

CANOPY

Community Development District

OCTOBER 14, 2026

AGENDA

Canopy
Community Development District

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

October 7, 2026

Board of Supervisors
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, October 14, 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 August 12, 2026 Meeting
 - B. Balance Sheet as of August 31, 2026 and Statement of Revenues & Expenditures for the Period Ending August 31, 2026
 - C. Allocation of Assessment Receipts
 - D. Check Register
 - 1. Non-Developer Related Expenses
- IV. Approval of Consent Agenda
 - A. Check Register
 - 1. Developer Related Expenses
- V. Ratification of Lifestyle Management Services Agreement with PayCheckGA
- VI. Discussion of Canopy Pool and Splash Pad
 - A. Consideration of Responsibility and Funding Agreement with Baycrest Corporation

- B. Ursin Aquatic Solutions Report
 - C. Lowe Structures, Inc. Report
- VII. Consideration of Agreement with CALM III, LLC (*will be sent under separate cover*)
- VIII. Discussion of Forest Fern Trail Connection
- IX. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Fiscal Year 2026 Goals and Objectives
 - 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: November 4, 2026 at Canopy Amenity Center
- XIII. Adjournment

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, August 12, 2026 at 6:04 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Jennifer Kilinski	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 6:04 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of 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 Expenses**

Mr. deNagy explained there are two items included in the check register that are developer pass-through expenses that are being separated for approval: Ox Bottom Mortgage Holdings LLC

for \$3,695.24 and PaycheckGA LLC for \$1,796.26. For this Consent Agenda, these will be removed so all Supervisors can approve the remaining check register.

On MOTION by Mr. Thompson seconded by Mr. Asbury 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

Mr. deNagy explained this Consent Agenda is for the two items included in the check register that are developer pass-through expenses.

On MOTION by Mr. Thompson seconded by Mr. Brady with three in favor and Mr. Ghazvini and Mr. Asbury abstained based on previously filed Form 8B, the consent agenda developer related expenses were approved.

FIFTH ORDER OF BUSINESS

Discussion Items

The next item taken out of order.

Vending Machine Proposal

Michelle Wilson provided an overview of her company The Handy Andy Vending. After discussion, the Board tabled this item.

A. Field Operations Management Services Fees for Fiscal Year 2027

Mr. deNagy stated this is a continuation of what I mentioned at the last meeting, that this year's fee was \$20,000 and I'm proposing a fee up to \$28,000 that is still under the original budget estimate of \$30,000. The change is a better reflection of the amount of time that is required.

On MOTION by Mr. Durie seconded by Mr. Thompson with all in favor the field operation management fee for fiscal year 2027 was approved.

B. Resident Club Process

Mr. deNagy stated we saw this two meetings ago, we had it on the last agenda but was not included in the agenda package. It is included in the agenda package for another opportunity to see if there is any feedback from residents. It is giving Laura some guidance on setting up new clubs.

After discussion the board took the following action.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the resident club process was approved as amended: remove no. 5 of the guidance document, change approval process from board of supervisor to staff (district manager and lifestyle director) and to bring it to the board if something stands out.

C. Vending Machine Proposal

This item taken earlier in the meeting.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit

On MOTION by Mr. Thompson seconded by Mr. Brady with all in favor the engagement letter with Grau & Associates to perform the fiscal Year 2026 audit was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of HVAC Service Agreement

Mr. deNagy stated I was under the impression the district had an HVAC service agreement with Watts, but that agreement must have lapsed. I obtained three proposals for your consideration.

Mr. Ghazvini stated Watts was the original installer and since the proposals are comparable, I would stay with Watts so that there is no finger pointing.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the agreement with Watts Heating & Plumbing, LLC in the amount of \$797.88 for annual maintenance was approved and district counsel was authorized to draft an agreement for this service.

EIGHTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2027

Mr. deNagy stated you approved the proposed budget in the May meeting and reviewed it in the June and July meetings, mailed notice to all homeowners of the proposed increase in assessments went out July 15, and the public hearing was advertised in the Tallahassee Democrat.

Mr. deNagy then gave an overview of the approved budget that included revenues, administration, maintenance, amenity center and capital reserves.

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the public hearings were opened.

A resident stated I want to understand what you said, once the developer no longer had a position on the board there will no longer be developer contributions even though they still own land in the community.

Mr. deNagy stated they pay an assessment on the property they own but there will no longer be developer contributions. That is a deficit funding agreement where they would cover any costs that assessment payers wouldn't be covering.

Mr. Durie asked are we comfortable that we captured all the developer expenses, there are no outliers out there, no surprises?

Mr. deNagy stated not that I'm aware of. I feel that we captured everything but if there were a large expenditure that came through, the district will approve a deficit funding agreement with Ox Bottom Mortgage and if there were an issue the district would go back to that agreement.

A resident stated you mentioned a number for lifestyle of \$40,000. Is that for all the events? Is everything incorporated in that number?

Mr. deNagy stated that would be compensation for the lifestyle director and in addition to that there is \$41,000 for the events, to bring in food and vendors.

A resident asked is that compensation for a full-time position? Part -time position? How did you come to that number?

Mr. deNagy stated we have an agreement approved by the board with PaycheckGA LLC. We anticipate we will have that at the next meeting to finalize that, but it outlines the expectations are of the board for the lifestyle director will do, to put on the events, manage the clubs, and that is amount that was agreed to.

A resident stated if you are looking for ways to cut the budget I can talk about one club in particular, the mahjong club is pretty self-sustainable she sets up the tables which is appreciated

but not needed. I'm just looking at how the compensation is divided, because I'm not sure there is a lot of work that is put into a lot of these clubs and events. I don't know what the resident participation is. I see that as a steep number for what I see on the board and certain activities.

Mr. Asbury stated the total budget is \$876,000 and for communities like this lifestyle is very important.

Mr. Brady stated managing the clubs is an insignificant part of the position.

Mr. Thomson asked how many events do we have a year?

Ms. Kalinoski stated six big ones and ten smaller ones.

Mr. Asbury stated lifestyle is something we interact with and recently we approved a \$76,000 to weed, pest and fertilize the median grass area. Expenses are unreal. If we have to start looking at expense cuts, we need to look holistically at it.

A resident stated as a resident we look at what number it started at and where it is going to go. You are going to be leaving the board and it is going to go to the homeowners so there is going to be more expenses put on us. Budgets don't go down they go up. Over the years what is going to happen? It is easier to keep things in control one year at a time. It is just going to keep going up.

Mr. Asbury stated at the last meeting we added a report that tracks how much we as a board implemented cost-wise and 12 months prior and we are continuing to track that.

A resident stated if you come in under budget that goes into the reserves. Is there a cap if you keep coming in under budget?

Ms. deNagy stated if there is excess cash at the end of the year and looking at the budget for the next year, I have seen some boards use carry forward surplus to apply to prevent or reduce an increase. It is one-time money so if there are increased costs the Board could use this cash to mitigate any sort of increase.

Mr. Brady stated you also have to have capital to survive. The budget year ends September 30th and we don't get any tax revenue until December so you have to have some carry over money because you still have expenses in October and November. You get your tax bill and you pay it and the county sends us a check starting in December.

A resident asked does the developer still pay on lots that have been built on with a home that has not sold?

Mr. deNagy stated yes, they pay the same as you.

Mr. Brady stated land that is not platted is one fee and once it is platted whether there is a home built or not it will be paying the full assessment.

Mr. deNagy stated the timing is when it goes on the tax roll.

Ms. Kilinski stated we call it developer contribution. What that means is that the developer is contributing funds to the District to offset would be assessments to property. When a government appropriates a budget, for example \$1 million, it has to have a funding source for all \$1 million. One way to do it is all the land in the District is going to get their share based on benefit received of that million dollar by a non-ad valorem assessment, that is the assessment that shows up on your tax bill. This developer has said, instead of a million dollars we are going to give the district \$75,000, now you are reducing that million dollars to lands by that \$75,000 and over time the developer has contributed hundreds of thousands of dollars each year to make your assessments lower. At some point in the future probably next fiscal year that \$75,000 number that is in your budget will now be assessed to lands not just a cash contribution from the developer to lower your assessments. That is what is going to fall off. I think the question that we can't answer today is how much may the assessment go up. For example, there could be a church parcel that becomes a commercial parcel, their assessment is going to go way up based on intensity/density of use. That could make up almost all of that \$75,000. There could be more platted lots, platted lots pay a higher assessment level than undeveloped property. If those lots are platted next year there will be more assessment basis from that. It is very difficult to predict today when you still have active development and rezoning going on to know is the \$75,000 going to be absorbed by the entire community or is it going to be absorbed by these few parcels. That is the difference between an assessment that is on the tax bill and the developer saying to the district we are going to guarantee you \$75,000 this year so the assessment is not going up any more than it needs to be. They are also funding a short fall on the budget so if something catastrophic happens this year or something unanticipated they are saying to the district so you don't have an assessment increase for additional reserves we are saying we will potentially fund that expenditure. At some point that goes away in every community.

A resident asked from an assessment point of view here, does it benefit residents to have more homes or have the church become a commercial tract?

Ms. Kilinski stated it depends on the use. You have a methodology for an apartment site as an example.

Mr. Brady stated a church is not assessed, it's a couple hundred dollars a year whereas if it were a senior living center it would be thousands. It would be a huge financial asset to the community. There being no other public comments, the Board took the following action:

On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the public hearing was closed.

A. Consideration of Resolution 2026-07 Relating to the Annual Appropriations and Adopting the budget for Fiscal Year 2027

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor Resolution 2026-07 was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor Resolution 2026-08 was approved.

C. Consideration of Budget Deficit Funding Agreement with Ox Bottom Mortgage Holdings, LLC

On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the fiscal year 2027 deficit funding agreement with Ox Bottom Mortgage Holdings, LLC was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated this is your quarterly reminder about your ethics training.

B. Manager

1. Fiscal Year 2027 Goals and Objectives

On MOTION by Mr. Thompson seconded by Mr. Durie with all in favor the fiscal year 2027 goals and objectives were approved.

2. Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Durie seconded by Mr. Asbury with all in favor the fiscal year 2027 meeting schedule was approved as amended to hold all the meetings at 6:00 p.m.

C. Operations

1. Report

Mr. deNagy gave an overview of the operations report for July, copy of which was included in the agenda package and got direction from the board to have the high traffic areas mulched by Taylor in an amount not to exceed \$4,000, which is within his spend limit.

2. Pond Service Report

Mr. deNagy stated the Solitude Lake Management report was included in the agenda package, and I did talk to them about their performance and they did a more aggressive treatment in the sump pond. He is coming out next week to retreat.

3. Board Approved Expenditures Report

A copy of the new expenses approved by the Board was included in the agenda package.

D. Lifestyle

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

A resident stated I'm interested in the actual service they are doing for water retention pond by Dove Pond. Last year we could not be on my front porch. The back of my house backs up to a water retention pond and I can use my front porch again, so what are they doing that has made such a difference? I'm talking about midge flies.

Mr. deNagy stated the Lake Doctors put in thousands of Gambusia minnows and sprayed a bacterial treatment to address the midge flies.

A resident stated the sump pond is overgrown around the edge. Four of five years ago you resolved the algae problem and it has been fine for years until this year. Now there is an algae problem.

Mr. deNagy stated I think the concern is about the no-mow zone that I asked Taylor to do around the pond per UF-IFAS Best Management Practices.

Mr. deNagy stated if it is 98° and sunny, you are going to have algae. Solitude is coming out once a month now and treating both stormwater ponds.

The Board discussed the no-mow zone and gave direction to maintain it around 18 inches in height.

Mr. Ghazvini stated now that the CDD is collecting HOA dues for bushhogging in the area on the backside of Unit 5 Dove Pond, I want to sit down with Corbin and create some landmarks of whose responsibility is where and create a map so we can understand Taylor's responsibility, the bushhogging tied to the HOA and whatever else is out there.

Mr. Thomson stated on the monument sign we talked about previously if it could be soft washed. Has that been done?

Mr. deNagy stated yes.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – October 14, 2026

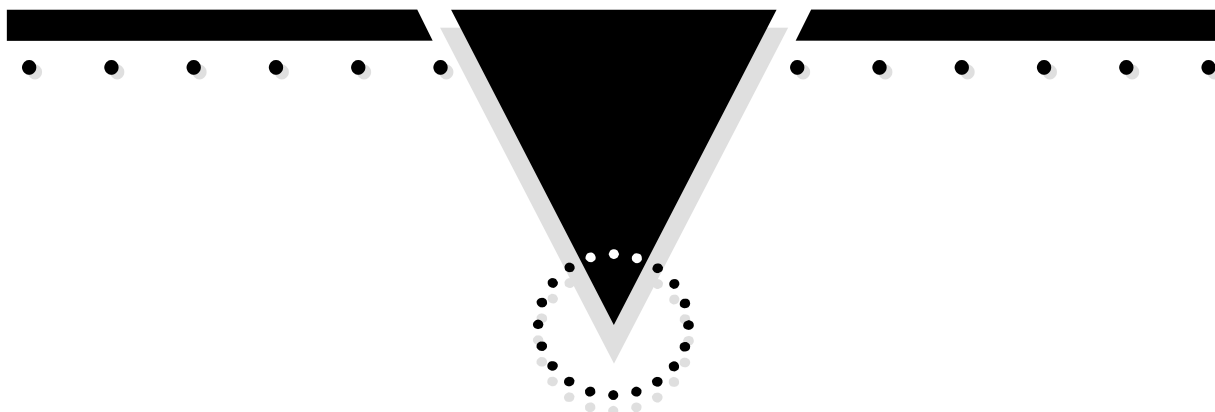
Mr. deNagy stated the next meeting is scheduled for October 14, 2026 at 6:00 p.m. in the same location.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.



Canopy

Community Development District

Unaudited Financial Reporting
August 31, 2026



TABLE OF CONTENTS

3	<u>Balance Sheet</u>
4-5	<u>General Fund Statement</u>
6	<u>Capital Reserve Fund</u>
7	<u>Debt Service Statement Series 2018 A1 & A2</u>
8	<u>Debt Service Statement Series 2018 A3</u>
9	<u>Debt Service Statement Series 2018 A4</u>
10	<u>Capital Projects Fund</u>
11 - 12	<u>Month to Month</u>
13	<u>Long Term Debt</u>
14	<u>Assessment Receipts Schedule</u>

Canopy
Community Development District

Balance Sheet
August 31, 2026

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<u>Assets</u>					
Cash					
Operating	\$58,840	---	---	---	\$58,840
SBA	\$211,596	---	\$83,396	---	\$294,992
Capital Reserve	---	---	\$287	---	\$287
Welaunee	---	---	---	---	\$0
Assessment Receivable	---	---	---	---	\$0
Due from Developer	---	---	---	---	\$0
Due from General Fund	---	\$686	---	---	\$686
Due from Debt Service	---	---	---	---	\$0
Due from Other	---	---	---	---	\$0
<u>Investments:</u>					
<u>Series 2018 A1 & A2:</u>					
Reserve A1	---	\$82,103	---	---	\$82,103
Revenue A1	---	\$80,207	---	---	\$80,207
Revenue A2	---	\$76,548	---	---	\$76,548
Interest A2	---	---	---	---	\$0
Prepayment A2	---	\$127,623	---	---	\$127,623
Acquisition & Construction	---	---	---	\$14,323	\$14,323
<u>Series 2018 A3:</u>					
Reserve	---	\$104,688	---	---	\$104,688
Revenue	---	\$156,338	---	---	\$156,338
Interest	---	---	---	---	\$0
Acquisition & Construction	---	---	---	\$8,628	\$8,628
<u>Series 2018 A4:</u>					
Reserve	---	\$32,714	---	---	\$32,714
Revenue	---	\$75,431	---	---	\$75,431
Acquisition & Construction	---	---	---	\$9,864	\$9,864
Prepaid Expenses	\$833	---	---	---	\$833
Total Assets	\$271,269	\$736,338	\$83,683	\$32,815	\$1,124,105
<u>Liabilities</u>					
Accounts Payable	\$17,720	---	---	---	\$17,720
Due to Debt Service	\$686	---	---	---	\$686
Due to Capital	---	---	---	---	\$0
Due to Developer	---	---	---	---	\$0
Deferred Revenue	---	---	---	---	\$0
Due to General Fund	---	---	---	---	\$0
FICA Payable	\$122	---	---	---	\$122
Total Liabilities	\$18,529	\$0	\$0	\$0	\$18,529
<u>Fund Equity</u>					
Fund Balances					
Unassigned	\$251,908	---	\$83,683	---	\$335,590
Nonspendable- Prepaid	\$833	---	---	---	\$833
Restricted for Capital Projects	---	---	---	\$32,815	\$32,815
Restricted for Debt Service	---	\$736,338	---	---	\$736,338
Total Fund Equity	\$252,741	\$736,338	\$83,683	\$32,815	\$1,105,577
Total Liabilities, Fund Equity, Other	\$271,269	\$736,338	\$83,683	\$32,815	\$1,124,105

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

	Adopted Budget	Prorated Budget 08/31/26	Actuals 08/31/26	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 563,295	\$ 563,295	\$ 579,405	\$ 16,110
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 63,044	\$ 57,790	\$ 57,790	\$ (0)
Interest - SBA	\$ 10,000	\$ 9,167	\$ 4,956	\$ (4,211)
Developer Contributions	\$ 48,795	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ 3,500	\$ 3,208	\$ 10,750	\$ 7,542
Miscellaneous Revenue - POA Cost Share	\$ 85,020	\$ 85,020	\$ 115,785	\$ 30,765
Miscellaneous Revenue - HOA Cost Share	\$ -	\$ -	\$ 9,513	\$ 9,513
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 773,654	\$ 718,480	\$ 778,198	\$ 59,718
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$ 3,200	\$ 2,933	\$ 3,200	\$ (267)
FICA	\$ 245	\$ 225	\$ 245	\$ (20)
Engineering	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,900	\$ 8,158	\$ 8,158	\$ (0)
Amortization Schedule	\$ 2,000	\$ 1,833	\$ 850	\$ 983
Attorney	\$ 39,000	\$ 35,750	\$ 50,083	\$ (14,333)
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 10,500	\$ 9,920	\$ 9,920	\$ -
Management Fees	\$ 46,000	\$ 42,167	\$ 42,167	\$ 0
Information Technology	\$ 4,360	\$ 3,997	\$ 3,997	\$ 0
Travel	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 150	\$ 138	\$ 66	\$ 71
Postage	\$ 1,000	\$ 917	\$ 1,567	\$ (650)
Printing & Binding	\$ 750	\$ 688	\$ 1,209	\$ (522)
Insurance-Liability	\$ 6,070	\$ 6,070	\$ 4,319	\$ 1,751
Legal Advertising	\$ 1,500	\$ 1,375	\$ 1,167	\$ 208
Other Current Charges	\$ 3,000	\$ 2,750	\$ 663	\$ 2,087
Office Supplies	\$ 250	\$ 229	\$ 529	\$ (300)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 144,650	\$ 134,040	\$ 135,964	\$ (1,924)
<u>Common Area Maintenance:</u>				
Field Services	\$ 30,000	\$ 27,500	\$ 16,667	\$ 10,833
Porter Services	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 194,880	\$ 178,640	\$ 179,014	\$ (374)
Landscape Contingency	\$ 25,000	\$ 22,917	\$ 29,090	\$ (6,173)
Plant Replacement	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Weed Control	\$ 75,000	\$ 68,750	\$ 47,283	\$ 21,467
Irrigation Repairs	\$ -	\$ -	\$ 4,315	\$ (4,315)
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ 4,125	\$ (4,125)
Repairs and Maintenance	\$ 15,000	\$ 13,750	\$ 10,724	\$ 3,026
Operating Supplies	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Contingency	\$ 10,000	\$ 9,167	\$ 13,255	\$ (4,088)
Total Common Area Maintenance	\$ 358,880	\$ 328,973	\$ 304,473	\$ 24,500

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

	Adopted Budget	Prorated Budget 08/31/26	Actuals 08/31/26	Variance
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 32,083	\$ 12,320	\$ 19,763
Janitorial	\$ 17,500	\$ 16,042	\$ 8,724	\$ 7,317
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 28,875	\$ 28,750	\$ 125
Pool Chemicals	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ 688	\$ 775	\$ (88)
Utilities	\$ 39,500	\$ 36,208	\$ 26,885	\$ 9,323
Trash	\$ 2,400	\$ 2,200	\$ 382	\$ 1,817
Pest Control	\$ 1,200	\$ 1,100	\$ 475	\$ 625
Termite Bond	\$ 375	\$ 343	\$ -	\$ 343
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,936	\$ 2,564
Cable/Internet	\$ 3,900	\$ 3,575	\$ 3,140	\$ 435
Access Cards	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Activities	\$ 39,000	\$ 35,750	\$ 34,512	\$ 1,238
Security/Alarms/Repair	\$ 4,000	\$ 3,667	\$ 3,891	\$ (224)
Repairs and Maintenance	\$ 15,000	\$ 13,750	\$ 25,940	\$ (12,190)
Office Supplies	\$ 2,000	\$ 1,833	\$ -	\$ 1,833
Holiday Decorations	\$ 5,000	\$ 4,583	\$ 283	\$ 4,301
Contingency	\$ 5,000	\$ 4,583	\$ 2,100	\$ 2,483
Total Amenity Center	\$ 220,124	\$ 203,072	\$ 161,114	\$ 41,958
<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	\$ 716,085	\$ 651,551	\$ 64,534
Excess Revenues/ (Expenditures)	\$ -		\$ 126,647	
Beginning Fund Balance	\$ -		\$ 126,094	
Ending Fund Balance	\$ -		\$ 252,741	

Canopy

Community Development District

Capital Reserve
Statement of Revenues & Expenditures
For the Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
<u>Revenues</u>				
Operating Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest Income	\$ 1,500	\$ 1,375	\$ 2,030	\$ 655
Total Revenues	\$ 51,500	\$ 51,375	\$ 52,030	\$ 655
<u>Expenditures</u>				
Capital Outlay	\$ -	\$ 8,035	\$ 8,035	\$ -
Other Current Charges	\$ 540	\$ 495	\$ 499	\$ (4)
Total Expenditures	\$ 540	\$ 495	\$ 8,534	\$ (4)
Excess Revenues/(Expenditures)	\$ 50,960		\$ 43,495	
Beginning Fund Balance	\$ 39,496		\$ 40,187	
Ending Fund Balance	\$ 90,456		\$ 83,683	

Canopy

Community Development District

Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending August 31, 2026

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 96,790	\$ 96,790	\$ 122,861	\$ 26,071
Special Assessments- Direct A1	\$ 67,518	\$ 32,500	\$ 32,500	\$ -
Special Assessments- Direct A2	\$ 182,000	\$ 125,156	\$ 125,156	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 1,057,167	\$ 1,057,167
Interest Income	\$ 4,500	\$ 4,125	\$ 17,381	\$ 13,256
Total Revenues	\$ 350,808	\$ 258,570	\$ 1,355,065	\$ 1,096,494
<u>Expenditures</u>				
Interfund Transfer Out	\$ 600	\$ 550	\$ 2,725	\$ (2,175)
<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	\$ -
Interest-8/1	\$ -	\$ -	\$ 13,299	\$ (13,299)
Special Call-8/1	\$ -	\$ -	\$ 865,000	\$ (865,000)
Total Expenditures	\$ 342,418	\$ 342,419	\$ 1,309,444	\$ (966,475)
Excess Revenues/(Expenditures)	\$ 8,390		\$ 45,621	
Beginning Fund Balance	\$ 230,481		\$ 321,024	
Ending Fund Balance	\$ 238,871		\$ 366,645	

Due from Gf	\$ 164
Reserve A1	\$ 82,103
Revenue A1	\$ 80,207
Revenue A2	\$ 76,548
Interest A2	----
Prepayment A2	\$ 127,623
Total	\$ 366,645

Canopy

Community Development District

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

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	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	\$ 3,208	\$ 6,635	\$ 3,426
Total Revenues	\$ 212,875	\$ 143,685	\$ 331,928	\$ 188,243
<u>Expenditures</u>				
Interfund Transfer Out	\$ 750	\$ 688	\$ 3,474	\$ (2,787)
<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	\$ 211,625	\$ 214,412	\$ (2,787)
Excess Revenues/(Expenditures)	\$ 1,187		\$ 117,517	
Beginning Fund Balance	\$ 140,169		\$ 143,941	
Ending Fund Balance	\$ 141,356		\$ 261,458	

Due From GF	\$ 433
Due to GF	\$ -
Due to Developer	\$ -
Reserve	\$ 104,688
Revenue	\$ 156,338
Interest	----
Assessment Receivable	----
Total	\$ 261,458

Canopy

Community Development District

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

	Adopted Budget	Prorated Budget 8/31/26	Actual 8/31/26	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 67,284	\$ 1,673
Interest Income	\$ 500	\$ 458	\$ 3,325	\$ 2,867
Total Revenues	\$ 66,112	\$ 66,070	\$ 70,609	\$ 4,539
<u>Expenditures</u>				
Interfund Transfer Out	\$ 250	\$ 229	\$ 1,086	\$ (856)
<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	\$ 64,524	\$ 65,381	\$ (856)
Excess Revenues/(Expenditures)	\$ 1,566		\$ 5,228	
Beginning Fund Balance	\$ 70,528		\$ 103,007	
Ending Fund Balance	\$ 72,094		\$ 108,235	
		Due from General Reserve	\$ 90	
		Revenue	\$ 32,714	
		Total	\$ 75,431	
			\$ 108,235	

Canopy

Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending August 31, 2026

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4
<u>Revenues</u>			
Interest Income	\$418	\$312	\$302
Developer Contributions	\$0	\$0	\$0
Interfund Transfer In	\$2,725	\$3,474	\$1,086
Total Revenues	\$3,142	\$3,786	\$1,387
<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)	\$3,142	(\$5,506)	\$1,387
Beginning Fund Balance	\$11,181	\$14,134	\$8,477
Ending Fund Balance	\$14,323	\$8,628	\$9,864

**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	\$ -	\$ -	\$ 967	\$ -	\$ 579,405
Maint. Assessments- Direct Bills(Canopy Acquisitions, LLC)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maint. Assessments- Direct Bills(Ox Bottom)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,776	\$ -	\$ -	\$ 10,507	\$ 5,254	\$ 5,254	\$ -	\$ 57,790
Interest - SBA	\$ 415	\$ 280	\$ 279	\$ 272	\$ 244	\$ 396	\$ 579	\$ 596	\$ 581	\$ 625	\$ 689	\$ -	\$ 4,956
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 10,000	\$ -	\$ 100	\$ -	\$ -	\$ 200	\$ 300	\$ -	\$ -	\$ 150	\$ -	\$ 10,750
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ -	\$ 115,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,785
Miscellaneous Revenue - HOA Cost Share	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,513	\$ -	\$ -	\$ 9,513
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 415	\$ 40,225	\$ 340,430	\$ 121,600	\$ 2,498	\$ 42,773	\$ 8,767	\$ 187,952	\$ 11,089	\$ 15,391	\$ 7,060	\$ -	\$ 778,198

Expenditures

Administrative

Supervisor Fees	\$ 400	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ 3,200
FICA	\$ 31	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ 31	\$ 31	\$ 31	\$ 31	\$ -	\$ 245
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ -	\$ 8,158
Amortization Schedule	\$ 100	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 850
Attorney	\$ 14,944	\$ 5,848	\$ 1,448	\$ 3,802	\$ 1,279	\$ 4,460	\$ 2,756	\$ 5,737	\$ 3,138	\$ 3,645	\$ 3,027	\$ -	\$ 50,083
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	\$ 3,833	\$ 3,833	\$ -	\$ 42,167
Information Technology	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ 363	\$ -	\$ 3,997
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 29	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ 66
Postage	\$ 43	\$ 75	\$ 54	\$ 166	\$ 113	\$ 49	\$ 84	\$ 26	\$ 665	\$ 129	\$ 163	\$ -	\$ 1,567
Printing & Binding	\$ 0	\$ 3	\$ 45	\$ 39	\$ 11	\$ 14	\$ 7	\$ 11	\$ 1,052	\$ 18	\$ 9	\$ -	\$ 1,209
Insurance-Liability	\$ -	\$ -	\$ 1,260	\$ -	\$ -	\$ 1,260	\$ -	\$ 538	\$ 1,260	\$ -	\$ -	\$ -	\$ 4,319
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 135	\$ 813	\$ 138	\$ -	\$ 1,167
Other Current Charges	\$ 176	\$ 60	\$ 44	\$ 45	\$ 61	\$ 45	\$ 45	\$ 47	\$ 49	\$ 46	\$ 46	\$ -	\$ 663
Office Supplies	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 524	\$ 1	\$ 1	\$ 1	\$ -	\$ 529
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	\$ 10,090	\$ 8,322	\$ -	\$ 135,964
------------------	------------------	-----------------	-----------------	-----------------	------------------	-----------------	------------------	------------------	------------------	-----------------	-------------	-------------------

Common Area Maintenance

Field Services	\$ -	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ 16,667
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,240	\$ 16,614	\$ 16,240	\$ 16,240	\$ 16,240	\$ -	\$ 179,014
Landscape Contingency	\$ -	\$ 7,000	\$ 17,465	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250	\$ -	\$ 29,090
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Weed Control	\$ -	\$ -	\$ 8,930	\$ 5,479	\$ 5,479	\$ 5,479	\$ -	\$ 5,479	\$ 5,479	\$ 5,479	\$ 5,479	\$ -	\$ 47,283
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 3,616	\$ 614	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ 4,315
Irrigation - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ 245	\$ 245	\$ 245	\$ 245	\$ 245	\$ -	\$ 4,125
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 325	\$ 1,980	\$ 2,609	\$ 325	\$ 1,050	\$ 325	\$ 392	\$ 658	\$ 1,609	\$ 852	\$ 599	\$ -	\$ 10,724
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	\$ 24,483	\$ 28,479	\$ -	\$ 304,473
------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	-------------	-------------------

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	\$ 1,500	\$ 1,720	\$ -	\$ 12,320
Janitorial	\$ 849	\$ 750	\$ 750	\$ 750	\$ 943	\$ 750	\$ 787	\$ 750	\$ 896	\$ 750	\$ 750	\$ -	\$ 8,724
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,750	\$ 2,600	\$ 2,600	\$ 2,600	\$ -	\$ 28,750
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	\$ 4,240	\$ 3,813	\$ -	\$ 26,885
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ 36	\$ -	\$ 382
Pest Control	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ 475
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 12,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,936
Cable/Internet	\$ 280	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 290	\$ 290	\$ -	\$ 3,140
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ 6,779	\$ -	\$ 4,431	\$ -	\$ -	\$ -	\$ 6,012	\$ 10,767	\$ -	\$ 5,879	\$ 645	\$ -	\$ 34,512
Security/Alarms/Repair	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 2,091	\$ 180	\$ -	\$ 3,891
Repairs and Maintenance	\$ 695	\$ 3,243	\$ 1,078	\$ 2,473	\$ 3,152	\$ 1,277	\$ 2,793	\$ 4,522	\$ 263	\$ 1,281	\$ 5,163	\$ -	\$ 25,940
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283
Contingency	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ -	\$ 80	\$ -	\$ 1,445	\$ -	\$ -	\$ 2,100
Total Amenity Center	\$ 25,880	\$ 8,571	\$ 12,836	\$ 7,569	\$ 10,013	\$ 9,299	\$ 16,960	\$ 24,382	\$ 9,971	\$ 20,111	\$ 15,521	\$ -	\$ 161,114
<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	\$ 54,684	\$ 52,323	\$ -	\$ 651,551
Excess Revenues/ (Expenditures)	\$ (65,491)	\$ (15,494)	\$ 272,442	\$ 77,089	\$ (41,867)	\$ (51,033)	\$ (34,567)	\$ 122,183	\$ (35,361)	\$ (39,293)	\$ (45,263)	\$ -	\$ 126,647

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)
LESS: SPECIAL CALL - 08/01/26		(\$865,000)
CURRENT BONDS OUTSTANDING		\$1,215,000

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
4/24/26	ACH	\$966.73	\$0.00	\$0.00	\$966.73	\$966.73	\$0.00	\$0.00	\$0.00	\$966.73
				\$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		\$ 1,128,629.20	\$ (33,784.72)	\$ -	\$ 1,094,844.48	\$ 579,405.07	\$ 122,861.42	\$ 325,293.90	\$ 67,284.08	\$ 1,094,844.47

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
7/10/26	7/1/26	\$5,253.65	\$5,253.65	\$5,253.65
8/13/26	8/1/26	\$5,253.65	\$5,253.65	\$5,253.65
	9/1/26	\$5,253.65		\$5,253.65
		\$ 63,043.80	\$ 57,790.15	\$ 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.

1.

Canopy
Community Development District

Check Register Summary

August 1, 2026 to Augsut 31, 2026

Bank	Date	Check No.'s	Amount	
General Fund	8/3/26	1042-1053	\$	27,551.06
	8/12/26	1054-1059	\$	11,870.38
	8/26/26	1060-1066	\$	13,945.43
Subtotal			\$	53,121.87
			\$	53,121.87

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/01/26	PAGE 1
***	CHECK DATES 08/01/2026 - 08/31/2026 ***										CANOPY CDD - GENERAL FUND	
BANK A GENERAL FUND												
CHECK	VEND#	INVOICE		EXPENSED TO		VENDOR NAME		STATUS	AMOUNT	CHECK		
DATE		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	#	
8/25/26	00089	5/02/26	PSI26326	202605	320-53800-47000			V	245.00-			
		MAY LAKE MAINTENANCE				SOLITUDE LAKE MANAGEMENT LLC				245.00-	000988	
8/03/26	00046	7/20/26	16151	202607	330-53800-49600			*	1,444.85			
		(3)UMBRELLAS/BASE PLATES				FURNITURE LEISURE INC				1,444.85	001042	
8/03/26	00099	5/29/26	05292026	202607	330-53800-59000			*	800.00			
		HANDS ON SCIENCE EVT-8/8				HIGH TOUCH HIGH TECH OF NF INC				800.00	001043	
8/03/26	00039	7/16/26	15341	202606	310-51300-31500			*	3,138.37			
		JUN26 GENERAL COUNSEL				KILINSKI VAN WYK PLLC				3,138.37	001044	
8/03/26	00086	7/17/26	101	202607	330-53800-59000			*	500.00			
		BALLOON ARTISIT-8/8/26				KLOWN KAPERS				500.00	001045	
8/03/26	00040	7/20/26	1839387	202608	330-53800-45900			*	35.82			
		AUG26 DUMPSTER SERVICES				MARPAN SUPPLY COMPANY INC				35.82	001046	
8/03/26	00079	7/23/26	20267232	202607	330-53800-59000			*	111.19			
		MICHAELS						*	532.00			
		SPACE SHOP-JUL & AUG PMTS						*	277.79			
		BACK TO SCHOOL BASH						*	257.66			
		MILAGE				PAYCHECKGA LLC				1,178.64	001047	
8/03/26	00030	8/01/26	18163241	202608	320-53800-60000			*	325.00			
		AUG26 FOUNTAIN SERVICES				PREMIER POOLS OF TALLAHASSEE				325.00	001048	
8/03/26	00089	7/01/26	PSI28086	202607	320-53800-47000			*	245.00			
		JUL26 LAKE MAINTENANCE				SOLITUDE LAKE MANAGEMENT LLC				245.00	001049	
8/03/26	00028	7/22/26	6412	202607	330-53800-51200			*	750.00			
		JUL26 JANITORIAL SERVICES						*	146.00			
		JUN26 JANITORIAL SUPPLIES				COLBY A CLAYTON				896.00	001050	
CANO CANOPY CDD SRICE												

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK	
DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	#
8/03/26	00090	7/17/26	1558	202607 330-53800-59000	*	1,900.00		
			BACK TO SCHOOL EVT-8/8/26					
				TASTEBUDZ			1,900.00	001051
8/03/26	00027	7/30/26	6444	202608 320-53800-46200	*	16,240.00		
			AUG LANDSCAPE MAINTENANCE					
				TRULY TAILORED LANDSCAPING LLC			16,240.00	001052
8/03/26	00034	7/27/26	1105715	202607 330-53800-60000	*	847.38		
			HVAC DUCT REPAIR					
				WATTS COOLING HEATING & PLUMBING			847.38	001053
8/12/26	00051	8/01/26	38	202608 320-53800-12000	*	1,666.67		
			AUG26 FIELD SERVICES					
				GOVERNMENTAL MANAGEMENT SERVICES			1,666.67	001054
8/12/26	00051	8/01/26	39	202608 310-51300-34000	*	3,833.33		
			AUG MANAGEMENT FEES					
		8/01/26	39	202608 310-51300-35100	*	363.33		
			AUG INFORMATION TECH					
		8/01/26	39	202608 310-51300-31300	*	741.67		
			AUG DISSEMINATION SVCS					
		8/01/26	39	202608 310-51300-51000	*	.57		
			OFFICE SUPPLIES					
		8/01/26	39	202608 310-51300-42000	*	162.77		
			POSTAGE					
		8/01/26	39	202608 310-51300-42500	*	9.30		
			COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			5,110.97	001055
8/12/26	00069	8/03/26	2217	202607 330-53800-12100	*	1,500.00		
			JUL26 AMENITY MANAGEMENT					
				LEWIS ASSOCIATION PROPERTY MGMT LLC			1,500.00	001056
8/12/26	00030	8/01/26	18163102	202608 330-53800-45505	*	2,600.00		
			AUG26 POOL MAINTENANCE					
				PREMIER POOLS OF TALLAHASSEE			2,600.00	001057
8/12/26	00029	8/01/26	11146	202608 330-53800-34500	*	180.00		
			AUG26 SECURITY SERVICES					
				TEKPRO INC.			180.00	001058
8/12/26	00081	7/31/26	7823147	202607 310-51300-48000	*	812.74		
			NTC-BUDGET HEARING-8/12					
				USA TODAY MEDIA CORP			812.74	001059
				CANO CANOPY CDD	SRICE			

CANO CANOPY CDD SRICE

CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS				AMOUNT #
8/26/26 00100	8/21/26 364970	202608	330-53800-60000	CHEMICAL CONTROL SYSTEM	*	2,810.13	
				HERITAGE POOL SUPPLY GROUP INC			2,810.13 001060
8/26/26 00039	8/13/26 15567	202607	310-51300-31500	JUL26 GENERAL COUNSEL	*	3,645.30	
				KILINSKI VAN WYK PLLC			3,645.30 001061
8/26/26 00073	8/19/26 102818	202608	320-53800-46300	TREE REMOVALS/HAUL DEBRIS	*	4,250.00	
				MILLER'S TREE SERVICE LLC			4,250.00 001062
8/26/26 00084	8/24/26 10585	202608	330-53800-60000	RPL PLAYGROUND DECK/BRIDGE	*	2,000.00	
				PRO PLAYGROUNDS			2,000.00 001063
8/26/26 00089	5/02/26 PSI26326	202605	320-53800-47000	MAY26 LAKE MAINTENANCE	*	245.00	
				SOLITUDE LAKE MANAGEMENT LLC			245.00 001064
8/26/26 00089	8/01/26 PSI28974	202608	320-53800-47000	AUG26 LAKE MAINTENANCE	*	245.00	
				SOLITUDE LAKE MANAGEMENT LLC			245.00 001065
8/26/26 00028	8/22/26 6465	202608	330-53800-51200	AUG26 JANITORIAL SERVICES	*	750.00	
				COLBY A CLAYTON			750.00 001066
TOTAL FOR BANK A						53,121.87	
TOTAL FOR REGISTER						53,121.87	

CANO CANOPY CDD SRICE

FIFTH ORDER OF BUSINESS

LIFESTYLE MANAGEMENT SERVICES AGREEMENT

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

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

PAYCHECKGA LLC, a Florida limited liability company, with a mailing address of 4708 Capital Circle N.W., Suite 200, Tallahassee, Florida 32303 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

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

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

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

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

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

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

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

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

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

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

5. GENERAL PROVISIONS.

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

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

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

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

8. TERMINATION. The District shall have the right to terminate this Agreement upon providing written notice to the Contractor for Contractor's failure to perform in accordance with the terms of this Agreement; provided, however, that the District must first give Contractor ten (10) days from receipt of such notice to correct the defects before the termination is effective. The District may also terminate upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days written notice to the District stating the specific reason(s) for termination, and shall provide the District sixty (60) days to cure such reason(s) before the termination becomes effective. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the Services performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination of this Agreement, Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

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

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

9. INSURANCE.

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

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

\$2,000,000	<i>General Aggregate</i>
\$1,000,000	<i>Products/Completed Operations</i>
\$1,000,000	<i>Personal & Advertising Injury</i>
\$1,000,000	<i>Each Occurrence</i>
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor with respect to provision of the Services whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Employer's Liability Coverage with limits of \$250,000.
- v. Professional Liability Insurance with limits of \$1,000,000 (or other similar insurance coverage, which may be waived in the District's discretion).
- vi. Employment theft dishonesty insurance in the amount of \$500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).
- vii. Abuse/Molestation coverage in the amount of \$500,000 (only required to the extent Contractor is providing youth programing, otherwise not necessary but preferred – may also provide proof that such coverage is provided under another policy held by Contractor).

- B. Insurance obtained by Contractor shall be primary and noncontributory with respect to any insurance maintained by the District. All such policies shall be issued by insurance companies licensed to do business in the state of Florida with a minimum AM Best rating of A-VII or equivalent rating from a similarly recognized insurance rating agency. The District and its officers, supervisors, staff and employees shall be listed as additional insureds on each such policy, and no policy may be canceled,

non-renewed, or materially modified during the term of this Agreement without at least thirty (30) days prior written notice to the District. Certificates of insurance and applicable endorsements evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. Certificates must show the District as an additional insured and must include the primary and noncontributory endorsement. Contractor shall provide the District with at least thirty (30) days prior written notice if any policy may be canceled, modified, or allowed to expire during the term of this Agreement, and shall obtain replacement coverage acceptable to the District prior to any such cancellation, modification, or expiration. Failure to maintain required insurance coverage shall be grounds for immediate termination of this Agreement.

10. INDEMNIFICATION.

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

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

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

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

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

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

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

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

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

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor

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

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

- A. If to Contractor:** PaycheckGA LLC
4708 Capital Circle N.W., Suite 200
Tallahassee, Florida 32303
Attn: _____
- B. If to the District:** Canopy Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Canopy CDD, District Manager

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

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

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

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

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

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

22. EFFECTIVE DATE AND TERM. The effective date of this Agreement shall be as of the date first written above. The initial term of this Agreement shall be from commencement through September 30, 2027, unless terminated earlier in accordance with Section 8 above. This Agreement shall automatically renew for additional one (1) year terms, unless written notice of non-renewal is provided by either party at least sixty (60) days prior to the expiration of the then-current term. Any increase in price, change in scope of Services, or other material modification to this Agreement must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.

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

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

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

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

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

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

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

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

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

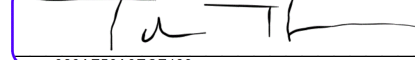
[Signatures on following page.]

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

CANOPY COMMUNITY DEVELOPMENT

DISTRICT

Signed by:



929AF56A95CF483...
Assistant Secretary, Board of Supervisors

Date: 2026-09-13

PAYCHECKGA LLC

By: _____

Its: _____

Date: _____

Exhibit A: Lifestyle Management Scope of Services

Exhibit A

Lifestyle Management Scope of Services

- Creating, planning, promoting and executing a comprehensive community event and programming calendar for residents, subject to the District's prior written approval of the annual calendar. Events currently include Bunnies & Baskets, Summer Kick Off, Back to School, Spring & Fall Adult Only Socials and a Winter Social if budget allows. The District reserves the right to modify, add, or remove events from the calendar at any time upon written notice to Contractor.
- Plan and execute quarterly New Resident Welcome Receptions & Orientation for new residents in the community.
- Producing, maintaining, and following an annual budget for activities and events, subject to the District's review and approval. Contractor shall submit the proposed annual budget to the District no later than sixty (60) days prior to the start of each fiscal year and shall obtain written approval before incurring expenses exceeding the approved budget.
- Act as an ambassador of the community on behalf of the District, provided that Contractor shall not make any representations, commitments, or statements that would bind the District financially or legally without prior written authorization from the District Manager or Board of Supervisors
- Establishing and nurturing partnerships with local organizations and businesses to benefit residents and the overall community, subject to prior written approval by the District Manager for any partnership that would create financial obligations for the District or require the District's endorsement of any commercial entity
- Working with and under the direction of the District Manager, Field Operations Manager, and District staff in overseeing the operation of the amenity center including rentals, provided that all rental policies, fees, and terms shall be established by the District
- Development of Newsletters and e-blasts to aid in promoting events, programming and communication, subject to review and approval by the District Manager prior to distribution. All communications shall comply with Florida public records laws and the District's records retention policies
- Maintain all Community Bulletin Boards with up-to-date Calendars and Event Flyers
- Creation, coordination and support for community clubs, groups, and committees, provided that any such clubs, groups, or committees shall not have authority to bind the District or commit District resources without prior Board approval (as of Fall 2026 we have a weekly Mahjong Group and monthly Book Club)
- Ability to create a strong, professional, and symbiotic relationship with the Board of Supervisors.

- Along with CDD District Manager and Field Operations Manager, coordinate cleaning and maintenance as needed at Clubhouse and all amenity areas
- Working together with HOA managers to communicate and provide timely responses to all resident needs and requests, including timely response to resident e-mails and phone calls.

SIXTH ORDER OF BUSINESS

A.

RESPONSIBILITY AND FUNDING AGREEMENT
(Pool, Pool Deck, and Splash Pad)

THIS RESPONSIBILITY AND FUNDING AGREEMENT (“**Agreement**”) is made and entered into this ____ day of September 2026 (“**Effective Date**”), by and between:

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

BAYCREST CORPORATION, a Florida corporation, with a mailing address of 4708 Capital Circle N.W., Suite 200 Tallahassee, Florida 32303 (“**Contractor**” and, together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District and Contractor entered into the *AIA Standard Form of Agreement Between Owner and Contractor*, dated April 3, 2020 (“**Contract**”), for construction of the District’s Amenity Facilities, including, but not limited to, the pool, pool deck, and splash pad (“**Pool Area**”); and

WHEREAS, the District identified potential construction and/or design defects in the Pool Area (“**Defects**”), which may constitute violations of the Contract and applicable building codes, industry standards, and professional standards of care, including the conditions described in the report of Ursin Aquatic Solutions dated October 3, 2025 and the report by Lowe Structures, Inc. dated September 25, 2026; and

WHEREAS, the District sent Contractor a *First Notice of Construction and/or Design Defects, Notice to Preserve Documents, and Request for Insurance Policy Information*, dated October 27, 2025 (“**First Notice**”), to notify Contractor of some of the construction and design defects in the Pool Area and, if necessary, reserve all rights under Chapter 558, *Florida Statutes*; and

WHEREAS, the District also sent notices of construction and/or design defects in the Pool Area to Conn & Associates, Inc., the architect of record for the Pool Area, and to McDowell Engineering, Inc., the design engineer identified for the Pool Area, and nothing in this Agreement releases, waives, or limits any claim of the District against either of them; and

WHEREAS, Contractor desires to take responsibility for the Defects and reimburse to the District all costs incurred related to remedying the Defects, including, but not limited to,

investigation, engineering, construction engineering and inspection, soft costs, legal costs, interim repairs, and final repairs; and

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

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
2. **CONTRACTOR'S OBLIGATIONS.** Contractor must reimburse the District for the District's costs related to remedying the Defects, which include, but are not limited to, investigation, engineering, construction engineering and inspection ("CEI"), soft, legal, interim repair, and final repair costs. Contractor must reimburse the District for any such costs incurred by the District related to remedying the Defects prior to the Effective Date. As between the District and Contractor, Contractor is solely responsible to the District for the Defects and for all costs of remedying the Defects, whether a Defect arises from design, engineering, or construction, and whether or not caused by the act or omission of any architect, engineer, subcontractor, supplier, or other person retained by or in privity of contract with Contractor. Nothing in this Agreement limits Contractor's right to seek contribution, indemnity, or reimbursement from any architect, engineer, subcontractor, supplier, or other person retained by or in privity of contract with Contractor, but no such claim relieves, delays, or conditions Contractor's obligations to the District under this Agreement.
3. **REIMBURSEMENT.** The District will invoice Contractor for the District's reasonable, documented expenses related to remedying the Defects. Invoices are due and payable to the District within twenty (20) days after Contractor's receipt of the invoices. Contractor may dispute the reasonableness of any charges through the dispute resolution process set forth in Section 6 of this Agreement, and any such dispute does not relieve Contractor of the obligation to pay the undisputed portion within the time stated.
4. **RESERVATION OF RIGHTS.** The District reserves the right to, in its sole discretion, determine which vendors the District uses to remedy the Defects and which goods and services are necessary for the same. Contractor may dispute the reasonableness of any choice in vendor through the dispute resolution process set forth in Section 6 of this Agreement, and any such dispute does not prevent the District from contracting with the vendor(s) at issue.

5. FINAL ACCEPTANCE.

- a. The District will determine that the Defects have been remedied if, in the District's reasonable discretion and based upon the written certification of the District's Designee, the Pool Area is in adherence with the Contract and in accordance with all applicable permits, regulations, and industry standards ("**Final Acceptance**"). Final Acceptance occurs only upon the District's delivery to Contractor of written notice of Final Acceptance accompanied by the written certification of the District's Designee. "District's Designee" means the engineer or other licensed professional retained by or on behalf of the District to observe, inspect, and certify the work to remedy the Defects, including CEI services. The District must not unreasonably withhold Final Acceptance, and must not unreasonably withhold or delay the written certification of the District's Designee.
- b. The District must not file an Action against Contractor arising solely out of the Defects if the District has delivered written notice of Final Acceptance in accordance with Section 5(a). "Action" means, in accordance with Section 558.002(1), *Florida Statutes*, any civil action or arbitration proceeding for damages or indemnity asserting a claim for damage to or loss of real or personal property caused by an alleged construction defect, but does not include any administrative action. Nothing in this Section waives, releases, or limits any claim of the District against any person that is not a Party to this Agreement, or any claim of the District arising out of any construction or design defect in the Pool Area that is not a Defect. This Section 5 survives expiration or termination of this Agreement.

6. **DISPUTE RESOLUTION.** If Contractor disputes an invoice or vendor, the Parties must attempt to resolve the dispute through good-faith negotiations between their designated representatives for a period of not less than thirty (30) days after one Party delivers written notice of the dispute to the other. If the dispute is not resolved through negotiation, either Party may request non-binding mediation, which must be conducted in Leon County, Florida, before a mutually agreed-upon mediator (or, if the Parties cannot agree, a mediator appointed by the Chief Judge of the Second Judicial Circuit), with the costs of mediation shared equally. Neither Party may file suit until at least thirty (30) days after the conclusion of mediation or sixty (60) days after the initial written notice of dispute, whichever is later.
7. **TERM.** This Agreement will be binding and effective as of the Effective Date and will remain in effect until the District delivers written notice of Final Acceptance and Contractor has paid all due invoices in full, unless this Agreement is terminated in accordance with the provisions of this Agreement.
8. **TERMINATION.** Only the District may terminate this Agreement, and Contractor has no right to terminate this Agreement. The District may terminate this Agreement upon thirty (30) days' written notice to Contractor and may terminate this Agreement immediately upon written notice of Contractor's failure to pay an undisputed invoice when due, failure to comply with the Insurance; Tender and Proof of Coverage section

of this Agreement, or failure to cooperate in remedying the Defects. This Agreement otherwise expires only upon Final Acceptance and Contractor's payment of all invoices in full. If this Agreement terminates prior to Final Acceptance, Contractor must reimburse the District for all costs incurred by the District related to remedying the Defects through the effective date of termination of this Agreement, and termination does not relieve Contractor of any obligation that accrued before the effective date of termination.

- 9. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**Notice**” or “**Notices**”) must be in writing and must be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

a. If to the District: Canopy Community Development District
c/o GMS – North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

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

b. If to Contractor: Baycrest Corporation
4708 Capital Circle N.W., Suite 200
Tallahassee, Florida 32303
Attn: _____

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

- 11. ASSIGNMENT.** Neither Party may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval must not be unreasonably withheld.

- 12. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement will be construed, interpreted, and controlled according to the laws of the State of Florida. Venue will be in Leon County, Florida.
- 13. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement will not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 14. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and will neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 15. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, will constitute an original, and such counterparts together will constitute one and the same instrument.
- 16. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.
- 17. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.
- 18. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District has the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and, further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement will not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- 19. ENTIRE AGREEMENT.** This instrument will constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.
- 20. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement will entitle the other Party to all remedies available at law or in equity. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party is entitled to recover all fees and costs incurred, including

reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

- 21. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in a writing executed by both Parties.
- 22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.
- 23. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties, and no right or cause of action will accrue upon, or by reason, to, or for the benefit of, any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or will be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement will inure to the sole benefit of and will be binding upon the Parties and their respective representatives, successors, and assigns.
- 24. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.
- 25. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with Section 787.06(14), *Florida Statutes*.
- 26. RESERVATION OF RIGHTS UNDER CHAPTER 558.** The Parties acknowledge that Section 8.7.5 of the Contract provides that claims for construction defects are not subject to the notice and cure provisions of Chapter 558, *Florida Statutes*. Nothing in this Agreement waives that provision or, to the extent that provision is determined to be unenforceable, the District's rights under Chapter 558, *Florida Statutes*. The District's forbearance from filing an Action during the term of this Agreement does not operate as a waiver of any claim, and all applicable periods of limitation and repose are tolled as to the Defects from the Effective Date until Final Acceptance or termination of this Agreement, whichever occurs first.
- 27. SOVEREIGN IMMUNITY.** Nothing in this Agreement is intended to serve as a waiver of sovereign immunity by the District, nor is anything in this Agreement intended to waive, extend, or modify the limitations on liability set forth in Section 768.28, *Florida Statutes*.

- 28. E-VERIFY.** Contractor must comply with Section 448.095, *Florida Statutes*, including registration with and use of the E-Verify system to verify the work authorization status of all newly hired employees, and must require any subcontractor performing work related to this Agreement to provide an affidavit of compliance.
- 29. PUBLIC RECORDS COMPLIANCE.** To the extent Contractor is acting on behalf of the District within the meaning of Section 119.011(2), *Florida Statutes*, Contractor must comply with Section 119.0701, *Florida Statutes*, including the obligations to keep and maintain public records, to provide the public with access to public records on the same terms and conditions as the District, to ensure that records exempt or confidential from disclosure are not disclosed except as authorized by law, and to meet all requirements for retaining public records. **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: Governmental Management Services – North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, TELEPHONE: 904-940-5850 EMAIL: cdenagy@gmsnf.com.**
- 30. PUBLIC ENTITY CRIMES.** Contractor certifies that neither it nor any affiliate is on the convicted vendor list maintained by the Florida Department of Management Services under Section 287.133(3)(d), *Florida Statutes*, following a conviction for a public entity crime.
- 31. SCRUTINIZED COMPANIES.** Contractor certifies that it is not on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and that it is not engaged in business operations in Cuba or Syria, as those terms and lists are described in Section 287.135, *Florida Statutes*. The District may terminate this Agreement as provided in Section 287.135, *Florida Statutes*.
- 32. INSURANCE; TENDER AND PROOF OF COVERAGE.** Within ten (10) days after the Effective Date, Contractor must deliver to the District true and complete copies of each policy of insurance that may afford coverage for the Defects or for Contractor's obligations under this Agreement, including each commercial general liability, completed operations, products, umbrella, excess, and professional liability policy in effect at any time from the commencement of work under the Contract through the Effective Date, together with the identity of each insurer, each policy number, each policy period, and the applicable limits. Contractor acknowledges that the District requested this information in the First Notice, including pursuant to Sections 627.5137 and 626.9372, *Florida Statutes*, and that Contractor has not provided it. Contractor must promptly tender the Defects, and any claim or demand of the District arising out of the Defects, to each such insurer; must keep each tender and claim open and

prosecuted in good faith; and must promptly deliver to the District copies of all tenders, acknowledgments, reservation of rights letters, coverage positions, and denials. Contractor must not withdraw, settle, release, or compromise any such claim without the District's prior written consent. Contractor consents to the District communicating directly with any such insurer regarding the Defects and must execute any authorization reasonably requested for that purpose. Contractor's obligations under this Agreement are absolute and are not conditioned upon, or limited to, the availability, amount, or receipt of insurance proceeds, and no denial, reservation, exhaustion, or delay of coverage relieves, delays, or conditions Contractor's obligations to the District. Any insurance proceeds Contractor receives on account of the Defects must be applied first to amounts owed to the District under this Agreement. Contractor's failure to comply with this Section is a material breach of this Agreement.

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

CANOPY COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

BAYCREST CORPORATION

By: _____

Its: _____

B.

Canopy Community Development District Pool

Preliminary Technical Assessment

Subject: Cracking and Suspected Settlement at the Amenity Pool

Prepared for:

Governmental Management Services – North Florida, LLC

Attn: Corbin DeNagy, District Manager

475 West Town Place, Suite 114

St. Augustine, FL 32092

(904) 940-5850

Project Location:

Canopy Amenity Center

2877 Crestline Rd

Tallahassee, FL 32308

Prepared by:

Ursin Aquatic Solutions, LLC

2355 Centerville Rd #12443

Tallahassee, FL 32308-4317

ursinaquatic.com | 850.666.9108

Date: October 3, 2025

Canopy Community Development District Pool

Subject: Cracking and suspected settlement at the Canopy Community Development District amenity pool.

1) Executive summary

Two through-cracks were observed along the straight connector between the zero-entry basin and the deeper lap basin, with an older crack at the far (east) side of the lap lanes basin. Cracks previously leaked but have been patched. Based on site geometry, soil mapping, and the pattern/location of damage, the most credible primary cause is differential subgrade movement (settlement/rotation) of the lap basin relative to the zero-entry basin, likely amplified by local construction variability and past leakage. The mapped soil (Orangeburg fine sandy loam on 8–12% slopes) is generally competent and well-drained, so large heave from groundwater is unlikely; movement is more plausibly related to nonuniform support, cut/fill transitions, and/or leak-induced subgrade softening.

A level survey of the gutter lip (28 points) referenced to the water surface is an appropriate, sensitive indicator for detecting any settlement profile. We outline how to reduce those data and what magnitudes would be meaningful for decisions.

2) Background & scope

- The pool comprises a shallow zero-entry area connected to a deeper lap basin.
- Visible cracking: two newer cracks along the connector; one older crack on the far side of the lap area.

Objective: Identify indicators of settlement and provide preliminary geotechnical/structural opinions and next steps (non-destructive).

3) Site soils (key facts)

- Mapping unit: Orangeburg fine sandy loam, 8–12% slopes (map unit 35); upland, well-drained, deep soil formed in loamy–clayey marine deposits; typical profile of fine sandy loam over Bt horizons of sandy clay loam to ~2 m+. Seasonal water table > 80 in; no flooding/ponding. Hydrologic soil group B; Ksat ≈ 0.57–1.98 in/hr.
- Mapping caution: soil polygons are generalized; onsite investigation is recommended for intensive uses.

Implications: Adequate bearing is typical when properly compacted; however, the 8–12% side-slope increases the likelihood of cut/fill interfaces beneath the shell. The Bt (sandy clay loam) can exhibit moisture-related volume change; localized wetting (e.g., from leaks) can reduce support along a line.

4) Observations & structural context

- Crack line coincides with a stiffness/geometry break (light zero-entry vs heavier lap basin).

- Floor reinforcement on drawings indicates a 6-in slab with #4 @ 12 in o/c. In shotcrete pools, it is common for floor thickness to vary and for overspray practices to leave locally thinner sections. These conditions reduce crack control capacity (to be verified).
-

5) Corroborating indicators to inspect

- Gutter lip tile: consistent dip or step toward the lap basin; coping rotation near the connector.
 - Deck joints: openings/tilt adjacent to the connector.
 - Subgrade condition: percussion “hollow” sounds, GPR/impact-echo evidence of voids beneath the connector; localized wet pockets (in an otherwise non-hydric soil unit).
-

6) Most likely cause chain (ranked)

1. Differential subgrade movement concentrated at the connector due to:
 - Change in shell weight/stiffness (zero-entry vs deep basin)
 - Potential cut/fill interface across the 8–12% slope
 - Post-construction wetting/leakage causing softening/voiding.
 2. Local construction variability (floor thickness/steel spacing) acts as a trigger for cracking.
 3. Material/thermal shrinkage as a secondary contributor (insufficient to explain a settlement-type waterline signature by itself).
-

7) Recommended next steps (non-destructive, low-disruption)

1. Level survey reduction: Convert the 28-point gutter lip survey to a Δz map and best-fit plane; highlight gradients and local bowls as above.
 2. Microsurvey: Laser level along the connector and around the lap basin at 1–1.5 m spacing to validate the pattern.
 3. NDT verification:
 - Cover-meter scan to confirm bar spacing.
 - GPR or impact-echo to establish floor thickness and locate voids.
 4. Targeted geotechnical checks: Two to three outside-shell CPTu/DCP soundings or hand borings down to the Bt horizon to assess density/moisture and identify any washed-out zones.
 5. Leak chronology: Collate maintenance logs to correlate periods of leakage with observed cracking/wet pockets (helps separate cause vs effect).
-

8) Remedial pathways (select after confirmation)

1. If movements are small and stabilized:

- Stitch-drill & epoxy the structural cracks.
- Apply an internal flexible waterproofing band.
- Consider introducing a water-stopped control joint along the connector to localize future shrinkage movement (PVC waterstop/keyed detail).

2. If voiding or active settlement is present:

- Low-mobility compaction grouting or closed-cell polyurethane injection beneath the connector strip to restore uniform support.
- If movements are larger or ongoing, micropile underpinning of the connector zone (targeted).

9) Limitations

This is a preliminary desktop/first-look assessment based on supplied plans, survey markers, photos, and publicly available soil mapping. Soil maps are generalized and may include minor components not captured at the project scale; site-specific testing is required for design-level conclusions.

We have not independently verified the as-built reinforcement or slab thickness.

10) Conclusion

The location and morphology of cracking, the facility geometry, and the mapped geologic setting collectively indicate that differential settlement/rotation of the lap basin relative to the zero-entry basin are the primary drivers, likely exacerbated by prior leakage and local construction variability. The proposed waterline-referenced level reduction, supported by quick NDT and targeted soundings, will confirm the presence and extent of settlement and guide proportionate, low-disruption remediation.

11) Disclaimer

This document is a preliminary technical review and not a sealed engineering report. The author is not a licensed Professional Engineer (P.E.), and the information is based on literature, field knowledge, and training experience. It is provided for informational purposes only and should not be relied upon for design, construction, or safety decisions. Anyone relying on this report does so at their own risk, and the author disclaims all liability. For professional engineering services, consult a licensed P.E.

Prepared by:

August A Ursin
Principal Consultant
Ursin Aquatic Solutions, LLC
Date: October 3, 2025

C.



Site Visit Report

To: Corbin DeNagy

Project: Canopy Community Development District Pool

Location: Tallahassee, FL

Date: 09.25.2026

Visit Date: 09.09.2026

Purpose of Inspection

An inspection was performed at the Canopy Community Development District Pool in Tallahassee, Florida, to observe and evaluate reported cracking and other conditions within the pool areas. The inspection included the main pool, the lap pool, and the children's play pool. The permit documents were also reviewed for the project prepared by McDowell Engineering, Inc. dated August 5, 2019.

Main Pool / Lap Pool Connection

A crack was observed in the pool structure at the section connecting the main pool to the lap pool. Based on the observed condition, the cracking appears to be associated with movement resulting from expansion and contraction of the adjoining pool sections.

For a permanent repair, it is recommended that the existing condition be addressed by installing a properly detailed expansion joint at this location. The joint should be designed and installed to accommodate anticipated movement between the adjacent pool sections and to prevent the recurrence of cracking caused by thermal or structural movement.

Lap Pool

Additional cracking was observed in the concrete slab of the lap pool. The observed cracks appear to originate at slab openings, which may indicate localized stress concentrations or movement around these areas or improperly placed piping.

To further evaluate the condition of the lap pool slab and determine the adequacy of the existing concrete and supporting materials, the following investigative measures are recommended:

- Obtain concrete core samples from representative areas of the pool floor and perform testing to determine the in-place concrete compressive strength.
- Perform soil borings beneath the pool structure to evaluate and confirm the adequacy and condition of the supporting subgrade.
- Perform leak testing of the pool shell to confirm whether the pool structure is watertight. If leakage is identified, additional investigation should be performed to locate and evaluate any areas requiring repair.



- Confirm piping is properly placed below lap pool shell. This can be confirmed with construction photos or other nondestructive testing.

The results of the concrete testing, soil investigation, and leak testing should be reviewed together to determine whether additional structural or waterproofing repairs are warranted. If these test results warrant no further examination, then engineering details will be issued to correct pool shell expansion and crack repair.

Children's Play Pool

The children's play pool was also inspected. At this pool, the coping was observed to be shifting, resulting in movement and breakage of the adjacent waterline tile.

It is recommended that the affected coping be carefully removed to expose the material beneath. Any loose, deteriorated, or unsuitable fill beneath the coping should be removed. The area should then be properly leveled and stabilized using suitable concrete or grout.

Following stabilization of the supporting material, the coping should be properly reinstalled and secured. The damaged waterline tile should also be removed and replaced to restore the finished surface and provide a proper transition between the coping and pool wall.

Conclusion

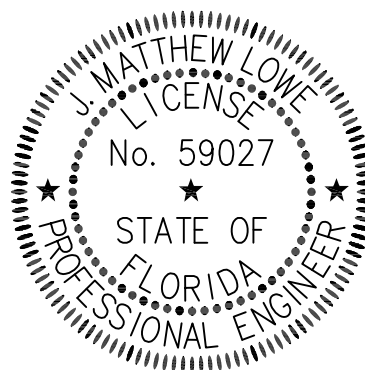
Based on the conditions observed during the inspection, repairs should be undertaken to address the expansion-related cracking, evaluate the condition of the lap pool concrete shell and supporting subgrade, verify the watertightness of the pool shell, and stabilize the shifting coping at the children's play pool.

The recommended testing and investigative work should be completed before finalizing the extent and methods of permanent repairs. The findings from these investigations will provide additional information necessary to determine whether any concealed or underlying conditions require further corrective action.

Please let us know if we can be of further assistance.

Site Visit By:

J Matthew Lowe, P.E.
mlowe@lowestructures.com



09.28.2026



11651 Central Pkwy,
Suite 106
Jacksonville, FL 32224
Ph: 904. 992.0377



Photo 1: Children's Play Pool



Photo 2: Damaged Coping and Waterline Tile



Photo 3: Damaged Coping and Waterline Tile



11651 Central Pkwy,
Suite 106
Jacksonville, FL 32224
Ph: 904. 992.0377

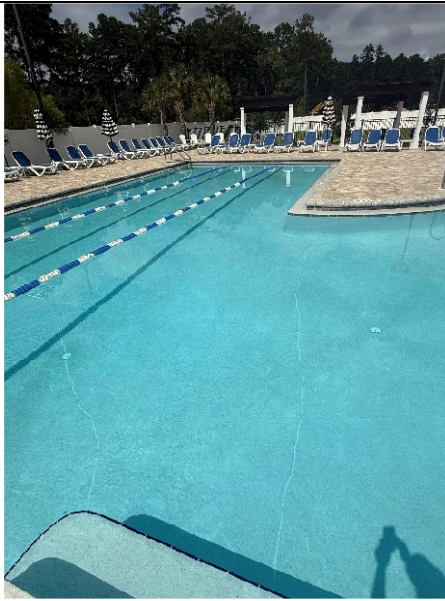


Photo 4: Crack Between Main Pool and Lap Pool



Photo 5: Crack Between Main Pool and Lap Pool



Photo 6: Lap Pool Floor Cracks

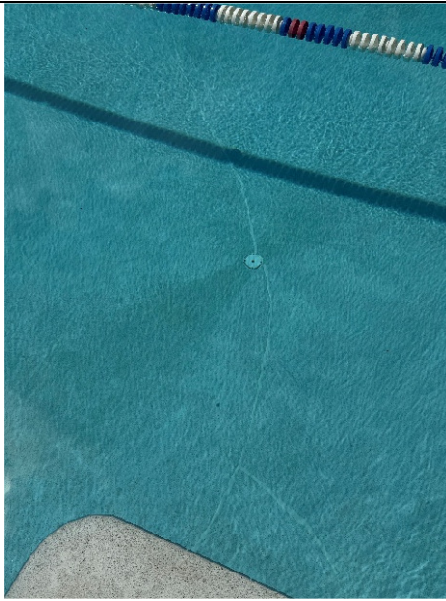


Photo 7: Lap Pool Floor Cracks



Photo 8: Lap Pool Floor Cracks

NINTH ORDER OF BUSINESS

B.

1.

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

C.

1.



Canopy Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – August 2026

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

Week 1 (August 3 – August 7)

Site Inspection Day – Tuesday, August 3

- **Time In: 9:00am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down umbrellas.
 - 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.
 - Put down ant killer on two active mounds.
 - Put previously ordered door mat outside the side entry door. Will return the other mat.
 - Attached door sweep to the outside men's restroom.





- Met Dickinson Landscape onsite to discuss quote to regrade the swale in Unit 3.
- General inspection of stormwater ponds #1 and E. Both ponds have minimal algae growth around the bank following recent treatment as expected.
- Went to each dogi-pot station and replaced all empty water bag dispensers.
- **Time Out: 10:45am**
- Phone call with Truly Tailored regarding dogi-pot stations being full. Also discussed plant replacement (OK'd muhly grass replacement), dead tree removal, and weed control services.
- Ordered dogi-pot waste bags from Amazon.
- Sent photo of the existing chemical controller to CES for them to generate a quote for system replacement.

Week 2 (August 10 – August 14)

- Received Massey's schedule for August. Forwarded to Truly Tailored for their reference.
- Received email from resident concerned with irrigation running in the Unit 3 common area. Responded to resident.

Site Inspection Day – Monday, August 10

- **Time In: 11:00am**
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down umbrellas.
 - 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.
 - Checked the timers.
- General inspection of stormwater ponds #1 and E. Algae is noted along the shoreline of stormwater pond #1. Will contact Solitude per their instructions from the last treatment.
- General inspection throughout the community. Removed temporary advertisement signs and picked up trash.
- **Time Out: 1:00pm**
- Furniture Leisure informed me payment was received for the three replacement umbrellas, and it has been processed to the factory floor.
- Phone call with Benson's regarding quote for maintenance services. Provided photos of the condensers.
- Ordered (2) replacement recessed lights for the amenity center and rust remover for the umbrella bases.
- Received "Report an Issue" regarding midge flies. Responded to the resident.
- Received email from resident regarding entry landscape bed. Forwarded email to Truly Tailored and responded to the resident.
- Received call from freight company to reschedule delivery of replacement playground equipment. Delivery now scheduled August 13.



- Turned on all amenity lights to check for bad bulbs. Replaced two bulbs. Found several recessed lights are out. Will place a bulk order as many under the lanai may need to be replaced soon.
- Met with Oasis Paverscapes to discuss washout behind the coping at the splash pad.
- Phone call with Truly Tailored and requested they lower the height of the vegetation around stormwater pond #1 to approximately 12 inches with an emphasis of trying to keep the clippings from getting into the pond.
- **Time Out: 1:40pm**
- Submitted request for quote for an annual inspection of the three amenity center fire extinguishers.
- Received report of algae in the pool. Forwarded concern to Premier Pools.
- Received City of Tallahassee notice for backflow testing. Contacted Tall Timbers Services to schedule inspection.
- Sent follow up email to Pro Playgrounds for playground equipment replacement installation.
- Accepted CES/Aquafinity proposal for the MR1 chemical controller per recommendation from Premier Pools.
- Sent follow up email to Ultimate Fencing regarding the back gate latch and panic bar replacement scheduling and quote for kiddie pool latch.
- Received “Report an Issue” regarding the main entry gate access and the gate between the pool and tennis court areas. Contacted Tekpro and responded to the resident regarding the plan of action.

Week 4 (August 24 – August 31)

- Additional communication between CES and Premier Pools regarding upcoming chemical controller delivery and installation.
- Contacted Hearth Patio regarding entry gas lantern repair.
- Scheduled chemical controller for Thursday, August 27.
- Reviewed the district’s utility accounts. The entry sign account (#100358382) shows slightly higher usage than previous month. Truly Tailored notified me of a potential water leak at the entry monument, which may be the cause of the slightly higher monthly charge. Will investigate during next site inspection visit. The other accounts show normal usage.
- Received “Report an Issue” regarding backed up toilet in the main amenity center building. Responded to the resident.

Site Inspection Day – Thursday, August 27

- **Time In: 9:30am**
- Met CES onsite for the installation of the new splash pad chemical controller.
- General inspection of the entire amenity center.
 - One of the inside toilets was clogged. Went to Lowes to purchase a plunger. Cleared the clog.
 - Rearranged pool deck furniture. Put down umbrellas.
 - 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.
 - Replaced one recessed light in the gym.

- Received report that the entry lights were not on at approximately 8:45pm, so checked the entry timer. The clock was running a little slow. Adjusted the current time. Will reset the clock in a few weeks with earlier sunsets.
- While at the entry monument, noticed the fountain waterfall had gaps in the water flow. Cleaned the waterfall of mildew/algae:



- After cleaning the waterfall, noticed one of the pumps had no water in its reservoir. Called Premier Pools. Turned the pump off at the breaker per their recommendation.
- Earlier this week, received report from Truly Tailored regarding a significant leak at the entry monument. They had shut the water off at the backflow. Turned the water back on to identify the source of the leak. Found broken mainline. Contacted All Pro for repair.
- **Time Out: 11:00am**
- **Time In: 1:45pm**
- General inspection of stormwater pond #1. Called Solitude technician regarding the smell and what treatments were performed on this pond. They explained the smell is the decaying algae following treatment. They also explained the treatment was for the grasses in the pond, shoreline weeds, and algae. While onsite, spoke to a resident regarding the pond.
- General inspection throughout the community. Picked up trash and temporary advertisement signs in the rights-of-way.
- Noticed the dogi-pot stations on Crestline were full. The trash bag for the one by the Fontana pond was not opened, so all waste bags were in the can. Removed all waste bags and put in new trash bag. Replaced waste bags in both stations. Contacted Truly Tailored about this issue again. Also, noticed a couple of Massey signs that were mowed over with pieces left on the turf. Requested Taylor talk to his crew about picking up trash before or after mowing.
- **Time Out: 3:45pm**



- Contacted R&R for an annual inspection of the amenity center fire extinguishers and emergency exit lighting.
- Contacted Main Cleaning for a quote to clean the carpets in the amenity center.
 - Scheduled cleaning on September 9th.
- Submitted BECS Technology warranty registration form for new splash pad chemical controller.
- Received email from resident to Massey regarding burned turf areas. Forwarded email to the district's service manager.
- All Pro repaired the broken mainline.
- Requested quote for (10) replacement recessed lights with black trim rings for under the lanai.

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



Canopy Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – September 2026

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

Week 1 (September 1 – September 4)

- Received quote for (10) recessed lights and black trim. Once received, will schedule electrician to install under the lanai.
- Discussion with City of Tallahassee Code Enforcement. Their office received a resident complaint regarding the condition of stormwater pond #1. Per Code Enforcement, there is no notice of violation. However, they recommend addressing the aquatic vegetation and cattails in the water. Both issues have already been addressed with Solitude. Will send another notice to Solitude with this information.
- Sent another follow up email to Pro Playgrounds for installation services.
- Accepted Fitness Pro quote for repair services for items identified during their August preventative maintenance visit (minor treadmill repairs).
- Sent follow up communication to Oasis Paverscapes regarding repair near the splash pad.
- Received “Report an Issue” regarding a clogged toilet in the clubhouse. Responded to the resident.

Site Inspection Day – Thursday, September 3

- **Time In: 12:30pm**
- Met All Pro onsite to review and provide direction on maintenance of the buffer around stormwater pond #1. Work is scheduled for tomorrow (9/4).
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down many umbrellas.
 - Verified correct operation of the kiddie pool self-close gate.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Picked up trash around the amenity center.
 - Replacement umbrellas were delivered. Checked all umbrellas on the pool deck and replaced two. The third umbrella was put in the inside storage closet.
- Checked the dogi-pot stations for replacement waste pick up bags. None were empty.
- Picked up trash on Crestline/Welaunee Blvd.
- Checked the entry fountain and repair work from last week.
- *(During time in and out, took two non-Canopy related phone calls which lasted 55 minutes)*
- **Time Out: 3:00pm**

- Contacted Premier Pools and requested they inspect pump #2.

Week 2 (September 7 – September 11)

- Holiday – Monday, September 7th.
- Accepted Premier Pools proposal to replace wet end of the fountain pump.
- Sent follow up email to BECS Technology regarding warranty registration for splash pad chemical controller.
 - Received response: “Received and filed.”
- Additional communication with Oasis Paverscapes regarding splash pad pavers.
- Received “Report an Issue” regarding midge flies in Unit 5. Responded to the resident and requested a photo of the midge flies.

Site Inspection Day – Wednesday, September 9

- **Time In: 8:55am**
- Met Main Cleaning Solutions onsite for carpet cleaning inside the clubhouse.



Before



After

- General inspection of the entire amenity center.
 - Rearranged pool deck furniture. Put down many umbrellas.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Picked up trash around the amenity center.
 - Sprayed one active wasp nest under the lanai.
 - Cleaned the outside of the double doors leading into the meeting room.
 - Was informed by Sue that one of the inside bathroom locks was not working properly. Made slight adjustment to both doors and verified correct operation of the locks.



- Noticed Alarm notice on the new chemical controller. Talked briefly with Premier Pools staff who were onsite for their normal service.
- Attempted to replace several recessed lights under the lanai. There is no slack in the connecting wire, so replacement will likely need to be done with two people with one in the attic. Will contact Joel Foy because one light is a different model, so it should be replaced with the same model as all the others. Four lights need to be replaced.
- Went into the attic space and noticed one of the condensers was dripping water and the drip pan was nearly full. Also noticed one thermostat was blank. Contacted Watts to schedule service. While on the phone, the unit turned on. Verified the thermostat was working again. They recommended keeping the system temperature low to keep the unit running. Service scheduled for tomorrow.
- Met Lowe Structures onsite to review the pool crack, repair, and plan of action moving forward. Will contact Gulf Coast Leak Detection to reevaluate the pool.
- Received several emails this morning regarding midge flies. Drove to Ardmore and spoke with a resident. Took photos of their front porch. Walked along Dove Pond and noticed flying insects in the tall grass. Contacted Lake Doctors to get their opinion. They will look at the site today and get back to me.
- Spoke with Supervisor Ghazvini regarding enhanced landscaping mowing area. The developer's crew is mowing around Dove Pond this week. Plan to meet next week to review mowing area. Also, will reevaluate the area for flying insects.
- Went back to the amenity center to check the air conditioning system. Two thermostats were blank. Assumed the one unit was off because of the kill switch; however, it continued leaking. Drove home to get my wet vac and then back to the amenity center. Vacuumed nearly two inches of water from the drip pan. Vacuumed the drainpipe outside the building. Lots of gunk. Went back into the attic and saw no leaking. The two previously blank thermostats were working again, and the system was cooling.
- **Time Out: 2:20pm**
- Submitted request to Leon County Mosquito Control for street-truck fogging on Ardmore, Sweet Meadow Vista, and Forest Lawn Terrace. Responded to several emails regarding midge flies in Unit 5.
 - Leon County Mosquito Control performed service on 09/09 around 10:00pm.
- Contacted Massey and Mosquito Joe for possible midge fly treatment options.
- Submitted online request for a quote to replace several damaged carpet tiles in the gym.
- Contacted Longview Land Clearing to schedule meeting next week to discuss enhanced landscape maintenance in Units 4 and 5.
- Solitude Lake Management treated both stormwater ponds: added dye and used an herbicide to treat for invasive and nuisance weeds on the shorelines of both ponds (work order 01031436).
- Contacted Gulf Coast Leak Detection to schedule an appointment for the pool.
- Contacted pool contractor regarding pool tile repair.
- Following yesterday's site inspection visit, met Watts on-site for one-time service. Technician tested amperage and added drain tablets. System is working properly (**on-site 3:30pm – 4:00pm**).
- Received "Report an Issue" regarding midge flies. Responded to the resident with actions taking over the last couple of days and plan moving forward.



Week 3 (September 14 – September 18)

- Received email regarding concern with landscape edging. Forwarded email and photos to Truly Tailored. Responded to the resident.
- Additional communication with pool contractor regarding pool tile repair.

Site Inspection Day – Monday, September 14

- **Time In: 12:55pm**
- Met with Longview Land Clearing to discuss getting a quote for enhanced landscaping services around the Dove Pond stormwater facilities.
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Picked up trash around the amenity center.
 - Checked all lights inside the clubhouse.
 - No issues to note with the HVAC system.
 - Blew leaves and mulch off the walking paths around the amenity center.
- General inspection of stormwater pond #1. Noted trash in the pond.
- Checked dogi-pot stations for waste bag replacement. Replaced rolls for the stations on Crestline and Sweet Ridge and on Meadow Vista.
- Reset the timer for the entry monument for have the lights and lanterns come on around 7:45pm.
- Discussion with Truly Tailored regarding schedule for pine straw replacement (~2-3 weeks, waiting on better quality pine straw), concern with recent resident interactions, crew to keep dogi-pot trash bags on the trucks, new plan of action for the no-mow zone around stormwater pond #1.
- R&R was onsite for the annual fire extinguisher inspections.
- **Time Out: 2:45pm**
- Hand-delivered check to the local Pro Playgrounds office for installation of replacement playground equipment.
- Received quote for enhanced landscape services around the Dove Pond stormwater facilities including service map. Forwarded information to the Chair.
- Compiled detailed email with photos and sent request for an account credit to Solitude account manager.
 - Email was forwarded to Solitude's district manager.
- Sent follow up email to vendor regarding gas lantern repair services.
- Received email from resident regarding replacement trees in Unit 4. Responded to resident with current plan of action.

Week 4 (September 21 – September 30)

- Received email from resident regarding midge flies. Responded to resident with recent actions.
- Sent follow up email to Rodenberry & Associates for a master plat map.
- Sent follow up communication regarding pool crack report.
- Accepted Pro Playgrounds proposal to install the replacement decking and bridge.

Site Inspection Day – Wednesday, September 23

- **Time In: 10:00am**

- Met Ultimate Fencing onsite for exit push bar and splash pad hinge replacement.
- General inspection of the entire amenity center.
 - Rearranged pool deck furniture.
 - Put down many umbrellas.
 - Picked up several items around the pool area and put them in the lost and found box.
 - Picked up trash around the amenity center.
 - Checked all lights inside the clubhouse.
 - Blew leaves and mulch off the walking paths around the amenity center.
 - Turned off the irrigation system.
- General inspection of stormwater ponds #1 and E.



- Requested Truly Tailored trim vegetation growing on the trail near stormwater pond #1 as well as vegetation growing over the fence at the amenity center.
- General inspection throughout the community.
- **Time Out: 12:30pm**
- During site inspection, heard the auto-fill water tank continuously turn on and off the flow of water. Also noticed a few pieces of equipment in the pump room appeared to have slight leaks. Emailed video and photos to Premier Pools and requested they investigate.
- Sent follow up email to Solitude regarding account credit.
- During general inspections, noted small pothole on Crestline Road. Submitted issue to the City of Tallahassee via DigiTally (reference # 18719337).
- Received response from Premier Pools. They submitted a proposal to fix the minor leaks in the equipment room and suggested contacting a leak detection company regarding the auto-fill.
 - Accepted proposal to fix the leaks in the equipment room.
 - Sent follow up email to Gulf Coast Leak Detection to schedule service.



- No follow up response from Gulf Coast Leak Detection. Contacted another vendor.
- Reviewed the district's utility accounts.
 - Sent City of Tallahassee Utilities an email regarding the gas billing on account 100358382. The billing is higher than normal, but it appears one gas meter was charged in error.
 - The City confirmed the gas meter reading.

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

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	FY26 Field Operations Management	Y		\$20,000		\$18,333	No charge for October 2025.
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 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 service and invoice.
6/10/26	Security	N		\$1,584	\$1,584		
8/12/26	FY27 Field Operations Management	Y		\$28,000		\$28,000	
8/12/26	HVAC Service Agreement	Y		\$797.88			Pending service and invoice.
8/12/26	Mulch replacement	N	NTE	\$4,000			Pending service and invoice.
TOTAL:				<u>\$239,362</u>	<u>\$39,134</u>	<u>\$139,093</u>	

NTE = Not To Exceed

D.



Canopy CDD

To: Board of Directors

From: Laura Kalinoski, Lifestyle Director

Subject: Operations Report- September 2026

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

Week 1 (Aug 31-Sept 6) 7 hrs

- Emailed Book Club, updated flyers 2 meetings date changes per members
- Worked on Lifestyle Mngmt Service Agreement (w/ Premier)
- Worked on calendar
- Book Club 9/1
- Emails with Residents about Book Club New Dates
- Updated Book Club Flyers and sent Book Club Emails
- 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
- City of Tallahassee Neighborhood of the year awards

Week 2 (Sept 7-13) 9.25 hrs

- City of Tallahassee Neighborhood of the year awards
- Mahjong Set Up
- Email with Resident Steve- 1 Oktoberfest guest
- Emails with Resident Katie about AirB&B
- Working on quotes & Ideas for Winter Social
- Oktoberfest Linen quotes
- Emails with new Resident- Cayle
- Tally Outdoor for Snow
- Working on E-Newsletter
- Email with Main setting up Clubhouse Pressure Washing for asap, 10/21,12/10,3/27,5/27 & 8/4
- Loaded new residents from HOA into Constant Contact



Week 3 (Sept 14-20) 9.5 hrs

- Mahjong Set Up
- Fire Extinguisher call and came and met for inspection
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Emails/ Calls with Senior Center about Opening Dates to share with Canopy
- Working on Koozies for Oktoberfest
- Emails with COT for Neighborhood of the year awards
- Final touches to Eblast Newsletter and Sent
- Canopy Bulletin Boards
- Emails with Resident Jeff about tree replacement
- Calls/Texts with Sean about Internet outage, went to Clubhouse and Reset
- Emails with Resident Brittany about Book Club

Week 4 (Sept 21-27) 10 hrs

- Mahjong Set Up
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Oktoberfest décor ideas, Diagrams and confirming vendors
- Calls with Senior Center about Ribbon Cutting
- Senior Center Ribbon Cutting
- Pressure Washing Meet 9/25
- Email, Call Texted photos to Corbin about Political signs

Week 5 (Sept 28-10/4) 11.25 hrs

- Mahjong Set Up
- Loaded new residents from HOA Docs to Constant Contact for E-Newsletters
- Set up Newsletter for October
- Book Club Update Emails
- Oktoberfest décor ideas
- New quotes for slap koozies for Oktoberfest
- Email with Resident Susan for Newsletter
- Email with Sue & Resident Lisa for Fall Community Garage Sale
- 10/1 Neighborhood of the year awards- Jake Gaither on Bragg Road won
- Follow up with Thomas & Corbin about Lifestyle Agreement
- Final install of Dove Pond Cove Mailbox Pavillion
- Research and quote for Fall Movie Night, Research Budget