c or plumbing services.

Watts Cooling, Heating & Plumbing

PO BOX 182709
Tallahassee, FL 32318
CAC1818929, CFC1430040

QUOTE #4042

SENT ON:
07/08/2026

Signature: _____ **Date:** _____

Planned Services Maintenance Agreement

Proposal for:
Canopy CDD Amenity Center
2877 Crestline Rd
Tallahassee, FL 32308

Covered Facility Site:

2877 Crestline Rd
Tallahassee, FL 32308

Tony Kelly Heating and Air Conditioning

3009 W Tharpe St
Tallahassee, FL 32303
Phone: 850-792-4488
Fax: 850-562-5242

7/22/2026



Planned Services Maintenance Agreement

Canopy CDD Amenity Center

Tony Kelly Heating and Air Conditioning would like to thank Canopy CDD Amenity Center for this opportunity to propose the following custom-tailored mechanical maintenance solution for your heating, ventilation, air conditioning and refrigeration (HVACR) equipment. We wish to thank for assistance in getting the needed information to make this proposal possible.

Benefits of Planned Services

The Planned Services Maintenance Agreement you are about to review is the optimum choice for Canopy CDD Amenity Center to maintain its HVAC equipment operation at peak efficiency. This program is customized to meet all of the unique requirements of your specific HVAC equipment.

Air Filter Maintenance

Included in your program are (4) air filter changes per year unless otherwise stated. Tony Kelly Heating and Air Conditioning will provide the labor, materials, and disposal of the used filters.

Scheduled Inspections

Tony Kelly Heating and Air Conditioning will provide 1 Annual (comprehensive) and 1 Operational inspections per. The manufacturer's recommendations, equipment application, and our extensive experience determine the maintenance procedures, which our technicians precisely follow. Our program includes all maintenance materials, gaskets, oils, and lubricants required to perform these procedures. Also included is replacement of any belts that are found to be worn or broken.

Corrective Maintenance and Component Replacement Coverage

The main objective of this Planned Services Maintenance Agreement is to maintain your equipment at optimum efficiency. During the course of executing the maintenance procedures, our technicians are trained to identify impending problems and repair them before they cause unplanned downtime. Component repair costs are not included in this program. All repairs will be invoiced at standard prevailing rates less 15% contract discount.

Emergency and Trouble Call Coverage

Even with the comprehensive care provided in this program, occasional failures can occur. This contract includes maintenance labor and materials only. Under this Agreement, we will provide emergency response between scheduled visits, Monday through Sunday, including holidays, 24 hours per day to minimize downtime. The costs of emergency service labor and materials are not included in the cost of the program. All repairs will have a **2 year labor warranty** and the manufacturer's part warranty. All Emergency repairs will be invoiced at standard prevailing rates less 15% contract discount.

Planned Services Maintenance Agreement

Canopy CDD Amenity Center

Service Documentation

We will document all scheduled and unscheduled service work showing the time, date, name of service technician, equipment identification, and brief description of work. This documentation will be made available upon request.

Your Planned Services Annual Investment is \$750.00

This Planned Services Maintenance Agreement will be for an original term of 1 year(s), beginning on 8/1/2026. At the end of the original term of this Agreement, the program will automatically renew from year to year. Either party may terminate this Agreement with written notice forty-five (45) days before the end of the renewal term. Canopy CDD Amenity Center's annual investment in this program is shown below:

TERM	PRICE	% ADJUSTMENTS
Biannually	\$375.00	

The annual Agreement prices shown above can only be adjusted if equipment is added to or deleted from the original Agreement. Payment terms will be thirty (30) days after service is performed.

PROPOSAL DATE: *JULY 22 , 2026*

CUSTOMER ACCEPTANCE

ACCEPTED BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

P.O. #: _____

Tony Kelly Heating and Air Conditioning ACCEPTANCE

ACCEPTED BY: _____

TITLE: _____

DATE: _____

APPENDIX A - LIST OF MAINTAINED EQUIPMENT AND CUSTOM SERVICES

(3) Split Systems

2877 Crestline Rd
Tallahassee, FL 32308

Unit # or Location: _____

AHU MODEL # _____ AHU SERIAL # _____

CON MODEL # _____ CON SERIAL # _____

TASK DESCRIPTION (SPRING / SUMMER)	STATUS	NOTES:
AIR HANDLER SECTION		
REPLACE FILTERS W/ PLEATED FILTERS		FILTER SIZE(S)
CHECK AND ADJUST BELTS (REPLACE AS NEEDED) (MIN 1X YR)		
FLUSH DRAIN LINE AND PAN WITH CLEANER		
VACUUM DRAIN PANS (SPRING)		
VACUUM FILTER SECTION (SPRING)		
ADD ANTI ALGAE TABS TO DRAIN PANS		
CHECK SERVICE DISCONNECT		
CHECK FOR PROPER VOLTAGE / TIGHTEN CONNECTIONS		VOLTAGE:
CHECK OVERFLOW PROTECTION SWITCH		
CHECK AMP DRAW BLOWER MOTOR AND COMPARE TO RLA		AMP DRAW W/ DOOR ON: RLA:
CHECK BLOWER WHEEL FOR CLEANLINESS (NOTE ISSUES)		
CHECK EVAPORATOR COIL FOR CLEANLINESS		
SPRAY EVAPORATOR COIL WITH NO RINSE CLEANER		
LUBRICATE BEARINGS AS NEEDED		
CHECK BEARINGS FOR NOISE AND EXCESS PLAY		
CHECK FREEZE STATS		
CHECK FAN RELAYS OR CONTROL BOARDS		
CHECK CAPACITOR AND COMPARE TO RATING		ACTUAL: RATED:
INSPECT FOR ANY SIGNS OF BACTERIA / MOLD / MILDEW		
NOTE SUPPLY AND RETURN TEMPERATURES AT AHU		SUPPLY: RETURN: DIFF:
CONDENSER SECTION		
CHECK OPERATING PRESSURES CIRCUIT 1		REF TYPE: SUCTION: HIGH:
CHECK OPERATING PRESSURES CIRCUIT 2		REF TYPE: SUCTION: HIGH
NOTE OUTDOOR TEMPERATURE		TEMPERATURE:
SCHRADER CORES NOT LEAKING AND CAPS IN PLACE		
CHECK SERVICE DISCONNECT		
CHECK FOR PROPER VOLTAGE / TIGHTEN CONNECTIONS		VOLTAGE:
CHECK AMP DRAW OF COMPRESSOR 1 AND COMPARE TO RLA		AMP DRAW: RLA:
CHECK AMP DRAW OF COMPRESSOR 2 AND COMPARE TO RLA		AMP DRAW: RLA:
CHECK AMP DRAW OF CFM 1 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 2 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 3 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 4 AND COMPARE TO RLA		AMP DRAW: RLA
TEST REVERSING VALVE FUNCTION (SPRING)		
CHECK ALL HIGH VOLTAGE WIRING CONNECTIONS		
CHECK CAPACITOR 1 AND COMPARE TO RATING		ACTUAL: RATED
CHECK CAPACITOR 2 AND COMPARE TO RATING		ACTUAL: RATED
CHECK CAPACITOR 3 AND COMPARE TO RATING		ACTUAL: RATED
CHECK CAPACITOR 4 AND COMPARE TO RATING		ACTUAL: RATED
CHECK ALL CONTACTORS AND RELAYS FOR PROPER OPERATION		
VERIFY SAFETY CONTROLS		
REMOVE ALL DEBRIS FROM CONDENSER CABINET (SPRING)		
CLEAN CONDENSER COILS (SPRING)		

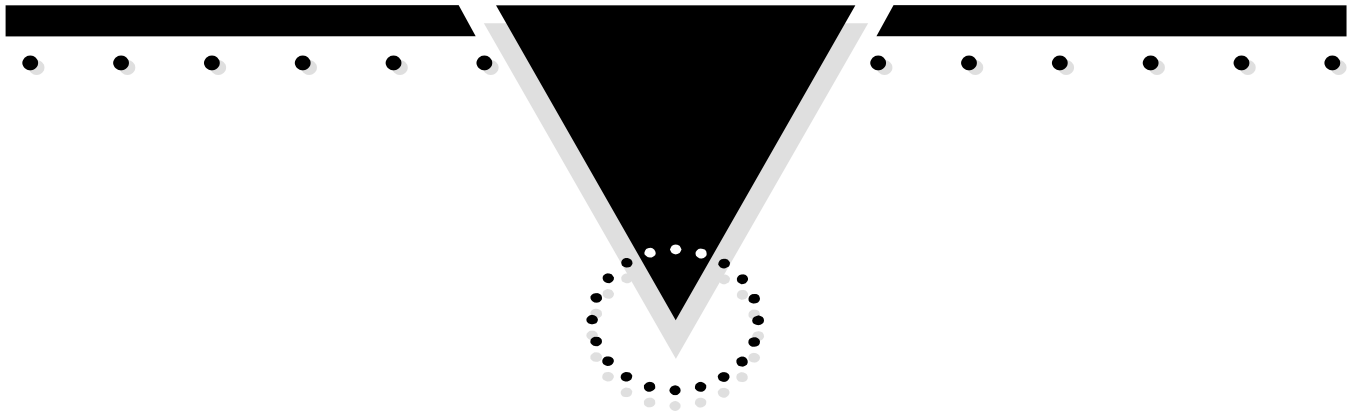
2877 Crestline Rd
Tallahassee, FL 32308

Unit # or Location: _____

AHU MODEL # _____ AHU SERIAL # _____
CON MODEL # _____ CON SERIAL # _____

TASK DESCRIPTION (FALL / WINTER)	STATUS	NOTES:
AIR HANDLER SECTION		
REPLACE FILTERS W/ PLEATED FILTERS		FILTER SIZE(S)
CHECK AND ADJUST BELTS (REPLACE AS NEEDED) (MIN 1X YR)		
ADD ANTI ALGAE TABS TO DRAIN PANS		
CHECK AMP DRAW OF HEAT STRIPS		
CHECK SERVICE DISCONNECT		
CHECK FOR PROPER VOLTAGE / TIGHTEN CONNECTIONS		VOLTAGE:
CHECK AMP DRAW BLOWER MOTOR AND COMPARE TO RLA		AMP DRAW W/ DOOR ON: RLA:
CHECK BLOWER WHEEL FOR CLEANLINESS (NOTE ISSUES)		
CHECK EVAPORATOR COIL FOR CLEANLINESS		
SPRAY EVAPORATOR COIL WITH NO RINSE CLEANER		
LUBRICATE BEARINGS AS NEEDED		
CHECK BEARINGS FOR NOISE AND EXCESS PLAY		
CHECK FAN RELAYS OR CONTROL BOARDS		
CHECK CAPACITOR AND COMPARE TO RATING		ACTUAL: RATED:
INSPECT FOR ANY SIGNS OF BACTERIA / MOLD / MILDEW		
NOTE SUPPLY AND RETURN TEMPERATURES AT AHU		SUPPLY: RETURN: DIFF:
NOTES:		
CONDENSER SECTION		
CHECK OPERATING PRESSURES CIRCUIT 1		REF TYPE: SUCTION: HIGH:
CHECK OPERATING PRESSURES CIRCUIT 2		REF TYPE: SUCTION: HIGH
NOTE OUTDOOR TEMPERATURE		TEMPERATURE:
SCHRADER CORES NOT LEAKING AND CAPS IN PLACE		
CHECK SERVICE DISCONNECT		
CHECK FOR PROPER VOLTAGE / TIGHTEN CONNECTIONS		VOLTAGE:
CHECK AMP DRAW OF COMPRESSOR 1 AND COMPARE TO RLA		AMP DRAW: RLA:
CHECK AMP DRAW OF COMPRESSOR 2 AND COMPARE TO RLA		AMP DRAW: RLA:
CHECK AMP DRAW OF CFM 1 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 2 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 3 AND COMPARE TO RLA		AMP DRAW: RLA
CHECK AMP DRAW OF CFM 4 AND COMPARE TO RLA		AMP DRAW: RLA
TEST REVERSING VALVE FUNCTION (FALL)		
CHECK ALL HIGH VOLTAGE WIRING CONNECTIONS		
CHECK CAPACITOR 1 AND COMPARE TO RATING		ACTUAL: RATED:
CHECK CAPACITOR 2 AND COMPARE TO RATING		ACTUAL: RATED:
CHECK CAPACITOR 3 AND COMPARE TO RATING		ACTUAL: RATED:
CHECK CAPACITOR 4 AND COMPARE TO RATING		ACTUAL: RATED:
VERIFY SAFETY CONTROLS		
CHECK ALL CONTACTORS AND RELAYS FOR PROPER OPERATION		

EIGHTH ORDER OF BUSINESS



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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Revenues					
Maintenance Assessments - Tax Roll	\$ 563,295	\$ 578,438	\$ -	\$ 578,438	\$ 608,574
Maintenance Assessments - Direct (Ox Bottom)	63,044	47,283	15,761	63,044	50,775
Interest - SBA	10,000	3,642	1,214	4,856	5,000
Developer Contributions	48,795	-	-	-	73,633
Miscellaneous Income (Rentals)	3,500	10,600	500	11,100	3,500
Miscellaneous Revenue - HOA Cost Share	-	-	9,513	9,513	19,025
Miscellaneous Revenue - POA Cost Share	85,020	115,785	-	115,785	115,785
Total Revenues	\$ 773,654	\$ 755,748	\$ 26,988	\$ 782,736	\$ 876,292

Expenditures

Administrative

Supervisor Fees	\$ 3,200	\$ 2,400	\$ 400	\$ 2,800	\$ 8,000
FICA	245	184	61	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	6,675	2,226	8,901	9,000
Amortization Schedule	2,000	350	250	600	2,000
Attorney	39,000	43,411	14,470	57,881	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	34,500	11,499	45,999	48,700
Information Technology	4,360	3,270	1,089	4,359	4,500
Telephone	150	66	29	95	150
Postage	1,000	1,275	-	1,275	3,000
Printing & Binding	750	1,182	113	1,295	500
Insurance-Liability	6,070	4,319	722	5,041	5,600
Legal Advertising	1,500	216	750	966	1,500
Other Current Charges	3,000	571	431	1,002	3,000
Office Supplies	250	528	3	531	250
Dues	175	175	-	175	175
Total Administrative	\$ 144,649	\$ 116,692	\$ 37,043	\$ 153,735	\$ 161,637

Maintenance

Common Area:

Field Services	\$ 30,000	\$ 13,333	\$ 5,001	\$ 18,334	\$ 28,000
Landscape Maintenance	194,880	146,534	48,720	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	36,325	16,437	52,762	77,250
Irrigation - Repairs	-	4,315	-	4,315	5,000
Wetland Maintenance	-	-	-	-	-
Lake Maintenance	-	3,635	-	3,635	-
Utilities	-	-	-	-	10,800
Stormwater Maintenance	-	-	-	-	5,000
Common Area Maintenance	-	-	-	-	5,000
Repairs and Maintenance	15,000	9,273	5,727	15,000	15,000
Operating Supplies	1,500	-	750	750	1,500
Contingency	10,000	13,255	1,000	14,255	10,000
Total Common Area	\$ 358,880	\$ 251,511	\$ 78,635	\$ 330,145	\$ 404,130

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u><i>Amenity Center</i></u>					
Amenity Management Staffing	\$ 35,000	\$ 9,100	\$ 3,033	\$ 12,133	\$ 35,000
Lifestyle/Events Coordinator	-	-	-	-	40,000
Janitorial	17,500	7,224	2,250	9,474	17,500
Pool Maintenance	31,500	23,550	7,800	31,350	32,100
Pool Permits	750	775	-	775	750
Utilities	39,500	18,832	6,277	25,109	34,000
Trash	2,400	311	99	410	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	2,560	855	3,415	3,900
Access Cards	2,500	-	1,250	1,250	2,500
Special Events	39,000	27,988	11,012	39,000	41,000
Security/Alarms/Repair	4,000	1,620	540	2,160	3,000
Repairs and Maintenance	15,000	19,496	2,000	21,496	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
Total Amenity Center	\$ 220,125	\$ 125,481	\$ 37,904	\$ 163,385	\$ 260,525
<u><i>Other</i></u>					
Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Other	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Total Maintenance	\$ 629,005	\$ 426,992	\$ 116,539	\$ 543,531	\$ 714,655
Total Expenditures	\$ 773,654	\$ 543,684	\$ 153,582	\$ 697,266	\$ 876,292
Excess Revenues (Expenditures)	\$ -	\$ 212,064	-\$ 126,595	\$ 85,470	\$ -

Canopy

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

Interest Income

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

Miscellaneous Income

Income received from rentals and other miscellaneous income.

Miscellaneous Income – HOA Cost Share

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

Miscellaneous Income – POA Cost Share

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Canopy

Community Development District

GENERAL FUND BUDGET

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Halff 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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Revenues

Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 67,284	\$ -	\$ 67,284	\$ 65,612
Interest Income	\$ 500	\$ 2,806	\$ 935	\$ 3,741	\$ 1,500
Carry Forward Surplus	\$ 70,528	\$ 70,293	\$ -	\$ 70,293	\$ 75,830
Total Revenues	\$ 136,640	\$ 140,383	\$ 935	\$ 141,318	\$ 142,942

Expenditure

Interest - 11/1	\$ 22,148	\$ 22,148	\$ -	\$ 22,148	\$ 21,648
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 22,148	\$ 22,148	\$ -	\$ 22,148	\$ 21,648
Transfer Out	\$ 250	\$ 894	\$ 298	\$ 1,192	\$ 750
Total Expenditures	\$ 64,546	\$ 65,190	\$ 298	\$ 65,488	\$ 64,045

Excess Revenues	\$ 72,094	\$ 75,193	\$ 637	\$ 75,830	\$ 78,897
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Beginning Fund Balance	\$ 103,007	Interest - 11/1	\$ 21,148
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	<u>\$ 70,293</u>		

Assessments Area I

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

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

Amortization Schedule

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

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

Amortization Schedule

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2026	Actual 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Revenues

Assessments - Tax Roll (Platted Lots)	\$ 119,807	\$ 122,861	\$ -	\$ 122,861	\$ 119,807
Assessments - Direct (Unplatted Lots)	\$ 44,501	\$ 31,150	\$ 13,351	\$ 44,501	\$ 44,501
Interest Income	\$ 3,000	\$ 4,167	\$ 1,389	\$ 5,556	\$ 3,000
Carry Forward Surplus	\$ 84,723	\$ 86,871	\$ -	\$ 86,871	\$ 92,753
Total Revenues	\$ 252,031	\$ 245,049	\$ 14,740	\$ 259,789	\$ 260,061

Expenditure

Interest - 11/1	\$ 62,021	\$ 62,021	\$ -	\$ 62,021	\$ 60,821
Principal - 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Interest - 5/1	\$ 62,021	\$ 62,021	\$ -	\$ 62,021	\$ 60,821
Transfer Out	\$ 600	\$ 2,245	\$ 748	\$ 2,993	\$ 600
Total Expenditures	\$ 164,042	\$ 166,287	\$ 748	\$ 167,036	\$ 162,243

Excess Revenues	\$ 87,989	\$ 78,762	\$ 13,991	\$ 92,753	\$ 97,818
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Interest - 11/1 \$ 59,621

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	31	\$ 450	\$ 13,950
Single Family - 30'	66	\$ 550	\$ 36,300
Single Family - 30' (Attached	0	\$ 450	\$ -
Single Family - 40'	14	\$ 650	\$ 9,100
Single Family - 40' (Attached	0	\$ 550	\$ -
Single Family - 50'	24	\$ 750	\$ 18,000
Single Family - 60'	26	\$ 850	\$ 22,100
Single Family - 70'	1	\$ 1,000	\$ 1,000
Single Family - 80'	28	\$ 1,000	\$ 28,000
Church	0.5	\$ 750	\$ 375
Total	191		\$ 128,825
Less: Discounts & Collections			\$ (9,018)
Total Net Assessment			\$ 119,807

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

Amortization Schedule

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2026	Actual 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Revenues</u>					
Assessments - Direct	\$ 182,000	\$ 125,156	\$ 54,600	\$ 179,756	\$ 182,000
Assessments - Prepayments	\$ -	\$ 934,669	\$ -	\$ 934,669	\$ -
Interest Income	\$ 1,500	\$ 6,818	\$ 2,273	\$ 9,091	\$ 1,500
Carry Forward Surplus	\$ 145,758	\$ 152,014	\$ -	\$ 152,014	\$ 1,011,152
Total Revenues	\$ 329,258	\$ 1,218,657	\$ 56,873	\$ 1,275,530	\$ 1,194,652
<u>Expenditure</u>					
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	\$ -	\$ 65,190	\$ 63,960
Principal - 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Total Expenditures	\$ 178,376	\$ 264,378	\$ -	\$ 264,378	\$ 167,920
Excess Revenues	\$ 150,882	\$ 954,279	\$ 56,873	\$ 1,011,152	\$ 1,026,732

Interest - 11/1 \$ 62,730

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

Amortization Schedule

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2026	Actual 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Revenues</u>					
Assessments - Tax Roll (Platted Lots)	\$ 317,208	\$ 325,294	\$ -	\$ 317,208	\$ 209,320
Interest Income	\$ 3,500	\$ 5,448	\$ 1,816	\$ 7,264	\$ 3,500
Carry Forward Surplus	\$ 140,169	\$ 80,469	\$ -	\$ 80,469	\$ 190,187
Total Revenues	\$ 460,877	\$ 411,211	\$ 1,816	\$ 404,941	\$ 403,006
<u>Expenditure</u>					
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	\$ 2,862	\$ 954	\$ 3,816	\$ 750
Total Expenditures	\$ 211,688	\$ 213,800	\$ 954	\$ 214,754	\$ 208,563
Excess Revenues	\$ 249,189	\$ 197,411	\$ 862	\$ 190,187	\$ 194,444

Interest - 11/1 \$ 77,344

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

Amortization Schedule

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

Canopy
Community Development District
Capital Reserve Fund - General Fund

Adopted Budget Budget FY 2026	Actual Thru 6/30/26	Projected Next Next 3 Months	Total Projected Thru 9/30/26	Approved Budget Budget FY 2027
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Revenues

Operating Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest Income	\$ 1,500	\$ 1,488	\$ 496	\$ 1,984	\$ 1,500
Carryforward Surplus	\$ 39,496	\$ 40,187	\$ -	\$ 40,187	\$ 83,585

Total Revenues	\$ 90,996	\$ 91,675	\$ 496	\$ 92,171	\$ 135,085
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Expenditures

Expenditures

Capital Outlay - GF	\$ -	\$ 8,035	\$ -	\$ 8,035	\$ -
Other Current Charges	\$ 540	\$ 413	\$ 138	\$ 551	\$ 540

Total Expenditures	\$ 540	\$ 8,448	\$ 138	\$ 8,586	\$ 540
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Excess Revenues/ (Expenditures)	\$ 90,456	\$ 83,227	\$ 358	\$ 83,585	\$ 134,545
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**Canopy Community Development District
Assessment Chart**

Assessment Area 1 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 40'	19	\$ 979	\$ 650	\$ 1,629
Single Family - 50'	47	\$ 979	\$ 750	\$ 1,729
Single Family - 60'	27	\$ 979	\$ 850	\$ 1,829
Subtotal A1 Units	93			

Assessment Area 2 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 20'	31	\$ 979	\$ 450	\$ 1,429
Single Family - 30'	66	\$ 979	\$ 550	\$ 1,529
Single Family - 40'	14	\$ 979	\$ 650	\$ 1,629
Single Family - 50'	24	\$ 979	\$ 750	\$ 1,729
Single Family - 60'	26	\$ 979	\$ 850	\$ 1,829
Single Family - 70'	1	\$ 979	\$ 1,000	\$ 1,979
Single Family - 70'/80'	28	\$ 979	\$ 1,000	\$ 1,979
Church	1	\$ 213	\$ 375	\$ 588
Subtotal A2 Units	191			

Assessment Area 3 (Platted)

Product Type	Units	O&M	Debt	Total
Single Family - 20'	0	\$ 979	\$ 450	\$ 1,429
Single Family - 30' - Attached	30	\$ 979	\$ 450	\$ 1,429
Single Family - 30'	120	\$ 979	\$ 550	\$ 1,529
Single Family - 40'	0	\$ 979	\$ 650	\$ 1,629
Single Family - 50'	5	\$ 979	\$ 750	\$ 1,729
Single Family - 60'	8	\$ 979	\$ 850	\$ 1,829
Single Family - 70'	35	\$ 979	\$ 1,000	\$ 1,979
Single Family - 70'/80'	9	\$ 979	\$ 1,000	\$ 1,979
Single Family - 80'	17	\$ 979	\$ 1,000	\$ 1,979
Subtotal A3 Units	224			

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

Total Developed Units	837			
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Assessments - Direct (Undeveloped)	0	\$ 145	N/A	\$ 145
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(1) No access to Amenities

A.

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Canopy Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
ASSESSMENT AREA 1 – SPECIAL ASSESSMENT BONDS SERIES 2018A-4	\$ _____
ASSESSMENT AREA 2 – SPECIAL ASSESSMENT BONDS SERIES 2018A-1	\$ _____
ASSESSMENT AREA 2 – SPECIAL ASSESSMENT BONDS SERIES 2018A-2	\$ _____
ASSESSMENT AREA 3 – SPECIAL ASSESSMENT BONDS SERIES 2018A-3	\$ _____
CAPITAL RESERVE FUND – GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

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

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2026.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A
Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments for Fiscal Year 2027 only, and shall not limit the District’s ability to impose assessments at different rates in future fiscal years in accordance with applicable law.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The previously levied debt service special assessments are due 50% by October 1, 2026 and 50% by April 1, 2027. Operation and maintenance special assessments directly collected by the District are due according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than April 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2026.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Adopted Budget for Fiscal Year 2027

Exhibit B
Assessment Roll (Uniform Method) and
Assessment Roll (Direct Collect)

C.

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (“**Agreement**”) is entered into this 12th day of August 2026, by and between:

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

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

RECITALS

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

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

WHEREAS, the District has adopted its operations and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027, (“**Fiscal Year 2027 O&M Budget**”), a copy of which is attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, Developer is developing certain real property within the District and presently owns a portion of the real property identified in the District’s Fiscal Year 2027 Assessment Roll (“**Assessment Roll**”), attached as **Composite Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (“**Property**”); and

WHEREAS, following the adoption of the Fiscal Year 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2027 O&M Budget, the Developer desires to provide the monies necessary to fund a portion of the actual expenditures for the Fiscal Year 2027 O&M Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

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

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

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

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

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2027 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2027 O&M Budget or otherwise.
- ii. ***Consent to Funding of Fiscal Year 2027 O&M Budget.*** The Developer acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District’s assessment methodology. Developer agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Developer owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Developer agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file and record a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2027 O&M Budget" in the public records of Leon County, Florida, stating, among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

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

Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Leon County property appraiser.

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

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

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

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

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

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

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

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

SECTION 10. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person

or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

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

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

SECTION 13. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

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

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Chairperson, Board of Supervisors

OX BOTTOM MORTGAGE HOLDINGS, LLC

COMPOSITE EXHIBIT A: Fiscal Year 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

Composite Exhibit A

Fiscal Year 2027 O&M Budget & Assessment Roll

Exhibit B

Property Description

NINTH ORDER OF BUSINESS

B.

1.

**Canopy Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

Standard: 100% of budget approval & adoption were completed by the statutory deadlines

and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

2.

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

The Board of Supervisors of the Canopy Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at the Canopy Amenity Center located at 2877 Crestline Road, Tallahassee, Florida 32308, on the second Wednesday of each month at 1:00 p.m., unless otherwise indicated, as follows:

October 14, 2026
November 4, 2026 (1st Wednesday)
January 13, 2027
March 10, 2027
May 12, 2027 @ 6:00 p.m.
June 9, 2027 @ 6:00 p.m.
July 14, 2027 @ 6:00 p.m.
August 11, 2027 @ 6:00 p.m.

C.

1.



Canopy Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – July 2026

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

Week 1 (July 1 – July 10)

- Approved proposal from Watts Cooling, Heating & Plumbing to repair damaged metal HVAC trunk line.
- Received email from resident regarding algae in the pool. Forwarded to Premier Pools to address during their next service visit.

Site Inspection Day – Thursday, July 2

- **Time In: 8:40am**
- Met Joel Foy on-site for the spring timer replacement for the splash pad. Confirmed the replacement timer is working correctly.
- Met Miller's Tree Service on-site to review three trees on Dempsey Mayo. They will remove the fallen oak early next week and plan to remove the other oaks in the next couple of weeks.
- Noticed the dogi-pot stations along Crestline were full. Emptied both trash bags, removed waste bags in the bottom of the trash can, put in a replacement trash bag and replaced two waste bag dispensers. Notified Truly Tailored and requested they empty the remaining four dogi-pot stations.
 - Was told the other four had been emptied but they will check again on Monday.
- Met Ultimate Fencing on-site to review the push bar repair and to discuss the splash pad latch.
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down umbrellas.
 - 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.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Picked up trash around the amenity center.
 - Went into the attic and confirmed the attic floor had dried and there is no more active leak.
- Met Arrow Exterminators on-site to discuss pest control service. They treated the entire amenity center building and wasps under the pavilion.
- Picked up trash on Welaunee from the community entrance to Crestline.
- Following review of the utility account last week, checked the entry sign timer. Turned the timer on and checked both entry features. No apparent gas leak identified. All lights are working. Noticed one lantern did not turn on. Will try to get that repaired. Reset the timer so the lights and lanterns come on closer to sundown (~8:30pm) and turn off closer to sunrise (~6:45am). Found goggles and kids play toy in the entry fountain.

- Tested three umbrella bases for rust repair. The worst one (shown below) was sanded, wiped with vinegar, and painted with Rust-Oleum. The other bases did not show as much rust and were only wiped with vinegar. From a previous order, a new base is \$349.95. Supplies for this repair were \$23.07. Will try to clean the other bases over the next few site visits.



- **Time Out: 1:00pm**
- Accepted estimate from Ultimate Fencing to replace the push bar on the gate near the splash pad.

Site Inspection Day – Monday, July 6

- **Time In: 10:30am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down umbrellas.
 - Verified correct operation of the kiddie pool self-close gate.
 - Checked the timers.
 - Picked up trash around the amenity center.
 - Found loose screw on one of the adirondack chair legs. Tightened screw.
 - High-frequency general inspection of the playground. No issues to note.
- General inspection throughout the community. Picked up trash along Welaunee and Crestline. Picked up several Massey signs. Put out meeting signs.
- General inspection of stormwater pond #1. No issues to note.
- Thunder and dark storms. Field Operations ceased.
- **Time Out: 11:30am**
- Contacted Capital City Design regarding the entry sign gas lantern that isn't igniting.



- Received Massey's service schedule for July. Forwarded schedule to Truly Tailored.
- Accepted Premier Pools proposal to degrease the waterline tiles.
- Follow up communication with the developer regarding tree replacement in Unit 4.
 - Dead trees will be removed by the end of the week. Replacement trees will be planted in the Fall.
- Requested Truly Tailored remove the dead trees on Crestline and those around the stormwater pond off Fontana.
- Sent follow up email to the City of Tallahassee Electric Engineering Designer regarding Unit 4 streetlighting.
- Sent follow up email to Pro Playgrounds regarding replacement parts and touch up paint.
- Reviewed City of Tallahassee Utilities usage report following entry sign adjustments on Monday. As expected, Electric Service usage is down. Average usage was around 121 KWH and is now around 71 KWH. Gas Service usage is also down. Contacted City of Tallahassee Utilities to review/confirm the recent usage and billing for gas meter G70914.
 - Response from CoT: a case to the billing department was submitted (#C002219463).
- Sent follow up email to the City of Tallahassee Community Beautification regarding landscape maintenance along Welaunee.
- Contacted Watts Cooling & Heating to schedule duct repair (July 22). Requested annual maintenance service agreement. Requested they update the CDD's contact information.
- Contacted Tony Kelly Heating and Air and Advanced Air Care for additional maintenance quotes.
- Received email from resident regarding fallen tree and property damage. Responded to resident.

Week 2 (July 13 – July 17)

Site Inspection Day – Monday, July 13

- **Time In: 8:35am**
- Met Conserva Irrigation of Tallahassee on-site to review existing irrigation along Dempsey Mayo. Requested a quote to assess the system.
 - While there, picked up trash along Dempsey Mayo.
 - From Conserva follow-up email: "During our visit, I also had the opportunity to observe the pride you take in the Canopy community. Whether it was taking the time to speak with a resident or simply stopping to pick up litter while we walked the property, it was clear that you care about the details and the appearance of the community."
- Met Tekpro on-site to discuss security camera installation.
- Met Tony Kelly Heating and Air Conditioning on-site to review the HVAC system to generate a quote for semi-annual maintenance services.
- Spoke with Premier Pools staff on-site (today was one of their scheduled cleaning days) and mentioned concerns raised at the last Board meeting.
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture.
 - Picked up trash around the amenity center.
 - Picked up several items and placed them in the lost and found box.
 - Noticed the outside men's restroom wall protector was missing. Attached a new wall protector.



- Noticed draft coming from the outside men's restroom. Will order door sweep.
- Noticed the Report and Issue sign in the outside women's restroom was no longer attached to the wall trash can (placed on top of the soap dispenser). Applied new velcro strips and attached to the wall trash can.
- **Time Out: 12:30pm**
- Researched ADA requirements for water fountain installation.
- Additional communication with Solitude. Rescheduled meeting to July 22.
- Discussion with City of Tallahassee staff regarding landscape maintenance on Welaunee.
 - Discussed with Truly Tailored as well. Also discussed plant replacement on Crestline, dead tree removal on Welaunee, around the Fontana pond, and Crestline, as well as adjusting mowing schedule in July and August to once per week (removing mows in January and February to compensate). Moving to July and August would likely just be mowing, no edging.
- Contacted Furniture Leisure for assistance with umbrella replacement.
- Phone call with Solitude regarding their performance. Discussed need to treat cattails in both ponds. They recommend installing aeration in the Fontana pond. Requested a quote. They will be sending a different technician to treat the ponds moving forward.
- Sent follow up email to City of Tallahassee Utilities regarding billing.
 - "Divided the 145 in half and rebilled for 72 CCF. This correction will show on the next cycle bill."
- Additional communication with Ultimate Fencing regarding splash pad gate latch.
- No contact from Advanced Air Care, so submitted online inquiry to Benson's Heating & Air Conditioning for maintenance services quote.
- Received email regarding dead trees in the common area fronting Mews Landing. Responded to the resident.

Week 3 (July 20 – July 24)

- Accepted Furniture Leisure estimate for (3) replacement umbrellas.
- Sent follow up email to Dickinson Landscape regarding the swale in Unit 3.
- Received email from resident concerned with Massey treatment and impending rain. Contacted Massey.
- Sent follow up communication to Tony Kelly Heating & Air Conditioning for maintenance services quote.
- Additional communication with Dickinson Landscape.

Site Inspection Day – Wednesday, July 22

- **Time In: 8:05am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down a few umbrellas.
 - Discarded one damaged umbrella and rusted base (beyond repair).
 - Picked up trash around the amenity center.
 - Picked up several items and placed them in the lost and found box.
 - Checked the timers.
 - Reset the thermostats. One unit fan was set to ON instead of AUTO.



- Tennis court wind screen closest to the amenity building was not attached at the bottom. Secured wind screen with zip ties.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Found additional pool tiles near the splash pad. Water appears to be getting behind the tiles and coping. Contacted Oasis Paverscapes and discussed options to temporarily fix the issue during pool season.
- Met Watts Heating & Air Conditioning onsite for trunk line replacement. They did not have the correct parts and will reschedule a time to fix the damaged line.
 - Rescheduled to Monday, July 27th.
- Met with SOLitude Lake Management (technician and account manager) onsite to discuss service performance, no-mow zones, and plan of action moving forward. Discussed treating cattails in both ponds. Showed them muck on the western side of the Pond #1. Requested quote for aeration in stormwater pond E.
- Massey was treating the amenity center at the same time Truly Tailored was mowing. Scheduling two vendors is a challenge especially when both are trying to work around the recent rain.
- **Time Out: 11:50am**
- SOLitude called and told me they created ruts bringing their boat down to the stormwater pond E. They purchased sod and placed it over the ruts. Coordinated with Truly Tailored to make them aware.
- Contacted Truly Tailored regarding weeds and grass growing onto the courts.
- Ordered replacement outdoor mats and door sweep for outside men's restroom.
- Sent email to the City of Tallahassee regarding the roundabout sign on Welaunee.
 - The sign needed is not in the MUTCD. They will "circle back to see what other solutions are possible."
- Sent follow up email to Roddenberry & Associates regarding plat map quote.
- Reviewed the district's utility accounts. The entry sign account (#100358382) shows a \$200.12 credit following inquiry into last month's billing. Other accounts show normal usage.

Week 4 (July 27 – July 31)

Site Inspection Day – Monday, July 27

- **Time In: 8:40am**
- Met Watts Heating & Air Conditioning onsite for trunk line replacement.



- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down a few umbrellas.
 - Fixed door latch that was reported not working correctly.
 - Picked up trash around the amenity center.
 - Reset the thermostats. Two had been placed back on a schedule which is not set, so it was cold inside. Reset both to HOLD at 70 degrees.
 - Trimmed low hanging tree limbs on the trail and cross walk areas next to the amenity center parking lot.
 - Received replacement outdoor mats. They will not work so will return the mats.
 - Received replacement playground parts and touch-up paint. Installed two tube caps that were missing. Applied touch-up paint to several areas of both playground equipment.



- General inspection throughout the community.
 - Picked up Massey signs and temporary advertising signs.
 - Removed two dead trees in the common area fronting Mews Landing.
 - Replaced the dogi-pot waste bags in the station fronting Mews Landing.
 - Removed one dead tree in the right-of-way on Sweet Meadow Vista.
- **Time Out: 12:00pm**
- During general inspections, found speed hump sign down on Sweet Valley Heights. Submitted issue to the City of Tallahassee via DigiTally (reference # 18484797).
- Received SOLitude service report for July. They heavily treated shoreline weeds which will increase algae blooms: “we should be able to control the algae and knock the shoreline vegetation back little by little until we are no longer faced with this problem.”
- Phone call with City of Tallahassee staff regarding landscape maintenance on Welaunee. They will remove Fleischmann to Welaunee eastbound from their contractor’s schedule. Landscape maintenance for this section is already being performed by Truly Tailored.
- Received email from Premier Pools with recommendation to contact CES for a quote to replace the chemical controller. Contacted CES.
- Phone call from playground equipment delivery company. Scheduled delivery for August 10th. This is the replacement decking. Sent follow up email to Pro Playgrounds for installation services quote.



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

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services

2.



Work Order	00997028	Account	Canopy CDD
Work Order	00997028	Contact	Corbin deNagy
Number		Address	3876 Ardmore Lane Tallahassee, FL 32308 United States
Created Date	7/28/2026		

Work Details

Specialist Comments to Customer	Both ponds had a lot of shoreline growth. I hit the weeds pretty hard to get the shorelines back under control. We can expect algae blooms next month due to all of the dead vegetation in the water but since I will be your technician moving forward we should be able to control the algae and knock that shoreline vegetation back little by little until we are no longer faced with this problem. I did get stuck in the larger pond with my boat, so I will be bringing different equipment with me, a John Deere gator, next time I'm out there. I did make ruts where I was stuck, we replaced the sod in those areas. Also dye will be added to the ponds from now on, so you can expect the water to look blue moving forward. Please reach out if you have any questions or concerns.	Prepared By	DUSTIN HARPER
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Work Order Assets

Asset	Status	Product Work Type
Pond 2	Treated	
Pond 1	Treated	

Service Report



Work Order 00997028

Work Order 00997028
Number

Account

Canopy CDD

Contact

Corbin deNagy

Address

3876 Ardmore Lane
Tallahassee, FL 32308
United States

Created Date 7/28/2026

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 1 was treated for shoreline grasses.
Pond 2		Pond 2 was treated for shoreline grasses.

3.

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.
TOTAL:				\$206,564	\$37,550	\$111,093	

NTE = Not To Exceed

D.

Canopy CDD

To: Board of Directors

From: Laura Kalinoski, Lifestyle Director

Subject: Operations Report- July 2026

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

Week 1 (June 29-July 3)

- Worked on Lifestyle Mngmt Service Agreement (w/ Premier)
- Working on gaining set date for Bunnies & Baskets 3/27- Need Redemptive Love to Confirm early
- Worked on calendar
- Worked on E-Newsletter
- Worked on flyers for events
- Mahjong Set Up- Checked Amenity Center, Closed Umbrellas
- Loaded new residents from HOA paperwork into Constant Contact for Eblasts
- 3:28pm Email Internet Down at Amenity Center, replied 3:32pm and went to Canopy rebooted and call with Sean. Checked Amenity Center and closed umbrellas
- Updating W9 info for Tally Outdoor and sent to Corbin
- Call with Tastebudz going over BEO for 8/8 Back to School Bash
- Working on Q3 & Q4 dates and Food Trucks for New Resident/ Food Truck nights
- Emails with Resident Jim about pool cleanliness (7/1 3:49pm, called out to Premier Pools 10am 7/2, responded to Jim 10:50a)
- Resident with lost garmin watch at pool.

Week 2 (July 6-10)

- Located garmin watch finder and returned to owner
- Working on Calendar
- Working on E-Newsletter
- Loaded new residents from HOA into Constant Contact
- Sent Back to School Bash Invoices out
- Mahjong Set Up
- Emails with Book Club to confirm August & Sept Books- Beth O. and Laura H. responded
- Follow up on Lifestyle Service agreement
- Updated bulletin boards
- CDD Meeting
- Working event ideas for Oktoberfest
- Working on dates for 2nd Q food trucks nights. Need trucks
- Invoices for Back to School Bash

Week 3 (July 13-17)

- Mahjong Set Up
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Gained Food Truck for 8/20 Tropic Q
- Working on Event Flyers
- Worked on calendar
- Emails with NFWC for Back to School- Docs needed
- Finalized Eblast and sent out Open Rate 76.4%
- Working on Back to School Bash
- Working ideas for Oktoberfest
- Vendor paperwork follow up
- Emailed Book Club for August Meeting and noted September Book
- Emails with resident about lawn maintenance, connected with HOA/Sue

Week 4 (July 20-24)

- Mahjong Set Up
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Working on Back to School
- Oktoberfest décor ideas
- Gained Food Truck for 12/3- Cousins Lobster
- Event Flyers and calendars
- Detailed meeting with Caterer went over Back to School Event again and menus for Oktoberfest
- Emails with NFWC for Back to School- Docs needed
- Calls with HOA about large group at pool, went over a spoke with adults. We pulled fobs and sent all info to Corbin to send call and send notices.
- Storage- inventory for Back to School, Orders for disposables etc.
- Ordered and received all Back to School favors for tables

Week 5 (July 27-31)

- Mahjong Set Up- Toilet back up and attic ladder down, calls with Corbin
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Worked on Eblast for August
- Oktoberfest décor ideas
- Emails with NFWC for Back to School- Docs needed
- Posted updated calendars and flyers at bulletin boards
- Finalize all Back to School Bash
- Re-confirm all Back to School Bash Vendors
- Gym/ Clubhouse closing signage posted for Elections
- Book Club Reminder Email scheduled
- Emails with resident about lawn maintenance, pulled Sue/HOA in



- WiFi Clubhouse- who is paying? Not Premier or HOA..still working on figuring it out