CANOPY

Community Development District

NOVEMBER 4, 2026

AGENDA

Canopy
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
canopycdd.com

October 28, 2026

Board of Supervisors
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, November 4, 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 October 14, 2026 Meeting

   B. Balance Sheet as of September 30, 2026 and Statement of Revenues & Expenditures for the Period Ending September 30, 2026

   C. Allocation of Assessment Receipts

   D. Check Register

IV. Consideration of Resolution 2027-01, Amending the Fiscal Year 2026 Budget

V. Consideration of Reserve Study Proposals
   A. Custom Reserves

   B. Felten Property Assessment Team

   C. Reserve Advisors

VI. Ratification of Agreement with CALM III, LLC

VII. Update: Pool and Splash Pad and Actions Related Thereto

VIII. Staff Reports
A. Attorney

B. District Manager – Reminder of Ethics Training

C. Operations
1. Report

2. Pond Service Report

3. Board Approved Expenditures Report

D. Lifestyle *(under separate cover)*

IX. Other Business

X. Supervisors Requests

XI. Next Scheduled Meeting: January 13, 2026 at Canopy Amenity Center

XII. Adjournment

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, October 14, 2026 at 6:01 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Jennifer Kilinski	District Counsel
Taylor True	Truly Tailored Landscaping

FIRST ORDER OF BUSINESS **Roll Call**

Mr. deNagy called the meeting to order at 6:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

A resident stated Massey sprayed and now the grass is dead. What is the cost to install irrigation? Under the amenity center budget there is a separate line item for the lifestyle director; is the amenity staffing line item separate from the lifestyle director compensation? If it is, there is a surplus of almost $20,000 in amenity management, why isn't that offset with lifestyle management?

Mr. Ghazvini joined the meeting at this time.

Mr. deNagy stated the amenity management staffing was going to be Sue's time and I believe there was a not-to-exceed amount of $18,000 for that and part of that was going to be used to offset the contract with PaycheckGA, which is still pending but is on this agenda for the board to ratify. At this time the CDD has not paid for any amenity staffing through that lifestyle position. The activities line for fiscal year 2027 is $41,000 and that is strictly to put on your events.

A resident asked who are the officers of PaycheckGA?

Mr. Ghazvini stated apart from myself, Steve Ghazvini, Thomas Asbury, Pete Ghazvini, I'm not sure that is the whole list.

A resident asked you are discussing a contract with the Baycrest Corporation. Who are the officers?

Ms. Kilinski stated we are not discussing a contract with them. It is a repayment agreement from Baycrest to the District for potential construction defects, which we will get to in more detail on the agenda.

Mr. Ghazvini stated it is a commercial construction company in Tallahassee; I am one of the owners.

Mr. deNagy stated your landscape maintenance contactor, Taylor is here today.

Mr. True stated my professional opinion is you don't need weed spraying in a community without irrigation. The clubhouse is fine, but spraying the rights-of-way and other areas throughout the community is a waste of money. When they spray fertilizer or things to prevent weeds, pests and diseases, the sun burns it up and does what it does now. There are a lot of brown patches and that is from Massey specifically using a backpack sprayer.

Mr. Durie asked so you believe the killing of the grass is from a weed prevention spray or from a bug prevention spray?

Mr. True stated I have always used granular, which does not need to be watered in. It is not going to burn the grass.

Mr. Ghazvini asked if we don't resolve our water issues, what are our options if we want to limit the weeds? Is there a way to alleviate that problem, knowing we have this obstacle?

Mr. True stated just continuing to spray. Before I took over, we started increasing the cutting height on the mowers to get the grass to grow thicker. In doing so the low grass is thick. There are some weeds this time of year and that won't go away. For the most part there is a lot of centipede out there too and we do cut higher than previous companies have and it does force the grass to grow thicker and choke out the weeds. Without irrigation and without any chemical applied to it, that is the best bet right now. The thicker the grass is, the deeper the roots will go and the more resilient the grass will be. The lower you cut it, the more weeds and other things can pop up.

Mr. Durie asked is resodding an option or irrigation? What would you do in the rights-of-way?

Mr. True stated resodding would be cheaper than irrigation or continuing to spray. Eventually you are going to have some weeds.

Mr. Durie stated let's get a quote on resodding compared to irrigation or leaving it alone, which I don't think the residents want.

Mr. Ghazvini stated I want to discuss the contract with Massey. We have to have irrigation or discontinue spraying. Perhaps we need to discuss stopping Massey for now and decide that tonight. I envision that would allow the dollars allocated in the budget to go towards resodding some areas or irrigation in some locations.

Mr. deNagy stated the termination clause requires the district to provide 30 days' notice of termination without cause.

Mr. Durie stated I agree with moving forward with the termination, but we still need to find somebody to do ant management because that is a big issue in the community. See if we can get quotes by the next meeting for all common areas, mostly where people walk.

> On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor staff was authorized to send a 30-day notice of termination without cause to Massey.

Mr. deNagy stated staff has direction to get two quotes for pest management and sod replacement and we will try to bring that back at your next meeting.

Mr. True left the meeting at this time.

THIRD ORDER OF BUSINESS Approval of Consent Agenda

- **A. Approval of 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 – Non-Developer Related Expenses**

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

FOURTH ORDER OF BUSINESS **Approval of Check Register - Developer Related Expenses**

This item was removed from the agenda.

FIFTH ORDER OF BUSINESS **Ratification of Lifestyle Management Services Agreement with PaycheckGA**

Ms. Kilinski stated just a reminder that a resident asked the question about officers, which is why, whenever this agreement, the scope of services, or the staff role has been on the agenda, neither Jason nor Thomas has participated in those conversations or voted on those matters. They already have a continuing Form 8B on record with the district for this conflict, and they will not vote on this item.

Mr. Thomson moved to ratify the lifestyle management services agreement with PaycheckGA.

A resident asked can I ask a question about this agreement?

Mr. Durie stated just to be clear, all this does is take services the CDD has been utilizing and document them as a CDD expense, and the LLC is the service organization that we are going to be compensating.

Ms. Kilinski stated yes. Back about a year or year and a half ago, our concern as staff was that you have a vendor using district facilities, getting reimbursed with district funds, which are governmental funds, and hosting district events, particularly events serving alcohol, where we don't have insurance from the vendor and we don't have a scope of services for how those events are going to be run. There has been a lot of work on Laura's part to make sure they had an LLC and the requisite insurance, and it has taken about 8 months to get the insurance conforming to the requirements that are traditional in an amenity contract. We thought it was important for you to have an agreement; they thought it was important to understand what their roles and responsibilities were. We had conversations about what is the job description, what are the job

expectations to make sure we are both clear on that. This agreement is meant to document all of the work you did over the last year to clarify roles and responsibilities.

Mr. Thomson asked is Laura an employee or a member of the LLC?

Ms. Kilinski stated she is not listed as an officer, so I can't answer whether she receives a 1099 or a regular paycheck. It is not specific to her, though; from our perspective, this company is providing the services, and if they decide Laura is not going to be there, then this company either terminates that agreement or says here is a new employee. The contract is with this company, not with an individual person.

Mr. Thomson stated and they are providing the services for the events.

Ms. Kilinski stated right. The scope of services at the end, which covers the programming, the coordination with clubs and resident events, the distribution of newsletters, and everything else that has been going on, is meant to memorialize what she said she was doing and what we heard you wanted her to do. This scope and form of agreement have been on prior agendas and have not changed since you last saw them.

Mr. Durie seconded the motion.

Ms. Kilinski stated the district has not been charged anything pending this agreement. All the way through September there was no charge to the district. This agreement will now pick up the compensation included in your fiscal year 2027 budget.

A resident stated my question is, this company is going to hire someone similar to Laura. Does the CDD have any input if their employee is not doing the job or is not well received by the community? Do we have to go through a whole cancellation of this contract, or can the person just be removed? Will this company do something to resolve that issue?

Ms. Kilinski stated most of our district clients have third party contractors and very few districts have direct employees. The reason is to protect the district from having an employment relationship. It is a lot of protection to say we are not in the employment business, we are not in the retention business, not in the training business, we are not in the HR business. If you have a performance problem, just like with landscaping, we would give a deficiency notice. You can give the feedback that we don't think this is working; here is what we want to see. We wouldn't tell them to hire this person or a new person, because that would put the district in the position of

potentially acting like an employer. There are several factors under the law on whether, despite a contract, an entity is acting as a co-employer, and that is a huge one, dictating who you want onsite specifically. We would give them a deficiency notice; if they don't respond, then you have 30 days to terminate this contract. It is going to take at least that long or longer to find somebody who does this kind of work. You want a little bit of protection so you don't have instantaneous cancellation, and it would be that sort of evaluation.

On voice vote with two in favor and Mr. Ghazvini and Mr. Asbury abstaining due to a conflict of interest, the motion passed.

SIXTH ORDER OF BUSINESS Discussion of Canopy Pool and Splash Pad

A. Consideration of Responsibility and Funding Agreement with Baycrest Corporation

Mr. deNagy stated Jason won't be able to comment on this because he is an officer of Baycrest Corp. This is a funding agreement between the Canopy CDD and Baycrest Corporation Baycrest was the general contractor for this amenity center, including the pool. I don't know that they were necessarily the pool builder, but we have had discussion about the issues with the crack in the pool. It has been a lot of work to get where we are now. There are a couple of reports in your agenda package, one from Ursin Aquatic Solutions which kicked off the discussion of how we want to go about fixing the crack, and we have a report from Lowe Structures, Inc. I met with Matt Lowe and since his report I am seeing some issues with the coping around both the splash pad and the pool.

I have been in contact with Jennifer and we talked about this a number of times. This responsibility and funding agreement with Baycrest is meant to reimburse the district for any costs associated with the defect notices that have gone out and for any costs associated with repairs up to this point. We sent two defect notices to Baycrest Corporation. We are keeping track of all the expenses the district has incurred, which include Jennifer's time as Counsel, the Ursin Aquatic Solutions report, the Lowe Structures report, and Gulf Coast Leak Detection. If we can get this agreement executed, we will go back to Baycrest for reimbursement of those costs.

Ms. Kilinski stated in or around 2025 when the first crack arose, we realized there was likely some kind of defect. Because it could be a construction defect or a design defect, we sent original notices to both the architect of record and the amenity site contractor. The district publicly

bid this project and went through a normal RFP process, my recollection is Baycrest was the only entity that proposed. The architect told us he was not involved in the design of the pool and Baycrest was involved in the actual construction, but they subcontracted it. From the district's perspective we had a contract with Conn Architects as architect and Baycrest as construction contractor. They are responsible for honoring any construction or design defect. I have talked to the owner of Conn several times and he is very concerned about this, largely because he has to keep claiming that there is potential design defect on his insurance. He has represented to us that Baycrest has talked to him and said they are going to take care of it. Corbin also talked to Baycrest several months ago, and at their request, and because we thought it was in the district's best interest, the idea was to figure out what the district wanted from a fix. There are two ways to do that, you have the contractor saying here is the fix as we see it and fixes it, but you always have the concern of whether that is really the fix, because then. We agreed the district would hire an independent engineer, but it has been a struggle to find someone willing to work on a pool. There are only a few engineers qualified to evaluate pools, and because there is a likely defect, they know there could be litigation, so they are hesitant to be engaged. We found somebody who was able to give the two reports. We are hoping to hear from Baycrest this week. The intent with the payment agreement is that it be a collaborative process. We haven't had a response yet.

Mr. Thomson asked do we know what has been spent to date?

Mr. deNagy stated I think it is around $8,000 right now.

Ms. Kilinski stated if we don't hear back in November based on the reports that we reviewed, the pool deck appears to be rapidly expanding, and it could be a significant cost if they remove all the coping and put in an expansion joint, which is basically a pool rebuild.

I would like you to approve the agreement in substantial form. I have not received any feedback on it yet, and we may end up with a negotiated form of the agreement.

> On MOTION by Mr. Thomson seconded by Mr. Durie with all in favor and Mr. Ghazvini abstaining due to a conflict of interest, the responsibility and funding agreement with Baycrest Corporation was approved in substantial form and Mr. Durie was authorized to work with staff on this item.

B. Ursin Aquatic Solutions Report

C. Lowe Structures, Inc. Report

A copy of the reports was included in the agenda package.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with CALM III, LLC**

Mr. deNagy stated you have a field operation services agreement with GMS. My company is breaking out contracts between district management services and field operation services. District management services will still be with GMS, and we would like to move field operation services to CALM III, which is a related company of GMS but more focused on community and lifestyle management. Nothing changes in terms of scope, personnel or compensation, instead of GMS it will be CALM III. We are still working through some of the nuances but agreement-wise, it is essentially the same thing. There will be no expense to the district for district counsel services, GMS will reimburse the district.

> On MOTION by Mr. Thomson seconded by Mr. Ghazvini with all in favor the agreement with CALM III, LLC was approved and Mr. Ghazvini was authorized to execute the agreement upon review and approval by District Counsel.

EIGHTH ORDER OF BUSINESS **Discussion of Forest Fern Trail Connection**

Mr. deNagy stated Supervisor Thomson requested this item be on the agenda.

Mr. Thomson stated I know there was a lot of discussion with the City about the Dempsey Mayo extension. There was some discussion that if and when the Dempsey Mayo connection utility work was done, the utility box in front of Forest Fern could be relocated and Forest Fern could then be paved and opened. I don't know where that came from. I asked Corbin to do some research into that.

Mr. deNagy stated the City told me it is the developer's responsibility to finish Forest Fern Trail and if I recall correctly, they were waiting on the final 40 or so lots to be platted and that would trigger the connection. We sometimes get the plats and can see where the district is going to be next tax season. I don't know where we are in terms of the 40 lots.

Mr. Ghazvini stated the historic synopsis on how it got there is, City Electric does not do their design with your permit. We had a permit for Unit 4, the City was bringing their electric down Welaunee Boulevard, even though our plan had Forest Fern connecting at Welaunee Boulevard, they set their equipment in the road they approved a permit for. When we brought this

to their attention, they said the system would be looped. They have expressed to me that to move that equipment so it is not in conflict with the road, without a secondary connection would mean taking power away from homeowners, which is an unacceptable path. They are trying to work towards what is our secondary connection. To your point, you are not wrong. In their minds, at some point we may make this connection at Dempsey Mayo but they don't have the money allocated to move forward on that project. It is a small section of road and the cost is not prohibitive to us, it is the fact we need that equipment moved to make that connection. We need City Electric and City Roads Management to have this conversation to relocate those boxes without disconnecting power to homes.

Mr. Thomson asked is there anything the district can do to move this along?

Ms. Kilinski stated the board can, but it is typically far more persuasive for you to get all your neighbors, who are constituents, to let the City Commission and Growth Management know. There are very few governments in Florida who are not motivated by constituent feedback.

Mr. Ghazvini stated even if we got something from the homeowners, such as a signature list, I could help with the letter we give everybody. I will deliver the letter to staff so they know that enough people consider it necessary, but nobody is acting.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Kilinski stated just a reminder that you need to complete your ethics training by the end of the year.

B. Manager

1. Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the fiscal year 2026 goals and objectives were approved.

C. Operations

1. Report

Mr. deNagy reviewed the operations reports for August and September, reported on issues with the chemical controller for the splash pad and authorized the installation of a new one, which

has been completed, was authorized to obtain quotes for a reserve study and reported unauthorized after-hours access to the pool

2. Pond Service Report

A copy of the Solitude Lake Management report will be sent out to the board under separate cover.

3. Board Approved Expenditures Report

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

D. Lifestyle

A copy of the Lifestyle report for September 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

Mr. Thomson stated I want to thank Corbin for getting the signage in the roundabout, which was not an easy accomplishment, and requested that about a foot of the viburnum be removed at Day Garden and Dempsey Mayo for line-of-sight issues.

A resident asked when do the tax bills go out for the CDD fees?

Mr. deNagy stated the tax collector should have it. Tax bills go out November 1st.

Mr. Durie stated a couple of neighbors are not happy with the Dove Pond bushhogging.

Mr. Ghazvini stated I have spoken with the contractor, and he is working towards a schedule, and I will meet with them onsite.

A resident stated that on the big pond there are concrete drains and it is about 30" deep and it could be dangerous if a kid fell in.

Mr. Ghazvini stated the webbing on the top of the drain is dictated by the City of Tallahassee and I don't think the City would disagree if we had safety concerns and would like to do something different. I don't know the best way to tackle that. I can put an email together and ask the City those questions.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – November 4, 2026 at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled for November 4, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor the meeting adjourned at 7:45 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Canopy
Community Development District

Unaudited Financial Reporting
September 30, 2026

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Canopy
Community Development District
Balance Sheet
September 30, 2026

Governmental Fund Types

	General Fund	*Debt Service*	*Capital Reserve*	*Capital Projects*	*Totals (memorandum only)*
Assets					
Cash					
Operating	$41,120	----	----	----	$41,120
SBA	$162,231	----	$83,665	----	$245,896
Capital Reserve	----	----	$244	----	$244
Welaunee	----	----	----	----	$0
Assessment Receivable	----	----	----	----	$0
Due from Developer	$0	$0	----	----	$0
Due from General Fund	----	$686	----	----	$686
Due from Debt Service	----	----	----	----	$0
Due from Other	----	----	----	----	$0
Investments:					
Series 2018 A1 & A2:					
Reserve A1	----	$82,103	----	----	$82,103
Revenue A1	----	$80,445	----	----	$80,445
Revenue A2	----	$76,778	----	----	$76,778
Interest A2	----	----	----	----	$0
Prepayment A2	----	$128,117	----	----	$128,117
Acquisition & Construction	----	----	----	$14,610	$14,610
Series 2018 A3:					
Reserve	----	$104,688	----	----	$104,688
Revenue	----	$156,802	----	----	$156,802
Interest	----	----	----	----	$0
Acquisition & Construction	----	----	----	$8,964	$8,964
Series 2018 A4:					
Reserve	----	$32,714	----	----	$32,714
Revenue	----	$75,655	----	----	$75,655
Acquisition & Construction	----	----	----	$9,991	$9,991
Prepaid Expenses	$12,587	----	----	----	$12,587
Total Assets	**$215,938**	**$737,989**	**$83,909**	**$33,564**	**$1,071,400**
Liabilities					
Accounts Payable	$10,769	----	----	----	$10,769
Due to Debt Service	$686	----	----	----	$686
Due to Capital	----	----	----	----	$0
Due to Developer	----	----	----	----	$0
Deferred Revenue	$0	$0	----	----	$0
Due to General Fund	----	----	----	----	$0
FICA Payable	$122	----	----	----	$122
Total Liabilities	**$11,577**	**$0**	**$0**	**$0**	**$11,577**
Fund Equity					
Fund Balances					
Unassigned	$191,773	----	$83,909	----	$275,682
Nonspendable- Prepaid	$12,587	----	----	----	$12,587
Restricted for Capital Projects	----	----	----	$33,564	$33,564
Restricted for Debt Service	----	$737,989	----	----	$737,989
Total Fund Equity	**$204,361**	**$737,989**	**$83,909**	**$33,564**	**$1,059,822**
Total Liabilities, Fund Equity, Other	**$215,938**	**$737,989**	**$83,909**	**$33,564**	**$1,071,400**

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

	Adopted Budget	Prorated Budget 09/30/26	Actuals 09/30/26	Variance
Revenues				
Maintenance Assessments- Tax Roll	$ 563,295	$ 563,295	$ 579,405	$ 16,110
Maintenance Assessments- Direct Bills(Ox Bottom)	$ 63,044	$ 63,044	$ 57,790	$ (5,254)
Assessments - Lot closings	$ -	$ -	$ 128	$ 128
Interest - SBA	$ 10,000	$ 10,000	$ 5,590	$ (4,410)
Developer Contributions	$ 48,795	$ 48,795	$ -	$ (48,795)
Miscellaneous Revenue	$ 3,500	$ 3,500	$ 10,950	$ 7,450
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**	**$ 773,654**	**$ 779,161**	**$ 5,507**
Expenditures				
Administrative				
Supervisor Fees	$ 3,200	$ 3,200	$ 3,200	$ -
FICA	$ 245	$ 245	$ 245	$ 0
Engineering	$ 10,000	$ 10,000	$ -	$ 10,000
Arbitrage	$ 450	$ 450	$ 450	$ -
Assessment Roll	$ 2,500	$ 2,500	$ 2,500	$ -
Dissemination	$ 8,900	$ 8,900	$ 8,900	$ (0)
Amortization Schedule	$ 2,000	$ 2,000	$ 850	$ 1,150
Attorney	$ 39,000	$ 39,000	$ 51,880	$ (12,880)
Annual Audit	$ 4,600	$ 4,600	$ 4,700	$ (100)
Trustee Fees	$ 10,500	$ 9,920	$ 9,920	$ -
Management Fees	$ 46,000	$ 46,000	$ 46,000	$ 0
Information Technology	$ 4,360	$ 4,360	$ 4,360	$ 0
Travel	$ -	$ -	$ -	$ -
Telephone	$ 150	$ 150	$ 74	$ 76
Postage	$ 1,000	$ 1,000	$ 1,625	$ (625)
Printing & Binding	$ 750	$ 750	$ 1,209	$ (459)
Insurance-Liability	$ 6,070	$ 6,070	$ 4,319	$ 1,751
Legal Advertising	$ 1,500	$ 1,500	$ 1,167	$ 333
Other Current Charges	$ 3,000	$ 3,000	$ 708	$ 2,292
Office Supplies	$ 250	$ 250	$ 529	$ (279)
Dues, License, & Subscriptions	$ 175	$ 175	$ 175	$ -
Administration Subtotal	**$ 144,650**	**$ 144,070**	**$ 142,812**	**$ 1,258**
Common Area Maintenance:				
Field Services	$ 30,000	$ 30,000	$ 18,333	$ 11,667
Porter Services	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 194,880	$ 194,880	$ 195,254	$ (374)
Landscape Contingency	$ 25,000	$ 25,000	$ 29,090	$ (4,090)
Plant Replacement	$ 7,500	$ 7,500	$ -	$ 7,500
Weed Control	$ 75,000	$ 75,000	$ 52,762	$ 22,238
Irrigation Repairs	$ -	$ -	$ 4,315	$ (4,315)
Wetland Maintenance	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ 5,065	$ (5,065)
Repairs and Maintenance	$ 15,000	$ 15,000	$ 11,789	$ 3,211
Operating Supplies	$ 1,500	$ 1,500	$ -	$ 1,500
Contingency	$ 10,000	$ 10,000	$ 13,255	$ (3,255)
Total Common Area Maintenance	**$ 358,880**	**$ 358,880**	**$ 329,864**	**$ 29,016**

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

	Adopted Budget	Prorated Budget 09/30/26	Actuals 09/30/26	Variance
Amenity Center:				
Amenity Management Staffing	$ 35,000	$ 35,000	$ 13,720	$ 21,280
Janitorial	$ 17,500	$ 17,500	$ 9,474	$ 8,026
Landscape Maintenance	$ -	$ -	$ -	$ -
Pool Maintenance	$ 31,500	$ 31,500	$ 31,350	$ 150
Pool Chemicals	$ -	$ -	$ -	$ -
Pool Permits	$ 750	$ 750	$ 775	$ (25)
Utilities	$ 39,500	$ 39,500	$ 30,713	$ 8,787
Trash	$ 2,400	$ 2,400	$ 418	$ 1,981
Pest Control	$ 1,200	$ 1,200	$ 839	$ 361
Termite Bond	$ 375	$ 375	$ -	$ 375
Insurance - Property	$ 15,500	$ 15,500	$ 12,936	$ 2,564
Cable/Internet	$ 3,900	$ 3,900	$ 3,430	$ 470
Access Cards	$ 2,500	$ 2,500	$ -	$ 2,500
Activities	$ 39,000	$ 39,000	$ 34,512	$ 4,488
Security/Alarms/Repair	$ 4,000	$ 4,000	$ 4,071	$ (71)
Repairs and Maintenance	$ 15,000	$ 15,000	$ 30,597	$ (15,597)
Office Supplies	$ 2,000	$ 2,000	$ -	$ 2,000
Holiday Decorations	$ 5,000	$ 5,000	$ 283	$ 4,717
Contingency	$ 5,000	$ 5,000	$ 5,100	$ (100)
Total Amenity Center	**$ 220,124**	**$ 220,124**	**$ 178,218**	**$ 41,906**
Other				
Contingency	$ -	$ -	$ -	$ -
Capital Reserve	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**
Total Expenditures	**$ 773,654**	**$ 773,074**	**$ 700,894**	**$ 72,180**
Excess Revenues/ (Expenditures)	**$ -**		**$ 78,267**	
Beginning Fund Balance	**$ -**		**$ 126,094**	
Ending Fund Balance	**$ -**		**$ 204,361**	

Canopy
Community Development District
Capital Reserve
Statement of Revenues & Expenditures
For the Period Ending September 30, 2026

	Adopted Budget	Prorated Budget 9/30/26	Actual 9/30/26	Variance
Revenues				
Operating Transfer In	$ 50,000	$ 50,000	$ 50,000	$ -
Interest Income	$ 1,500	$ 1,500	$ 2,299	$ 799
Total Revenues	**$ 51,500**	**$ 51,500**	**$ 52,299**	**$ 799**
Expenditures				
Capital Outlay	$ -	$ 8,035	$ 8,035	$ -
Other Current Charges	$ 540	$ 540	$ 542	$ (2)
Total Expenditures	**$ 540**	**$ 540**	**$ 8,577**	**$ (2)**
Excess Revenues/(Expenditures)	**$ 50,960**		**$ 43,722**	
Beginning Fund Balance	**$ 39,496**		**$ 40,187**	
Ending Fund Balance	**$ 90,456**		**$ 83,909**	

Canopy
Community Development District
Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending September 30, 2026

	Adopted Budget	Prorated Budget 9/30/26	Actual 9/30/26	Variance
Revenues				
Special Assessments- Tax Roll	$ 96,790	$ 96,790	$ 122,861	$ 26,071
Special Assessments- Direct A1	$ 67,518	$ 67,518	$ 32,500	$ (35,018)
Special Assessments- Direct A2	$ 182,000	$ 182,000	$ 125,156	$ (56,844)
Special Assessments- Prepayments	$ -	$ -	$ 1,057,167	$ 1,057,167
Interest Income	$ 4,500	$ 4,500	$ 18,587	$ 14,087
Total Revenues	**$ 350,808**	**$ 350,808**	**$ 1,356,271**	**$ 1,005,463**
Expenditures				
Interfund Transfer Out	$ 600	$ 600	$ 2,968	$ (2,368)
Series 2018A-1				
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	$ -
Series 2018A-2				
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**	**$ 1,309,688**	**$ (966,669)**
Excess Revenues/(Expenditures)	**$ 8,390**		**$ 46,583**	
Beginning Fund Balance	**$ 230,481**		**$ 321,024**	
Ending Fund Balance	**$ 238,871**		**$ 367,607**	

Due from Gf	$ 164
Reserve A1	$ 82,103
Revenue A1	$ 80,445
Revenue A2	$ 76,778
Interest A2	----
Prepayment A2	$ 128,117
Total	**$ 367,607**

Canopy
Community Development District
Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending September 30, 2026

	Adopted Budget	Prorated Budget 9/30/26	Actual 9/30/26	Variance
Revenues				
Special Assessments- Tax Roll	$ 140,477	$ 140,477	$ 325,294	$ 184,817
Special Assessments- Direct Bills	$ 68,898	$ 68,898	$ -	$ (68,898)
Interest Income	$ 3,500	$ 3,500	$ 7,410	$ 3,910
Total Revenues	**$ 212,875**	**$ 212,875**	**$ 332,703**	**$ 119,828**
Expenditures				
Interfund Transfer Out	$ 750	$ 750	$ 3,785	$ (3,035)
Series 2018A-3				
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**	**$ 211,688**	**$ 214,722**	**$ (3,035)**
Excess Revenues/(Expenditures)	**$ 1,187**		**$ 117,981**	
Beginning Fund Balance	**$ 140,169**		**$ 143,941**	
Ending Fund Balance	**$ 141,356**		**$ 261,922**	

Due From GF	$ 433
Due to GF	$ -
Due to Developer	$ -
Reserve	$ 104,688
Revenue	$ 156,802
Interest	----
Assessment Receivable	----
Total	**$ 261,922**

Canopy
Community Development District
Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending September 30, 2026

	Adopted Budget	Prorated Budget 9/30/26	Actual 9/30/26	Variance
Revenues				
Special Assessments- Tax Roll	$ 65,612	$ 65,612	$ 67,284	$ 1,673
Interest Income	$ 500	$ 500	$ 3,646	$ 3,146
Total Revenues	**$ 66,112**	**$ 66,112**	**$ 70,930**	**$ 4,819**
Expenditures				
Interfund Transfer Out	$ 250	$ 250	$ 1,183	$ (933)
Series 2018A-4				
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**	**$ 64,545**	**$ 65,478**	**$ (933)**
Excess Revenues/(Expenditures)	**$ 1,566**		**$ 5,452**	
Beginning Fund Balance	**$ 70,528**		**$ 103,007**	
Ending Fund Balance	**$ 72,094**		**$ 108,459**	

Due from General	$ 90
Reserve	$ 32,714
Revenue	$ 75,655
Total	**$ 108,459**

Canopy
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending September 30, 2026

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4
Revenues			
Interest Income	$460	$338	$331
Developer Contributions	$0	$0	$0
Interfund Transfer In	$2,968	$3,785	$1,183
Total Revenues	**$3,428**	**$4,122**	**$1,514**
Expenditures			
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**
Other Sources/(Uses)			
Transfer In/Out	$0	$0	$0
Total Other Sources/ (Uses)	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$3,428**	**($5,170)**	**$1,514**
Beginning Fund Balance	**$11,181**	**$14,134**	**$8,477**
Ending Fund Balance	**$14,610**	**$8,964**	**$9,991**

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
Assessments - Lot Closings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 128	$ 128
Interest - SBA	$ 415	$ 280	$ 279	$ 272	$ 244	$ 396	$ 579	$ 596	$ 581	$ 625	$ 689	$ 635	$ 5,590
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Income	$ -	$ 10,000	$ -	$ 100	$ -	$ -	$ 200	$ 300	$ -	$ -	$ 150	$ 200	$ 10,950
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**	**$ 962**	**$ 779,161**
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	$ 742	$ 8,900
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	$ 1,797	$ 51,880
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	$ 3,833	$ 46,000
Information Technology	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 4,360
Travel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Telephone	$ -	$ -	$ -	$ 1	$ -	$ 29	$ -	$ 37	$ -	$ -	$ -	$ 8	$ 74
Postage	$ 43	$ 75	$ 54	$ 166	$ 113	$ 49	$ 84	$ 26	$ 665	$ 129	$ 163	$ 58	$ 1,625
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	$ 45	$ 708
Office Supplies	$ 1	$ 0	$ 1	$ 0	$ 0	$ 1	$ 0	$ 524	$ 1	$ 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**	**$ 6,847**	**$ 142,812**
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	$ 1,667	$ 18,333
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	$ 16,240	$ 195,254
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	$ 5,479	$ 52,762
Irrigation Repairs	$ -	$ -	$ -	$ 3,616	$ 614	$ -	$ -	$ 85	$ -	$ -	$ -	$ -	$ 4,315
Irrigation - Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Wetland Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ 2,900	$ -	$ 245	$ 245	$ 245	$ 245	$ 245	$ 940	$ 5,065
Dove Pond Dam Surety Bond	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs and Maintenance	$ 325	$ 1,980	$ 2,609	$ 325	$ 1,050	$ 325	$ 392	$ 658	$ 1,609	$ 852	$ 599	$ 1,065	$ 11,789
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**	**$ 25,391**	**$ 329,864**

Canopy
Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Amenity Center:													
Amenity Management Staffing	$ 840	$ 780	$ 640	$ 700	$ 700	$ 920	$ 1,300	$ 1,820	$ 1,400	$ 1,500	$ 1,720	$ 1,400	$ 13,720
Janitorial	$ 849	$ 750	$ 750	$ 750	$ 943	$ 750	$ 787	$ 750	$ 896	$ 750	$ 750	$ 750	$ 9,474
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	$ 2,600	$ 31,350
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	$ 3,828	$ 30,713
Gas	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trash	$ 33	$ 33	$ 33	$ 33	$ 33	$ 36	$ 36	$ 36	$ 36	$ 36	$ 36	$ 36	$ 418
Pest Control	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 325	$ 364	$ 839
Termite Bond	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance - Property	$ 12,936	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,936
Cable/Internet	$ 280	$ 285	$ 285	$ 285	$ 285	$ 285	$ 285	$ 285	$ 285	$ 290	$ 290	$ 290	$ 3,430
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	$ 180	$ 4,071
Repairs and Maintenance	$ 695	$ 3,243	$ 1,078	$ 2,473	$ 3,152	$ 1,277	$ 2,793	$ 4,522	$ 263	$ 1,281	$ 5,211	$ 4,609	$ 30,597
Office Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Decorations	$ -	$ -	$ 283	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 283
Contingency	$ 538	$ -	$ -	$ -	$ -	$ 38	$ -	$ 80	$ -	$ 1,445	$ -	$ 3,000	$ 5,100
Total Amenity Center	**$ 25,880**	**$ 8,571**	**$ 12,836**	**$ 7,569**	**$ 10,013**	**$ 9,299**	**$ 16,960**	**$ 24,382**	**$ 9,971**	**$ 20,111**	**$ 15,569**	**$ 17,057**	**$ 178,218**
Other													
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**	**$ 52,371**	**$ 49,294**	**$ 700,894**
Excess Revenues / (Expenditures)	**$ (65,491)**	**$ (15,494)**	**$ 272,442**	**$ 77,089**	**$ (41,867)**	**$ (51,033)**	**$ (34,567)**	**$ 122,183**	**$ (35,361)**	**$ (39,293)**	**$ (45,311)**	**$ (48,332)**	**$ 78,267**

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	
	6.150%
INTEREST RATE:	5/1/2049
MATURITY DATE:	NOT SECURED - N/A
RESERVE FUND DEFINITION	$0
RESERVE FUND REQUIREMENT	$0
RESERVE FUND BALANCE	$0
BONDS OUTSTANDING - 11/08/18	$5,480,000
LESS: SPECIAL CALL - 05/01/19	($110,000)
LESS: SPECIAL CALL - 08/01/19	($305,000)
LESS: SPECIAL CALL - 11/01/19	($405,000)
LESS: SPECIAL CALL - 02/01/20	($60,000)
LESS: SPECIAL CALL - 05/01/20	($10,000)
LESS: SPECIAL CALL - 08/01/20	($75,000)
LESS: SPECIAL CALL - 02/01/21	($30,000)
LESS: SPECIAL CALL - 05/01/21	($30,000)
LESS: SPECIAL CALL - 08/01/21	($265,000)
LESS: SPECIAL CALL - 11/01/21	($55,000)
LESS: SPECIAL CALL - 02/01/22	($170,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	($55,000)
LESS: SPECIAL CALL - 05/01/22	($185,000)
LESS: SPECIAL CALL - 08/01/22	($240,000)
LESS: SPECIAL CALL - 11/01/22	($165,000)
LESS: SPECIAL CALL - 02/01/23	($145,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	($45,000)
LESS: SPECIAL CALL - 05/01/23	($785,000)
LESS: SPECIAL CALL - 08/01/23	($10,000)
LESS: SPECIAL CALL - 02/01/24	($10,000)
LESS: PRINCIPAL PAYMENT - 05/01/24	($35,000)
LESS: PRINCIPAL PAYMENT - 05/01/25	($40,000)
LESS: SPECIAL CALL - 08/01/25	($40,000)
LESS: SPECIAL CALL - 11/01/25	($10,000)
LESS: SPECIAL CALL - 02/01/26	($80,000)
LESS: PRINCIPAL PAYMENT - 05/01/26	($40,000)
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%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Interest*	*Net Receipts*	*O&M Portion*	*2018A-1 Debt Service Portion*	*2018A-3 Debt Service Portion*	*2018A-4 Debt Service Portion*	*Total*
11/20/25	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.

Canopy

Community Development District

Check Register Summary

September 1, 2026 to September 30, 2026

Bank	Date	Check No.'s		Amount
General Fund	9/2/26	1067-1072	$	3,101.13
	9/15/26	1073-1086	$	38,694.57
	9/22/26	1087-1090	$	4,067.25
	9/29/26	1091-1093	$	4,290.00
	9/30/26	1094-1095	$	12,949.53
		Subtotal	$	62,857.48
			$	**62,857.48**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** CANOPY CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00089	7/01/26	PSI28086	202607	320	53800-47000				V	245.00-		
		JUL26 LAKE MAINTENANCE											
									SOLITUDE LAKE MANAGEMENT LLC			245.00-	001049
9/02/26	00045	8/24/26	278765	202607	330	53800-60000				*	195.00		
		JUL26 PREVENTATIVE MAINT											
									ALLWAYS IMPROVING LLC FITNESS PRO			195.00	001067
9/02/26	00069	9/01/26	2234	202608	330	53800-12100				*	1,720.00		
		AUG26 AMENITY MANAGEMENT											
									LEWIS ASSOCIATION PROPERTY MGMT LLC			1,720.00	001068
9/02/26	00040	8/20/26	1842506	202609	330	53800-45900				*	35.82		
		SEP26 DUMPSTER SERVICES											
									MARPAN SUPPLY COMPANY INC			35.82	001069
9/02/26	00079	8/24/26	2026824	202608	330	53800-59000				*	497.13		
		CDD EVENTS/SUPPLIES											
		8/24/26	2026824	202608	330	53800-59000				*	148.18		
		MILAGE-EVENTS/CDD MEETING											
									PAYCHECKGA LLC			645.31	001070
9/02/26	00030	9/01/26	18163807	202609	320	53800-60000				*	325.00		
		SEP26 FOUNTAIN SERVICES											
									PREMIER POOLS OF TALLAHASSEE			325.00	001071
9/02/26	00029	9/01/26	11305	202609	330	53800-34500				*	180.00		
		SEP26 SECURITY SERVICES											
									TEKPRO INC.			180.00	001072
9/15/26	00078	9/01/26	199441	202608	320	53800-60000				*	273.63		
		IRRIGATION REPAIRS											
									ALL PRO LANDCARE OF TALLAHASSEE INC			273.63	001073
9/15/26	00078	9/10/26	199491	202609	320	53800-47000				*	450.00		
		TRIM POND											
									ALL PRO LANDCARE OF TALLAHASSEE INC			450.00	001074
9/15/26	00012	7/30/26	22	202607	310	51300-31300				*	500.00		
		AMT SE2018A-2 P.PAY $865K											
									DISCLOSURE SERVICES			500.00	001075
9/15/26	00045	8/31/26	279088	202607	330	53800-60000				*	68.00		
		JUL26 PM REPAIRS											
									ALLWAYS IMPROVING LLC FITNESS PRO			68.00	001076

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/15/26	00045	8/31/26	279089	202608	330	53800-60000				*	195.00		
			AUG26 PREVENTATIVE MAINT										
									ALLWAYS IMPROVING LLC FITNESS PRO			195.00	001077
9/15/26	00051	9/01/26	40	202609	320	53800-12000				*	1,666.67		
			SEP26 FIELD SERVICES										
									GOVERNMENTAL MANAGEMENT SERVICES			1,666.67	001078
9/15/26	00051	9/01/26	41	202609	310	51300-34000				*	3,833.33		
			SEP MANAGEMENT FEES										
		9/01/26	41	202609	310	51300-35100				*	363.33		
			SEP INFORMATION TECH										
		9/01/26	41	202609	310	51300-31300				*	741.67		
			SEP DISSEMINATION SVCS										
		9/01/26	41	202609	310	51300-51000				*	.69		
			OFFICE SUPPLIES										
		9/01/26	41	202609	310	51300-42000				*	58.33		
			POSTAGE										
		9/01/26	41	202609	310	51300-41000				*	7.80		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,005.15	001079
9/15/26	00068	9/09/26	52433	202609	330	53800-60000				*	410.00		
			CARPET CLEANING										
									MAIN CLEANING SOLUTIONS LLC			410.00	001080
9/15/26	00076	8/01/26	41493523	202607	320	53800-46500				*	1,638.00		
			PH1-LAWNCARE APP-JUL26										
		8/01/26	41493523	202607	320	53800-46500				*	2,010.00		
			PH2-LAWNCARE APP-JUL26										
		8/01/26	41493523	202607	320	53800-46500				*	709.00		
			PH3-LAWNCARE APP-JUL26										
		8/01/26	41493523	202607	320	53800-46500				*	286.00		
			PH4-LAWNCARE APP-JUL26										
		8/01/26	41493523	202607	320	53800-46500				*	836.00		
			PH5-LAWNCARE APP-JUL26										
									MASSEY SERVICES INC			5,479.00	001081
9/15/26	00076	9/01/26	41795547	202608	320	53800-46500				*	1,638.00		
			PH1-LAWNCARE APP-AUG26										
		9/01/26	41795547	202608	320	53800-46500				*	2,010.00		
			PH2-LAWNCARE APP-AUG26										
		9/01/26	41795547	202608	320	53800-46500				*	709.00		
			PH3-LAWNCARE APP-AUG26										
		9/01/26	41795547	202608	320	53800-46500				*	286.00		
			PH4-LAWNCARE APP-AUG26										

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/01/26	41795547	202608	320-53800-46500			*	836.00		
			PH5-LAWNCARE APP-AUG26								
							MASSEY SERVICES INC			5,479.00	001082
9/15/26	00030	9/01/26	18163669	202609	330-53800-45505			*	2,600.00		
			SEP26 POOL MAINTENANCE								
							PREMIER POOLS OF TALLAHASSEE			2,600.00	001083
9/15/26	00064	9/08/26	33652	202609	320-53800-60000			*	190.00		
			(2) BACKFLOW CERTIFICATES								
							TALL TIMBERS SERVICES INC			190.00	001084
9/15/26	00027	9/03/26	6570	202609	320-53800-46200			*	16,240.00		
			SEP LANDSCAPE MAINTENANCE								
							TRULY TAILORED LANDSCAPING LLC			16,240.00	001085
9/15/26	00081	8/31/26	7866243	202608	310-51300-48000			*	138.12		
			NOTICE FY27 BOS MEETINGS								
							USA TODAY MEDIA CORP			138.12	001086
9/22/26	00039	9/11/26	15816	202608	310-51300-31500			*	3,027.25		
			AUG26 GENERAL COUNSEL								
							KILINSKI VAN WYK PLLC			3,027.25	001087
9/22/26	00030	9/17/26	18164059	202609	320-53800-60000			*	550.00		
			INSTALL NEW WET END PUMP								
							PREMIER POOLS OF TALLAHASSEE			550.00	001088
9/22/26	00089	7/01/26	PSI28086	202607	320-53800-47000			*	245.00		
			JUL26 LAKE MAINTENANCE								
							SOLITUDE LAKE MANAGEMENT LLC			245.00	001089
9/22/26	00089	9/01/26	PSI29838	202609	320-53800-47000			*	245.00		
			SEP26 LAKE MAINTENANCE								
							SOLITUDE LAKE MANAGEMENT LLC			245.00	001090
9/29/26	00069	9/28/26	2243	202609	330-53800-12100			*	1,400.00		
			SEP26 AMENITY MANAGEMENT								
							LEWIS ASSOCIATION PROPERTY MGMT LLC			1,400.00	001091
9/29/26	00028	9/22/26	6515	202609	330-53800-51200			*	750.00		
			SEP26 JANITORIAL SERVICES								
							COLBY A CLAYTON			750.00	001092
9/29/26	00077	9/28/26	BB-0514-	202609	330-53800-60000			*	2,140.00		
			GATE - HATCH/LOCK REPLMNT								
							ULTIMATE FENCING LLC			2,140.00	001093

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
CANOPY CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/30/26	00020	9/29/26	91931	202609	300	15500	10000			*	11,754.53		
			FY27 INSURANCE RENEWAL										
									EARL BACON AGENCY			11,754.53	001094
9/30/26	00068	9/25/26	53668	202609	330	53800	60000			*	1,195.00		
			SOFTWASH-GAZEBOS/SITTING										
									MAIN CLEANING SOLUTIONS LLC			1,195.00	001095

TOTAL FOR BANK A	62,857.48
TOTAL FOR REGISTER	62,857.48

FOURTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an Amended Budget to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**") authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Canopy Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 4, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during the budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2018A-4	$_____
DEBT SERVICE FUND – SERIES 2018A-1	$_____
DEBT SERVICE FUND – SERIES 2018A-2	$_____
DEBT SERVICE FUND – SERIES 2018A-3	$_____
CAPITAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget, as amended by this Resolution, on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 4th day of November, 2026.

ATTEST:	**CANOPY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

Canopy

Community Development District

Amended Budget

FY 2026

Canopy
Community Development District

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Capital Reserve Fund	2

Canopy
Community Development District
FY 2026 Budget Amendment
General Fund

Description	Adopted FY26 Budget	Increase/ (Decrease)	Amended FY26 Budget	Actual 9/30/26
Revenues				
Maintenance Assessments- Tax Roll	$ 563,295	$ -	$ 563,295	$ 579,405.08
Maintenance Assessments- Direct Bills(Ox Bottom)	$ 63,044	$ -	$ 63,044	$ 57,790.15
Assessments - Lot closings	$ -	$ -	$ -	$ 127.82
Interest - SBA	$ 10,000	$ -	$ 10,000	$ 5,590.23
Developer Contributions	$ 48,795	$ -	$ 48,795	$ -
Miscellaneous Revenue	$ 3,500	$ -	$ 3,500	$ 10,950.00
Miscellaneous Revenue - POA Cost Share	$ 85,020	$ -	$ 85,020	$ 115,785.00
Miscellaneous Revenue - HOA Cost Share	$ -	$ -	$ -	$ 9,512.50
Transfer In	$ -	$ -	$ -	$ -
Total Revenues	**$ 773,654**	**$ -**	**$ 773,654**	**$ 779,161**
Expenditures				
Administrative				
Supervisor Fees	$ 3,200	$ -	$ 3,200	$ 3,200
FICA	$ 245	$ -	$ 245	$ 245
Engineering	$ 10,000	$ (1,565)	$ 8,435	$ -
Arbitrage	$ 450	$ -	$ 450	$ 450
Assessment Roll	$ 2,500	$ -	$ 2,500	$ 2,500
Dissemination	$ 8,900	$ -	$ 8,900	$ 8,900
Amortization Schedule	$ 2,000	$ -	$ 2,000	$ 850
Attorney	$ 39,000	$ 12,880	$ 51,880	$ 51,880
Annual Audit	$ 4,600	$ -	$ 4,600	$ 4,700
Trustee Fees	$ 10,500	$ -	$ 10,500	$ 9,920
Management Fees	$ 46,000	$ -	$ 46,000	$ 46,000
Information Technology	$ 4,360	$ -	$ 4,360	$ 4,360
Travel	$ -	$ -	$ -	$ -
Telephone	$ 150	$ -	$ 150	$ 74
Postage	$ 1,000	$ 625	$ 1,625	$ 1,625
Printing & Binding	$ 750	$ 459	$ 1,209	$ 1,209
Insurance-Liability	$ 6,070	$ -	$ 6,070	$ 4,319
Legal Advertising	$ 1,500	$ -	$ 1,500	$ 1,167
Other Current Charges	$ 3,000	$ -	$ 3,000	$ 708
Office Supplies	$ 250	$ 279	$ 529	$ 529
Dues, License, & Subscriptions	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 144,650**	**$ 12,678**	**$ 157,328**	**$ 142,812**
Common Area Maintenance				
Field Services	$ 30,000	$ (10,000)	$ 20,000	$ 18,333
Porter Services	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 194,880	$ -	$ 194,880	$ 195,254
Landscape Contingency	$ 25,000	$ 4,090	$ 29,090	$ 29,090
Plant Replacement	$ 7,500	$ -	$ 7,500	$ -
Weed Control	$ 75,000	$ (20,000)	$ 55,000	$ 52,762
Irrigation Repairs	$ -	$ 4,315	$ 4,315	$ 4,315
Wetland Maintenance	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ 5,065	$ 5,065	$ 5,065
Repairs and Maintenance	$ 15,000	$ -	$ 15,000	$ 11,789
Operating Supplies	$ 1,500	$ -	$ 1,500	$ -
Contingency	$ 10,000	$ 3,255	$ 13,255	$ 13,255
Total Common Area Maintenance	**$ 358,880**	**$ (13,275)**	**$ 345,605**	**$ 329,864**
Amenity Center:				
Amenity Management Staffing	$ 35,000	$ (15,000)	$ 20,000	$ 13,720
Janitorial	$ 17,500	$ -	$ 17,500	$ 9,474
Landscape Maintenance	$ -	$ -	$ -	$ -
Pool Maintenance	$ 31,500	$ -	$ 31,500	$ 31,350
Pool Chemicals	$ -	$ -	$ -	$ -
Pool Permits	$ 750	$ -	$ 750	$ 775
Utilities	$ 39,500	$ -	$ 39,500	$ 30,713
Trash	$ 2,400	$ -	$ 2,400	$ 418

Canopy
Community Development District
FY 2026 Budget Amendment
General Fund

Description	Adopted FY26 Budget		Increase/ (Decrease)	Amended FY26 Budget	Actual 9/30/26
Pest Control	$ 1,200		$ -	$ 1,200	$ 839
Termite Bond	$ 375		$ -	$ 375	$ -
Insurance - Property	$ 15,500		$ -	$ 15,500	$ 12,936
Cable/Internet	$ 3,900		$ -	$ 3,900	$ 3,430
Access Cards	$ 2,500		$ -	$ 2,500	$ -
Activities	$ 39,000		$ -	$ 39,000	$ 34,512
Security/Alarms/Repair	$ 4,000		$ -	$ 4,000	$ 4,071
Repairs and Maintenance	$ 15,000		$ 15,597	$ 30,597	$ 30,597
Office Supplies	$ 2,000		$ -	$ 2,000	$ -
Holiday Decorations	$ 5,000		$ -	$ 5,000	$ 283
Contingency	$ 5,000		$ -	$ 5,000	$ 5,100
Total Amenity Center	**$ 220,124**		**$ 597**	**$ 220,721**	**$ 178,218**
Other Expenditures					
Capital Reserve	$ 50,000		$ -	$ 50,000	$ 50,000
Total Other Expenditures	**$ 50,000**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**
Total Expenditures	**$ 773,654**	**$ -**	**$ (597)**	**$ 773,654**	**$ 700,894**
Excess Revenues (Expenditures)	$ -		$ 597	$ -	$ 78,267
Fund Balance - Beginning	$ -		$ (597)	$ -	$ 126,094
Fund Balance - Ending	$ -		$ -	$ -	$ 204,361

Canopy
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Transfer In	$ 50,000	$ -	$ 50,000	$ 50,000
Interest	$ 1,500	$ -	$ 1,500	$ 2,299
Total Revenues	**$ 51,500**	**$ -**	**$ 51,500**	**$ 52,299**
Expenditures				
Capital Outlay	$ -	$ 8,100	$ 8,100	$ 8,035
Other Current Charges	$ 540	$ -	$ 540	$ 542
Total Expenditures	**$ 540**	**$ 8,100**	**$ 8,640**	**$ 8,577**
Excess Revenues (Expenditu	$ 50,960	$ (8,100)	$ 42,860	$ 43,722
Fund Balance - Beginning	$ 39,496	$ (8,100)	$ 31,396	$ 40,187
Fund Balance - Ending	$ 90,456	$ (16,200)	$ 74,256	$ 83,909

FIFTH ORDER OF BUSINESS

A.

CustomReserves

PREPARED FOR:

Canopy Community

Development District

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, Fl 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com

Canopy Community Development District
Reserve Study Proposal

Canopy Community Development District
Reference #1658

2877 Crestline Road
Tallahassee, FL

Corbin Denagy
District Manager



Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

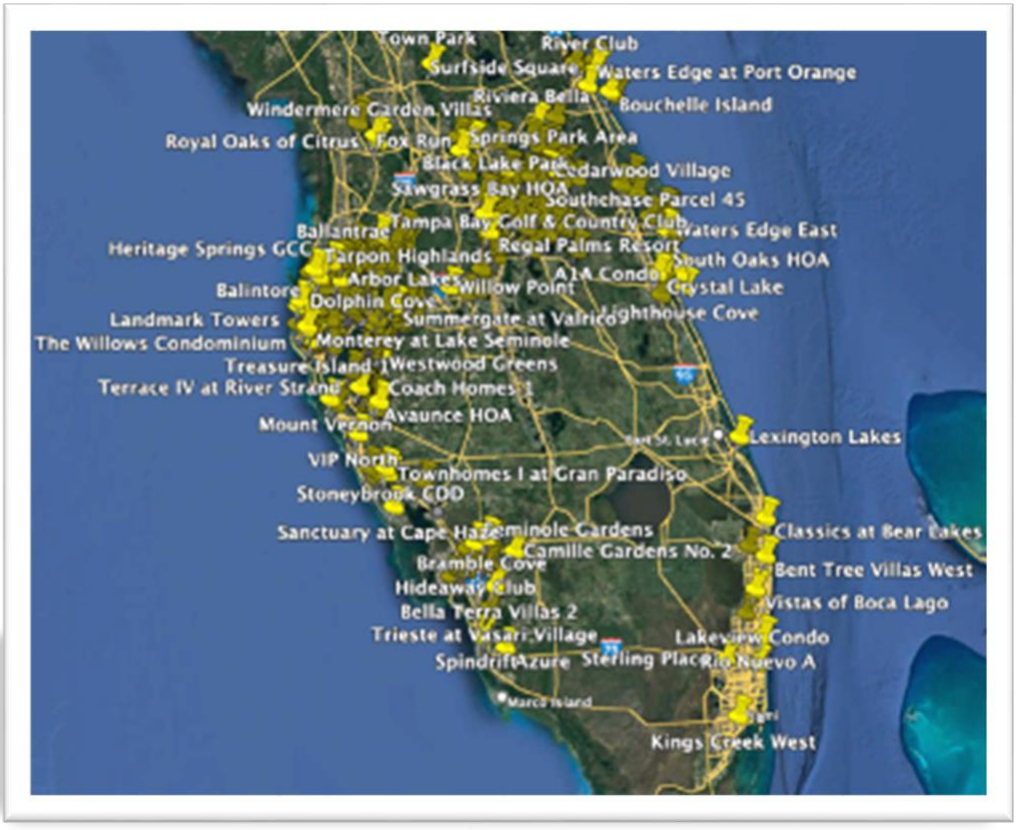
Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

Click Here
For More Information



Florida Clients Served



Report Content and Data Visualization

CONDITION MODEL

Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5		2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6		2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6		2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6		2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4		
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4		
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5		
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6		
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7		
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10		
Clubhouse	Clubhouse, Exterior Renovation	7		
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7		
Clubhouse	Clubhouse, Interior Renovations	6		
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7		
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8		2050
Clubhouse	Clubhouse, Windows and Doors	6		2028
Pool	Pool, Bulkhead, Wood, Replacement	3		2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4		2028
Pool				
Pool				
Pool				

Easily view components by **Condition** and **Urgency**

PROPERTY COMPONENT MODEL

COMPONENT	COMMON COMPONENTS (X) RESERVES	OPERATING	LONG-LIVED	REMAINING COMPONENTS (O) OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Windows and Doors	X				
iveways at Cluster Homes				O	
eets and Common Flatwork, Partial Replacement	X				
ge, Serving Cluster Homes				O	
lkways, Serving Cluster Homes				O	
ss Than $7,000		X			
s					O
s)			X		
and Associated Components					O
Downspouts, Serving Cluster Homes				O	
ystem Air Conditioners, Serving Cluster Homes				O	
rrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by **Funding Source** and **Responsibility**

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all loses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Canopy Community Development District
Reserve Study Proposal

Click Here
For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations | HVAC Equipment | Interior Renovations | Roof | Windows and Doors
Pool	Deck | Fence | Finishes (Plaster and Tile) | Furniture | Mechanical Equipment
Property Site	Asphalt Pavement | Concrete Flatwork | Fences | Gazebo | Irrigation System | Mailboxes | Pavers | Playground Equipment | Ponds | Storm Water System | Signage | Recreational Courts

Canopy Community Development District
Reserve Study Proposal

Confirmation of Services

REF #: 1658

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ---------- **$5,000**.

Available option below:

☐ **Reserve Plan Software** **$750**

Annual subscription for Reserve Plan software allows users to adjust for various scenarios.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment**. We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the community and serves as confirmation of services provided by Custom Reserves.

Sincerely,

Paul Grifoni, PRA, RS
Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector

CustomReserves
5470 E Busch Blvd., Unit 171
Tampa, Fl 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com

Accepted By | Title | Date

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Somerset Community Development District Is a local unit of special purpose government located within Walton County, Florida established by the county in 2005. The District has constructed and/or acquired certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast Development, Inc. The development also contains other property site components such as a beach dune, irrigation system and street pavers.

Alys Beach Neighborhood Association is a planned unit development located in Panama City Beach, Florida and has been under development for the last two decades. This luxury beach community contains paver streets, a private beach with a high end Beach Club facility, private pool areas with food and beverage services, a complete wellness center and tennis center.

Rosemary Beach Property Owners Association is a planned unit development shared by 773 owners, located in Rosemary Beach, Florida and built from 1995 to 2007. The development contains owners center, town hall, post office, maintenance, pool and property site components such as beach walkovers, fountains, lift station, generator, playgrounds.

The Gallery Homes of Tapestry Park Is a commercial condominium located in Jacksonville FL built in 2008 and responsible for the common elements shared by 21 homes and 12 retail units within 3 three-story buildings.

Tradewinds is an apartment style development built in 1974, located in St. Augustine, FL and is responsible for the common elements shared by 60 owners within five three-story buildings. The development also contains a clubhouse, pool, dock, dune walkover and sea wall.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

B.

FELTEN PROPERTY ASSESSMENT TEAM

143 8th Ave N
Safety Harbor, FL 34695
866-568-7853
fpat.com

RESERVE STUDY PROPOSAL

Prepared for

Canopy Community Development District

Tallahassee, Florida



PROPOSAL DATE 10-15-2026

QUOTE ID: Quo2628061

Introduction

Thank you for the opportunity to submit this Reserve Study proposal for Canopy Community Development District. Our goal is to provide a clear, accurate, and customized plan to help your community association maintain the long-term health of its shared assets.

A Reserve Study is an essential tool for planning the timely repair and replacement of major components while supporting sound financial decision-making. With our experienced team and proven methodology, we'll deliver a study that ensures compliance, transparency, and effective budgeting for years to come.

We invite you to watch this short video for important insights into this proposal and the services we offer.



Who We Are



Felten Property Assessment Team (FPAT) is Florida's Reserve Study Experts. We make compliance simple and properties secure. Helping Florida clients protect what matters most - since 2006.

2006

Founded

67

Florida counties covered

5,000 +

Florida Clients

100%

Client Satisfaction

Leadership Team



Brad Felten, RA, PRA is the Co-Founder of FPAT, established in 2006, and a nationally recognized expert in property valuation and reserve studies. With over two decades of experience, Brad has valuated more than 300,000 condominium and HOA multi-family buildings and has conducted and prepared over 1,000 Reserve Studies and Replacement Cost Valuations. He holds multiple professional licenses and designations, including All-Lines Adjuster, NFIP Certified Flood Adjuster, Reserve Specialist (RS), and Professional Reserve Analyst (PRA)—credentials that reflect his broad expertise and high standards in the industry. Brad is known for his precision, thoroughness, and commitment to delivering actionable insights that empower property owners, managers, and associations to make informed long-term planning decisions. His leadership continues to drive FPAT's reputation for accuracy, reliability, and exceptional client service.



Eric Dixon, RS is a Reserve Specialist licensed by the Community Associations Institute (CAI), with nearly a decade of experience preparing comprehensive reserve studies since 2016, overseeing 1000+ reserve studies to date. His expertise ensures that communities receive accurate, actionable financial planning to maintain and enhance their assets. Before entering the reserve study field, Eric built a career in the golf industry and was an end user of reserve studies, specializing in executing multi-million-dollar capital budgets with strategic foresight. He holds a Business degree from Santa Fe College and a degree from Florida Gateway College, providing a strong foundation in financial management and capital planning. Eric brings a unique combination of analytical skill, industry knowledge, and client-focused service to every project he undertakes, consistently delivering results that help communities plan for the future with confidence.





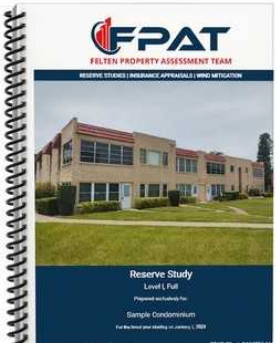


Recommend Service

SOLUTION: RESERVE STUDY (LEVEL I) - RES

Sample Report

Download
or scan



SCAN FOR
SAMPLE RESERVE STUDY

How to Read Your Reserve Study



Scan Here

Since this will be FPAT's first reserve study for your property, we will need to perform a **Level I – Full Reserve Study**. This is the most comprehensive type of reserve study, involving a detailed on-site inspection of all major components, a complete review of maintenance histories, and the development of a long-term funding plan from the ground up. This approach allows our Reserve Specialist to start with a clean slate, conducting a thorough, independent evaluation of your property without relying on past condition assessments or measurements that may be outdated or inaccurate. We consider this the most prudent and dependable way to onboard a new reserve study client, ensuring you receive the most precise and objective foundation for your long-term planning.

Service Level Overview

SOLUTION: RESERVE STUDY (LEVEL I) - RES

Service Features	Level I Full Reserve Study	Level II Update w/ Site Analysis	Level III Update w/out Site Analysis
ONSITE VISUAL INSPECTION	✓	✓	✗
PRE-INPSECTION MEETING	✓	✓	Virtual Meeting
COMPONENT INVENTORY WITH QUANTITIES, MEASUREMENTS, & PHOTOS	Established	Re-Assessed	Based on Prior Study
CONDITION ASSESSMENTS	Visual Evaluation	Visual Evaluation	As Reported by Assn
VALUATION/COST ESTIMATES	Established For Ea.Component	Updated for Ea. Component	Updated for Ea. Component
EXCEEDS CAI STANDARDS	✓	✓	✓
SEVERAL CUSTOM FUNDING PLANS TO CHOOSE FROM	✓	✓	✓
ELECTRONIC REPORT	✓	✓	✓
EXCEL SPREADSHEETS	✓	✓	✓
2 FREE REPORT REVISIONS	✓	✓	✓
POST-STUDY VIRTUAL MEETING TO PRESENT REPORT FINDINGS	✓	✓	✓
UNLIMITED ONGOING SUPPORT	✓	✓	✓

References

Chateaumere

Located in Naples, Florida, this prestigious condominium community—established in 1983—offers 140 private residences across four mid-rise buildings and one impressive high-rise. Residents enjoy a wealth of amenities including covered carports, three sparkling pool areas, a modern fitness center, elegant club rooms, and welcoming lobbies.



Glenn Duryea
manager@chateaumere.com

The Residences At Sandpearl

Located in Clearwater Beach, Florida, this premier condominium community—established in 2007—features 117 private residences within one mid-rise and one striking high-rise tower. Designed for resort-style living, residents enjoy a stunning pool with private cabanas, a state-of-the-art fitness center with sauna, an elegant clubroom and billiards room, outdoor grilling stations, and a secure covered parking garage.



Michaella Gregg
michaella.gregg@fsresidential.com

Seagle Building

Located in Gainesville, FL, the John F. Seagle Building—designed by UF architect Rudolph Weaver and completed in 1926—stands as a storied historic gem. Originally built as the ill-fated Hotel Kelly, it was completed in the 1930s through community funding and now enjoys National Register status. Restored in 1983, its lower six floors house modern commercial offices while its upper levels offer distinctive residential lofts. A blend of rich heritage and contemporary utility, the Seagle Building remains a distinguished centerpiece of Gainesville's Innovation District.



Maria Ramirez
maria@cmsflorida.com

References

Mutiny On The Bay

Located in Miami, FL The Mutiny is a 12-story luxury condominium completed in 1998, offering 171 residences with dramatic bay views. Designed by Cohen Freedman Encinosa & Associates, the building features upscale amenities—including a heated pool, spa, fitness center, business facilities, and concierge services—nestled in a vibrant locale near CocoWalk and seamlessly connected to the broader Miami scene.



Didi Lopez
dlopez@mutinyhotel.com

Lausanne

Located in Naples, FL, Lausanne is an elegant twin-tower condominium complex built in 1980 featuring 180 residences nestled around glass-top atria with interior waterfalls. Offering a blend of tropical charm and modern luxury, it boasts beachfront access, a sweeping elevated pool deck, fitness and wellness facilities, social and recreational spaces, and full services including secure parking and concierge-style management—perfectly embodying Naples' laid-back coastal sophistication.



Mike Maloney
northlausanne@gmail.com

The Pinnacle Apartments

Located in Tampa, FL, The Pinnacle is a 22-story post-modern condominium completed in 1975. Residents enjoy upscale amenities—including a heated saltwater pool, dual fitness centers, observation decks, game and event rooms, guest suites, biometric security, and dedicated concierge services—all set within one of the city's most prestigious waterfront communities.



Kerry Wells
kerry.wells@fsresidential.com

References

Tuscany By The Sea

Located in Indian Shores, FL, Tuscany is a luxury seven-story condominium finished in 2005. With only 12 residences, each delivering roughly 5,400 sq ft of living space plus expansive beachfront terraces, the development combines Mediterranean styling with high-end finishes and privacy. Featuring gated access, private garages, elevators, a heated Gulf-front pool and spa, and sweeping views of the Gulf and Clearwater skyline, it offers an elite coastal retreat where elegance meets the seashore.



Susan Ables
sables@ameritechmail.com

Da Vinci

Located in Indian Rocks Beach, FL, Da Vinci Condominiums is a luxurious 21-unit beachfront community, completed in 2012. Residences—ranging from around 1,700 to 2,800 sq ft—feature soaring ceilings, private terraces, and top-tier finishes. Residents enjoy gated access, two assigned garage spaces, climate-controlled storage, and premium seaside amenities including a heated pool, spa, and grill deck.



Stephany Charpentier
scharpentier@franklycoastal.com

Let's Get to Work Together

CERTIFICATES OF INSURANCE ARE AVAILABLE UPON REQUEST

Our firm maintains comprehensive insurance coverage, including General Liability, Workers' Compensation, and Errors & Omissions (Professional Liability) insurance. This ensures that both our clients and our team are fully protected throughout the course of our work.



FPAT extends its appreciation for your interest in this proposal and for considering our firm to support your reserve study requirements. If you have any questions or require further clarification regarding this proposal or our services, please feel free to contact us at your convenience.



Phone

866-568-7853

Email

info@fpat.com

Website

www.fpat.com

Agreement

RESERVE STUDY (LEVEL I) - RES

Felten Professional Adjustment Team, LLC dba Felten Property Assessment Team (FPAT) is pleased to provide Canopy Community Development District (Client) with this proposal (Proposal) and the accompanying General Conditions, together which constitute the "Agreement" for a RESERVE STUDY (LEVEL I) - RES. FPAT and Client shall hereinafter be collectively referred to as "the Parties." The following information outlines FPAT'S understanding of the project, the proposed scope of services, and compensation for FPAT'S services. The service fee specified herein shall be valid for one hundred eighty (180) days from the date of this proposal.

Project

FPAT understands that Client is requesting a proposal for services to complete a Reserve Study, which may be a Level I, Level II, or Level III study, as defined below.

Specifically, FPAT will prepare:

RESERVE STUDY (LEVEL I) - RES for major building and property site components that Client is required to maintain.

Levels of Reserve Study

- Level I and II Reserve Studies: Include a site analysis with a visual inspection of the property.
- Level III Reserve Study: Does not include a site analysis or new visual inspection. Instead, it relies solely on the condition assessment documented during FPAT's most recent physical analysis.

Scope of Work

1. Document Review

Review of available construction documents, drawings, reports, and prior inspections. This is not a detailed design review.

Agreement

2. Reserve Study Site Analysis (Level I & II only)

Conduct a limited condition analysis of accessible and visible components, including but not limited to:

Streets, Parking Areas, Landscaping, Clubhouse, Swimming Pool, Playground, Perimeter Walls/Fences, Lakes/Ponds, Entry monuments, Mailbox kiosks, and any other reserve component the assoication is responsible for excluding the residential buildings

In addition to the specific components outlined above, FPAT will also include, as a general safeguard, any major building or site-related components for which the Client holds maintenance responsibility. For the purposes of this Reserve Study, "major components" are defined as those with a predictable useful life exceeding one year, a remaining useful life of less than 30 years as of the study date, and an estimated replacement cost over $3,500, along with any other components the Client identifies as major.

3. No Site Analysis (Level III only)

Prepare the reserve study update based solely on prior assessments. No new visual inspection or site visit will be conducted.

4. Report Preparation

Deliver Reserve Study report identifying:

- The components evaluated with supporting photographs,
- Their estimated useful life and remaining useful life,
- Estimated replacement or deferred maintenance costs,
- Baseline and Threshold cash flow (pooling) funding plans for annual reserve contributions,
- Component funding plan (straight-line) for reserve contributions (excluded if client is currently utilizing cash flow (pooling) method)
- Components with remaining lives beyond 30 years may be included at clients discretion.

Agreement

5. Revisions and Support

FPAT shall conduct a post-report meeting in a virtual format to present and explain the report findings, as well as to address any client questions or concerns. An initial draft report and up to two (2) subsequent revisions, if necessary, will be provided in electronic format. Additional revisions beyond the two included shall be billed at a minimum of $250.00 per revision. All requests for revisions must be submitted within ninety (90) days of receipt of the initial draft report or prior to the effective date of the Reserve Study, whichever occurs first. FPAT will provide unlimited phone support. Attendance at in-person, non-membership meetings is available at a rate of $150.00 per hour plus travel expenses, subject to a minimum charge of $600.00.

6. Additional Scope of Work

Excluding residential buildings

7. Excluded Services

- Inspection of concealed, inaccessible, or subsurface components.
- Intrusive or destructive testing.
- Detailed design reviews or local governmental forms not specified in the scope.

Client Obligations

Client agrees to:

- Provide prior inspection reports and maintenance records from the last 10 years, to the extent reasonably available.
- Disclose any known or suspected conditions affecting structural integrity.
- Provide current financial statements and budgets.
- Coordinate reasonable access to the property.

Agreement

Reserve Study Updates

Pricing Basis and Service Levels.

The fee set forth in this Agreement (the "Reference Fee") applies solely to the services described herein and shall serve as the pricing reference for any subsequent Reserve Study services for the same Property. Each executed Reserve Study agreement supersedes all prior Reserve Study agreements for purposes of establishing the Reference Fee. Reserve Study services are categorized as: (i) Level I Reserve Study (full study with site visit), (ii) Level II Reserve Study Update (update with site visit), and (iii) Level III Reserve Study Update (update without site visit).

Discounted Updates Following Level I.

If this Agreement is for a Level I Reserve Study, Client may engage FPAT to perform a Level II or Level III Reserve Study Update within three (3) years of the execution date of this Agreement at fees equal to fifty percent (50%) (Level II) or thirty-five percent (35%) (Level III) of the Level I Reference Fee, as increased by up to three percent (3%) per year, calculated on a simple (non-compounded) basis for up to three (3) years. Reserve Study services performed more than three (3) years after the execution date of this Agreement shall be priced at FPAT's then-current rates.

Subsequent Update Pricing (Level II and Level III).

If this Agreement is for a Level II or Level III Reserve Study, and Client engages FPAT to perform a subsequent Level II or Level III update within three (3) years of the execution date of this Agreement, the fee shall not exceed the Reference Fee, as adjusted for service level, plus an increase of up to three percent (3%) per year, calculated on a simple (non-compounded) basis.

Service-level adjustments shall be applied prior to any annual increase as follows: (a) Level III to Level II — increase by forty-five percent (45%); (b) Level II to Level III — decrease by thirty percent (30%).

Pricing After Three Years.

Reserve Study services performed more than three (3) years after the execution date of the most recent Reserve Study agreement shall be priced at FPAT's then-current rates and shall not be subject to the pricing limitations set forth herein.

Material Changes.

FPAT may adjust fees if material changes to the Property, scope of work, applicable codes or standards, or other conditions materially increase the level of effort required, including, without limitation, increases in labor, travel, insurance, regulatory compliance, or other costs beyond normal inflation.

For a detailed explanation of this pricing structure, including examples, please click here: Reserve Study Update Pricing Guide.

Agreement

General Provisions

This Proposal forms part of the full Agreement between FPAT and Client and is not valid without the accompanying General Conditions, which are incorporated by reference.

Compensation

FPAT proposes to complete above scope of work set forth above pursuant to the following payment amount and schedule:

- Total service fee: Six Thousand Five Hundred Dollars and No Cents ($6,500.00).
- Retainer fee deposit of $3,250.00 required with signed agreement.
- Remaining payment of $3,250.00 due upon the earlier of receipt of the initial version of the report.

Our Simple 3-Step Plan

01

Sign This Agreement

Email the signed agreement to info@fpat.com, or use the QR code on the next page to e-sign.

02

Schedule On-Site Inspection

One of our local Florida Reserve Specialists will meet with you and evaluate your property.

03

Implement with Confidence

Get your Reserve Study, arrange a post-study review, and protect your property with confidence.

Agreement

Client Authorization

QUOTE ID: Quo2628061

By executing this Agreement, Canopy Community Development District acknowledges and agrees to the scope of work, compensation terms, and general provisions set forth in this proposal package.

Signed by: _____ Date: _____

Name (printed): _____ Title: _____

Email: _____ Phone: _____

Onsite Contact (complete only if different from the signer)

Name (printed): _____ Title: _____

Email: _____ Phone: _____

Prefer to Sign Electronically?

Scan the QR code or click here, and our team will prepare the proposal for electronic signature and email it to you.

Scan Here

General Provisions

Upon acceptance and execution by Client, the Proposal and these General Provisions ("Agreement") shall constitute a final and Agreement between Client and FPAT upon Client. To the extent these General Provisions are inconsistent with the express terms of the Proposal, the terms of the Proposal shall control.

1. Expiration of Proposal. The Proposal shall be valid for a period of one hundred eighty (180) days from the date thereon. If Client fails to return a fully signed copy of the Proposal and these General Provisions to FPAT, and Client allows FPAT to proceed with any of the work described in the Proposal, Client agrees that the Proposal and these General Provisions shall be deemed accepted by Client and shall be binding on the same as if the Proposal and General Provisions were fully executed.
2. Conduct of the Work. Client agrees that FPAT shall not be liable for work performed by other parties, for the accuracy of data supplied by other parties upon which FPAT may rely, or for testing or inspection work performed by others. Any reference to existing subsurface objects in the TRS report is provided for general reference based on existing information supplied to FPAT by the Client or others and their locations, if shown or described, are not to be considered exact. Although FPAT will attempt to complete all services in a timely manner, FPAT does not guarantee, expressed or implied, the time within which such work will be completed.
3. Right of Entry . Client agrees to provide rights of entry necessary for the completion of FPAT services under this Agreement at no cost to FPAT.
4. Documents. All documents and reports, along with any photos or charts contained therein, and any other item prepared or furnished by FPAT to Client (collectively hereinafter "FPAT'S Work Product"), are instruments of service and the property of FPAT. Subject to Client's compliance with these General Provisions, Client may make and retain copies of FPAT'S Work Product, but may only use the Work Product for the purposes described in the Proposal and the reports. Client specifically agrees to hold FPAT harmless for any liabilities, damages, losses, claims, and/or expenses incurred by Client arising from Client's unauthorized use of FPAT'S Work Product.
5. Insurance. FPAT shall maintain the following minimum insurance coverages: general commercial liability coverage with limits no less than $2,000,000 per occurrence; professional liability coverage with limits no less than $1,000,000 per claim; and workers' compensation insurance coverage as required by law, written by an insurance company authorized and qualified to write workers' compensation insurance in Florida. FPAT shall perform no work under this Agreement during any time that its insurance coverage is not in effect.

General Provisions

6. Indemnification. Client agrees to indemnify, defend, and hold FPAT its officers, directors, members, partners, representatives, agents and employees harmless from all actions, suits, debts, dues, sums of money, attorney's fees, expenses, property damage, personal injury, third-party liability, controversies, damages, penalties, punitive damages, fines, losses, interest, costs, judgments, claims, settlements, and demands, in law or in equity, on or by reason of any matter, cause or thing which relate to or arise from, in whole or in part, the work described in the Proposal, these General Conditions, or the Project except for any act caused by the negligence, gross negligence or willful conduct of FPAT, its agents, contractors or employees. This is a continuing obligation that shall survive the termination, expiration and performance of the other provisions of this Agreement.

7. Limitation of Liability. To the extent FPAT is found liable to Client or anyone claiming by, through or under Client, for any reason, Client specifically agrees that FPAT'S liability shall be limited to the amount of any professional or commercial general liability insurance required under the Agreement.

8. Hazardous Substances/Mold Indemnification. Client warrants that it has complied and will continue to comply with all lawful obligations regarding hazardous or toxic substances, and it agrees to indemnify and hold FPAT harmless from loss, damage, expenditure or liability arising out of or in any way relating to presence, discharge, exposure or release of hazardous or toxic substances of any kind.

9. Payments. Payment for all services and fees is due in full upon Client's receipt of FPAT'S invoice. Interest will accrue at the rate of eighteen percent (18%) per annum, or the highest rate allowable by law, whichever is higher on all invoices outstanding in excess of 90 days.

10. Safety Responsibility. FPAT shall not be responsible for any safety precautions of Client or any of Client's contractors or representatives. FPAT shall only be responsible for the safety of its own employees.

11. Termination. If FPAT has not commenced the work described in the Agreement, Client may terminate this Agreement by delivering written notice to FPAT, whereupon any deposits paid to FPAT will be refunded. In the event Client terminates this Agreement after FPAT has commenced the work, Client agrees that any deposit paid to FPAT shall be nonrefundable and Client shall compensate FPAT for the value of its work performed above the deposit, if any. When FPAT has provided Client with a draft of final written report, Client shall pay the remaining fee set forth in the Agreement. FPAT may terminate this Agreement upon thirty (30) days written notice to Client.

General Provisions

12. Warranty of Authority to Sign. The individual signing this Agreement warrants that he/she has authority to sign as, or on behalf of Client for whom or for whose benefit FPAT's services are rendered. If such individual does not have such authority, he/she understands and agrees that he/she is personally responsible for the obligations of Client and amounts due in the Agreement.

13. No Oral Modification. This Agreement and all the terms herein may only be amended, deleted, or otherwise altered by a written document signed by FPAT and Client. Only an officer of FPAT has authority to waive any matter or to amend the Agreement between FPAT and Client.

14. No Waiver. The failure of FPAT to enforce or act upon any right afforded it by this Agreement shall not be deemed a waiver of such right for acts of a similar nature.

15. Third Party Beneficiary . Client and FPAT agree that the services performed by FPAT pursuant to this Agreement are solely for the benefit of the Client and are not intended by either the Client or FPAT to benefit any other person or entity. To the extent that any other person or entity, including but not limited to a contractor of Client or a individual unit owner and/or such contractors' subcontractors, is benefited by the services performed by FPAT pursuant to this Agreement, such benefits is purely incidental and such person or entity shall not be deemed a third party beneficiary to this Agreement.

16. Dispute Resolution. Any controversy or claim arising out of relating to the Proposal or these General Terms and Conditions, the breach thereof, or their enforcement or interpretation shall first be submitted for non-binding mediation by a mediator certified in the Sixth Judicial Circuit in and for Pinellas County, Florida. The cost of the mediator's fee will be split equally by FPAT and Client who shall attend mediation within 15 days from the date of written demand by either party.

17. Attorneys' Fees & Jurisdiction. In any action brought to enforce the Proposal or these General Terms and Conditions, including appeals, the prevailing party shall be entitled to an award of attorneys' fees and costs incurred in that action against the losing party. Any action brought to enforce this Agreement shall be brought exclusively in the Sixth Judicial Circuit in and for Pinellas County, Florida.

18. Successors and Assigns. The covenants contained herein shall bind, and the benefits thereof inure to the respective heirs, successors and assigns of the Parties hereto.

19. Entirety of Agreement. The Proposal and these General Provisions (together which constitute the Agreement) constitute the full and complete agreement between FPAT and Client and all prior and contemporaneous negotiations, discussions or understandings are considered fully integrated and merged herein.

General Provisions

20. Severability . If any term or provision of the Proposal or these General Provisions or the application thereof shall be held or made invalid by a court decision, statute, or rule, or shall otherwise be rendered unenforceable, the remainder of each document shall not be affected thereby, and the rights and obligations of the parties shall be construed and enforced as if the Proposal or the General Provisions did not contain the particular part, term or provisions found to be invalid.

21. Force Majeure. In the event that the performance of this Agreement is prevented, restricted or interfered with by reason of acts of God, Wars, revolution, civil commotion, acts of public enemy, embargo, acts of government in its sovereign capacity, labor difficulties, lockout, slowdown, picketing or boycotts, pandemics, epidemics or any other circumstances, beyond the reasonable control and not involving any fault or negligence of the party affected, the party affected, upon giving prompt notice to the other party, shall be excused from such performance on a day-to-day basis during the continuance of such prevention, restrictions, or interference and the same shall not constitute a breach of this Agreement.

22. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

C.

Michael Silvares, Account Specialist
800-980-9881
michael@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Canopy Community Development District

Tallahassee, FL



Reserve Advisors
Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Trusted by More Than 19,000 Associations



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

James Holland, Vice President & Treasurer
Fallstone of Alexandria Homeowners Association



"We met with our Reserve Advisors engineer prior to his site visit and it was clear that he was fully aware of our entire building and our current situation. He worked with us in an expert manner during the on-site visit, was patient with us throughout the entire process, and always got back to us immediately whenever we had questions."

Karen Langenwalter, Treasurer
The Meridian Condominium, Inc.



"Lisa Pham was amazing to work with throughout the reserve study process. She has been quick to respond to any and all questions our Board of Directors had, and her in-depth answers were well received by our Unit Owners during our monthly board meeting. Lisa's presentation exceeded our expectations, and we look forward to working with her again in the future."

Afsheen Awan, General Manager
Lexington Square Condominiums



"Excellent experience from start to finish. Gene was very thorough. He was on time, and met with the Board, and management to obtain all relavent information. He did an excellent job in his site inspection of the facilty. The report was accurate and reflected all the areas of the community that will need our attention in the coming years."

Mitchell Savino, Board President
Greenbelt Mews Condominiums

Level I Full Reserve Study

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Canopy Community Development District comprises the dite components and amenity area. We've identified and will include the following reserve components:

Exterior Wall Finishes, Breezeways, Access Drives, Parking Areas, and/or Driveways, Monuments, Mailboxes, Post or Pole Lights, Sport Court(s), Playground(s), Clubhouse(s), Fitness Room(s), Pool(s) including Fence, Deck, Mechanicals, etc., Large Clubhouse,, Amenity Center, Social Area, Pavilions, Splash Pad, Fountain, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

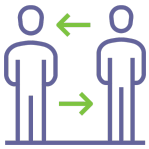
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

"RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community."

Ellen C. | Treasurer

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	$5,000.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of report delivery (or 1 month if Level III).
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.

Total **$5,000.00**

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2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Canopy Community Development District Ref: 264220

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3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 10/25/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SIXTH ORDER OF BUSINESS

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AGREEMENT BETWEEN CANOPY COMMUNITY DEVELOPMENT DISTRICT AND COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC FOR FIELD OPERATIONS MANAGEMENT SERVICES

This Agreement ("Agreement") is made and entered into to be effective as of 12:00 a.m. on October 1, 2026 ("Effective Date"), by and between:

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

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, Florida 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District has constructed an amenity center that includes a swimming pool, community center, and other recreation facilities (collectively, the "Amenities"), as well as landscape and irrigation improvements, lake embankments, entrance areas, and other common areas (collectively, the "Facilities"); and

WHEREAS, the District intends to provide for the operation, management, and maintenance of the Amenities and the Facilities; and

WHEREAS, Contractor has a background in field operations management, including the oversight of maintenance contractors and community facilities, and is willing to provide such field operations management services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to provide field operations management services for the Amenities and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the "Services").

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. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this

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Agreement. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities 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 manager and not owner of the Amenities and Facilities.

3. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 2 of this Agreement.

A. ***Fees and Expenses:***

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**: Field Operations Management Services: Twenty-Eight Thousand Dollars and No Cents ($28,000.00) per year.

The total annual fee for the foregoing fixed Services is Twenty-Eight Thousand Dollars and No Cents ($28,000.00), which shall be invoiced and paid in equal monthly installments during each Term. The compensation described herein shall only be invoiced for Services actually provided during the term. Should there be any reduction in Services, or if Services shall be performed for less than a full month or Term, compensation shall be prorated accordingly.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature (for example, hourly or part-time staffing, additional work, and per-occurrence services) shall be invoiced monthly in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted. Proper and undisputed invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

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iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees is subject to approval by the District's Board of Supervisors, must comply with the amendment procedure in this Agreement, and shall be presented as a proposal in substantially the form attached hereto as Exhibit C. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12)-month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12)-month period. Evidence of price or fee adjustments will be incorporated in the District's adopted or amended Fiscal Year Budget, but approval of any budget containing such price or fee adjustments shall not constitute Board approval of the price or fee adjustment.

B. ***Condition Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

C. ***Additional Work.*** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment are subject to approval by the District's Board of Supervisors and shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The 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. Additional work or services shall be charged at the Contractor's approved hourly rate or per occurrence, as authorized by the District and negotiated by the Parties, and invoiced in arrears as provided in Section 3.A.iii.

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D. ***Accounting Records; Late Payment.*** The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 3.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the prior month and any other sums due to the Contractor. The Contractor shall notify the District in writing if any payment due hereunder is not paid within forty-five (45) days of the District's receipt of a proper invoice and, after a reasonable opportunity to cure, may cease performing services under this Agreement if payment is not made. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

E. ***Payment Disputes.*** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

4. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto and as described in Section 3.C. hereunder.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property, or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. [Intentionally Omitted.]

F. All Contractor employees or subcontractors shall either be employees hired

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directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals). The Contractor is as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor. The Contractor must ensure that all subcontractors satisfy the insurance requirements set forth herein. Nothing contained herein is intended to create a contractual relationship between any subcontractor and the District.

G. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and subcontractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. Subject to Section 10 of this Agreement, this provision is meant to be exhaustive; should any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District. Contractor agrees that the compensation described hereunder has been negotiated to include consideration for the indemnification provisions provided for in this Agreement.

H. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

I. 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. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

J. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies and Rules of Procedure, and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-

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to-day operation that will be reasonably necessary for a public purpose of the District and not included in **Exhibits A or B** hereto. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent desired by the District and not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District-specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

K. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall, to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

L. [Intentionally Omitted.]

M. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities and Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenities and Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

N. [Intentionally Omitted.]

5. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District and its patrons, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly

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comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly, and in no event more than seventy-two (72) hours after receipt, notify the District in writing of all such orders or requirements.

7. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly, and in no event more than forty-eight (48) hours after the occurrence, provide a written report as to all accidents, injuries or claims for damage relating to the Amenities and/or the Facilities or 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 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.

A. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. 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 work 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.

B. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days' written notice without cause, specifying the portion of the Services discontinued, in the District's sole and absolute discretion.

C. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination:

i. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

ii. vacate any portion of the Amenities and/or Facilities then accessed by the Contractor as a consequence of this Agreement; and

iii. furnish all such information and take all such action as the District shall

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reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the 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, the certificates are attached as **Exhibit D**:

i. Workers' Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or its personnel in connection with 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. Employment theft dishonesty/commercial crime insurance in the amount of $500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the State of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, supervisors and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. Each such policy shall include a waiver of subrogation in favor of the District.

10. INDEMNIFICATION.

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A. **Contractor Indemnification.** Contractor agrees to 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, or any other work or services performed under this Agreement, 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, including any such claim in which the District is named as a party together with Contractor.

B. **District Indemnification.** To the extent allowable under applicable law, and subject to Section 10.C., below, the District agrees to indemnify and hold harmless Contractor and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, damages, costs, court costs, and expenses, including reasonable attorneys' fees, that Contractor may incur, become responsible for, or be caused to pay out to the extent caused by: (i) work or services that Contractor performs at the direction of the Board, as approved at a noticed public meeting and memorialized in writing, that fall outside the scope of the Services described in Exhibit A, except to the extent caused by the negligence, recklessness, or willful misconduct of Contractor in performing such work; or (ii) the negligent acts or omissions of the District, its Board, or its employees acting within the course and scope of their employment, excluding Contractor and its personnel and the District's other independent contractors.

C. The District's obligations under Section 10.B. are limited to the limits of liability set forth in Section 768.28, Florida Statutes, and the District shall be obligated to indemnify Contractor only to the extent such obligation is covered by the District's insurance. Any amounts paid under Section 10.B. shall be aggregated with, and not in addition to, any amounts paid by or on behalf of the District to any person for claims arising out of the same incident or occurrence for purposes of the limits set forth in Section 768.28, Florida Statutes. Nothing in this Section shall be deemed a waiver of the District's sovereign immunity, an increase in the limits of the District's liability, or consent to be sued by third parties, as further provided in Section 16 of this Agreement.

D. Obligations under this Section, whether of Contractor or the District, 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; provided, however, that the District's obligations remain subject to Section 10.C., above.

E. 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,

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the operation and management of the Amenities and Facilities 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 Amenities and Facilities, 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.

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

11. DEFAULT AND ENFORCEMENT.

A. ***Remedies.*** 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.

B. ***Third-Party Interference.*** 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.

C. ***Enforcement of Agreement.*** 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, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section shall survive termination of this Agreement.

D. ***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.

12. MISCELLANEOUS.

A. ***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.

B. ***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.

C. ***Authorization.*** The execution of this Agreement has been duly authorized by

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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.

D. ***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.

E. ***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.

F. ***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.

G. ***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.

H. ***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.

I. ***Conflicts***. To the extent the terms of this Agreement and any exhibit hereto conflict, the terms of this Agreement control.

13. 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 District:** Canopy Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager, Corbin deNagy
CdeNagy@gmsnf.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Jennifer Kilinski
Jennifer@cddlawyers.com

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B.	**If to the Contractor:**	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: President, Darrin Mossing DMossing@gmstnn.com
	With a copy to:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Chief Operating Officer, Keith Nelson KNelson@calmfla.com
	And:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Vice President, Alison Mossing AMossing@gmstnn.com
	And:	Community Association and Lifestyle Management III, LLC 699 North Federal Highway, Suite 300 Fort Lauderdale, FL 33304 Attn: Kurt Zimmerman, Registered Agent Kurt@zimmermanlaw.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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.

14. 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.

15. 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

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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 **Governmental Management Services, L.L.C.** ("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 service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. TERM. The initial term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1)-year terms, unless terminated pursuant to its terms. This Agreement shall be binding upon the Parties as of the date of the last signature of the Parties hereto ("Execution Date"), and the Services and compensation hereunder shall begin on the Effective Date. Between the Execution Date and the Effective Date, Contractor may undertake transition activities, including establishing bank accounts, onboarding personnel, and coordinating with the District and its vendors, at no additional cost to the District. If the Execution Date is after the Effective Date, this Agreement shall apply to Services provided on and after the Effective Date.

18. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

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A. ***Compliance with Section 20.055, Florida Statutes.*** If applicable, the Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

B. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the provisions of Florida law ("**Public Integrity Laws**") listed below apply to this Agreement. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

- **i.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- **ii.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- **iii.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- **iv.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- **v.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

C. ***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, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

D. ***Compliance with E-Verify.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1),

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

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: B427AB57-1009-8D0D-8060-EE1887205924

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Execution Date, to be effective as of the Effective Date.

CANOPY COMMUNITY DEVELOPMENT DISTRICT

By: DocuSigned by: Jason Ghazvini 172B7269F53E4A8...

Print: Jason Ghazvini

Its: Manager

□ Chairperson/ □ Vice Chairperson, Board of Supervisors

Dated: 2026-10-29

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Dated: 2026-10-29

Exhibit A: Scope of Services
Exhibit B: Fee Schedule
Exhibit C: Proposal
Exhibit D: Certificates of Insurance
Exhibit E: Anti-Human Trafficking Affidavit

Docusign Envelope ID: B427AB57-1009-8D0D-8060-EE1887205924

ACKNOWLEDGEMENT OF CESSATION OF FIELD OPERATIONS MANAGEMENT SERVICES

Date: September 30th, 2026

To: Canopy Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Field Operations Management Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Canopy Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated October 1, 2024 (the "District Management Agreement"), as amended from time to time.

GMS-NF hereby acknowledges that the Field Operations Management services provided under the District Management Agreement, as amended by the First Amendment and the Second Amendment, will terminate and cease effective September 30, 2026, notwithstanding the term stated in the Second Amendment. Effective October 1, 2026, these services will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Field Operations Management Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement. Effective October 1, 2026, the Field Operations Management services compensation added to Exhibit B of the District Management Agreement by the First Amendment, and increased by the Second Amendment, will no longer be charged by GMS-NF.

[SIGNATURE PAGE FOLLOWS]

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ACKNOWLEDGEMENT OF CESSATION OF FIELD OPERATIONS MANAGEMENT SERVICES CANOPY COMMUNITY DEVELOPMENT DISTRICT SIGNATURE PAGE

Approved:

CANOPY COMMUNITY DEVELOPMENT DISTRICT

By: DocuSigned by: Jason Ghazvini 172B7269F53E4A8...

Print: Jason Ghazvini

Its: □Chairperson/□Vice Chairperson, Board of Supervisors

Signature Date: 2026-10-29

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

By: DocuSigned by: Darrin Mossing 3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Signature Date: 2026-10-29

Docusign Envelope ID: B427AB57-1009-8D0D-8060-EE1887205924

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine field operations management of the District's Amenities and Facilities.

Description of Services

Field Operations Management Services

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

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Description of Services
General Provisions • CALM III shall provide, at no charge to the District, company uniforms to all personnel providing these services. • All CALM III employees are subject to a background check, and/or drug screening.

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine field operations management of the District's Amenities and Facilities.

1. **FIELD OPERATIONS MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Field Operations Management Services: • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Monthly On-Site Inspections Vendor Coordination o One (1) Day per Week	**$28,000**
Out-of-Pocket Expenses: • Miscellaneous supply expenses will be included in the monthly invoices as a reimbursable expense • Written pre-approval from the District must be included for any reimbursable expenses over $2,000 a month. • The District shall reimburse for mileage expenses incurred due to conducting District business. Such mileage shall include travel within the District's property as well as offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per IRS guidelines. Mileage reimbursement shall not exceed $1,000/year without prior authorization from the Board of Supervisors	**Reimbursed At Cost**
Standard Hourly Rates: • Additional scope services not included in the Standard Scope of Services will be invoiced monthly in arrears based on actual hours worked. • The hourly rate for the Field Operations Manager is $85.00/Hour.	**As Defined**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Additional Services: • All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

2. ADDITIONAL SERVICES:

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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Exhibit C
Proposal

Incorporated subject to Section 12 I

[2 Pages To Follow]

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September 30th, 2026

Corbin deNagy, District Manager
Canopy Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: FY2027 Field Operations Management

Dear Corbin:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Canopy Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Field Operations Management (1 Day Per Week)	$30,000	$20,000	$28,000

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 · PALM COAST, FL 32137 · (813) 344-4844 · FACSIMILE (954) 721-9202
HTTPS://CALMFLA.COM/

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Exhibit A
Scope of Services

Field Operations Management Services

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

General Provisions

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

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Exhibit D

Certificates of Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2116048888 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Canopy Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER	**CANCELLATION**
Canopy Community Development District 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE** PETER J. KRAMER

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	BODILY INJURY (Per accident)	$ 1,000,000
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The CANOPY COMMUNITY DEVELOPMENT DISTRICT, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page

CERTIFICATE HOLDER

CANOPY COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Bridgefield Casualty Insurance Company
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Canopy CDD
475 West Town Place Ste 114

St Augustine, FL 33092

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Vicky M. Zelen <LFU>

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams, as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

Madison Oran
Notary Public

EIGHTH ORDER OF BUSINESS

C.

1.

Canopy
Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – October 2026

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

Week 1 (October 1 – October 9)

- Discussion with pool contractor regarding splash pad repair proposal.
- Scheduled Fall maintenance service with Watts for Monday, October 5.
- Contacted Pro Roofing for preventative maintenance service.

Site Inspection Day –Friday, October 2

- **Time In: 8:10am**
- 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.
    - Blew leaves and mulch off the walking paths around the amenity center.
    - Verified leak issue in the pump room had been resolved by Premier Pools repair.
    - Reset the amenity center timers so the lights come on around 7:00pm.
    - High-frequency inspection of the playground. Blew mulch off the playground surfacing. No other issues to note. Will follow up regarding decking replacement.
- General inspection of stormwater pond #1.
- Checked the dogi-pot stations for replacement waste pick up bags. Replaced bags at the station between Mews Landing and Blue Blossom, the station on Crestline next to the Fontana stormwater pond, the station on Meadow Vista Lane, and the station on Sweet Meadow Vista.
- General inspection throughout the community. Picked up trash on Welaunee Blvd.
- Reset the timer for the entry monument so the lights and lanterns come on around 7:00pm.
- **Time Out: 9:40am**

- Contacted Miller's regarding a declining tree off Dempsey Mayo.
- Received a "Report an Issue" regarding dirty furniture at the amenity center. Furniture was soft washed last Friday. Responded to the resident. They had not been to the amenity center since it was cleaned.
- Requested Truly Tailored install additional landscape edging to mitigate issue of mulch washing out onto the walkway near the playground.
- Sent follow up email to Pro Playgrounds regarding schedule for deck replacement.
    - Work is scheduled for October 12th.

- Contacted Premier Pools again regarding the water level in the splash pad and the "wet ends" of the entry monument pump.
- Accepted Miller's proposal to remove one dead tree on Dempsey Mayo.
    - Tentatively scheduled for November 11.

Site Inspection Day –Monday, October 5

- **Time In: 1:45pm**
- Went onsite to meet Watts for the quarterly maintenance service (scheduled between 12:00-2:00). They called earlier in the day to confirm the appointment would be closer to 2:00. However, they were tied up at another job. Rescheduled appointment to Monday, October 12.
- General inspection of the entire amenity center.
    - One thermostat was blank. Went into the attic and tightened the kill switch. Unit turned on. Verified system was cooling.
    - Checked the timers. Made slight adjustments to get all timers at the same current time.
    - Light rain throughout the inspection. No other issues to note.
- **Time Out: 2:45pm**

- Met with Gulf Coast Leak Detection onsite (Thursday, October 7 from **10:45-11:45**). Multiple leaks were located and repaired during the time of service (inside two light niches, behind the scum gutter grates in various areas, large cracks that span the floor of the pool in several areas).



- While onsite, picked up trash from around the amenity center and adjusted the thermostats. Two of the thermostats had the fan set to ON. Adjusted to AUTO.
- Phone call with Premier Pool regarding water level in the splash pad, leaks in the pool, and status of pool issues including cracks and coping.
- Additional communication with Pro Playgrounds regarding schedule for decking replacement.
- Sent follow up email to Roddenberry & Associates regarding plat map. Sent all plats I have on file.
- Solitude inspected and serviced the fountain in stormwater pond E (reference work order 01009799).

Week 2 (October 12 – October 16)

Site Inspection Day –Monday, October 5

- **Time In: 2:05pm**

- Went onsite to meet Watts, Pro Playgrounds, and Pro Roofing for scheduled appointments. Watts and Pro Playgrounds did not show up. Pro Roofing was onsite to inspect and perform preventative maintenance on the roof.
- General inspection of the entire amenity center.
    - Put down a few umbrellas.
    - Picked up trash around the amenity center.
    - Blew leaves and mulch off the walking paths around the amenity center.
    - Reset the thermostats in the clubhouse. Two had the fan set to ON. Switched to AUTO.
    - Put down ant killer near the side entry gate.
    - Rehung the windscreen on the tennis court. Will order more zip ties.





    - General inspection of the courts. Found two small holes in the blue portion of the court. Will order patch.
- General inspection of stormwater pond #1.
- General inspection throughout the community.
    - Noticed entry fountain was not working properly, only half of the waterfall was on. Found circuit breaker was tripped. Reset the breaker on pump #2 and the waterfall turned back on. Retrieved filter cap from the bottom of the fountain.
    - Found streetlight on during the day. Submitted issue to the City of Tallahassee via DigiTally (reference # 18792650).
- **Time Out: 4:35pm**

- Contacted Truly Tailored regarding pine straw install date (now set for Wednesday) and dead grass in the Welaunee median. They attribute the dead grass to weed control with no irrigation.
- Contacted Premier Pools and requested they reinstall the pool lights during their next service visit.
    - Premier Pools would be a service ($). Discussed with Gulf Coast, and they will be back 10/14 to reinstall the lights.
- Contacted Watts to reschedule maintenance service.
- Ordered "Stadium Blue" caulk for the court repairs.
- Contacted Pro Playgrounds to reschedule decking replacement.

- Checked City of Tallahassee Utilities usage report for the amenity center. Current readings for October show reduced usage as compared to last month. Turned off the irrigation system on September 23.
- Ordered heavy duty zip ties and thermostat covers from Amazon
- Set up (put out the signs, set up the meeting room, picked up the sign) and attended the Board meeting.
- Received note (from resident via HOA) that the amenity center lights were not on in the morning. Before the meeting, checked the timers at the amenity center and confirmed none were set correctly. There was a power surge on 10/9. Reset all four timers and all lights came on that evening. Also noticed the entry lights and lanterns were not on. Reset that timer. Will verify the timer is working correctly during the next site inspection visit.

Week 3 (October 19 – October 23)

- Received a "Report an Issue" stating the hand sanitizer in the gym needs to be refilled. Requested Tallahassee Cleaning Solutions refill the hand sanitizer. Responded to the resident.
- Sent follow-up email to Ultimate Fencing regarding quote for mesh installation.

Site Inspection Day –Friday, October 23

- **Time In: 10:30am**
- General inspection of the entire amenity center.
    - Picked up toilet paper and ripped paper towels in the inside bathrooms.
    - Picked up trash around the amenity center.
    - Blew leaves and mulch off the walking paths around the amenity center.
    - Put down ant killer on several mounds throughout the amenity center.
    - Refilled the hand sanitizer pump in the gym. Let Tallahassee Cleaning Solutions know.
    - Verified Pro Playgrounds completed the decking replacement:



Before



After

- **<u>Time Out: 11:40am</u>**

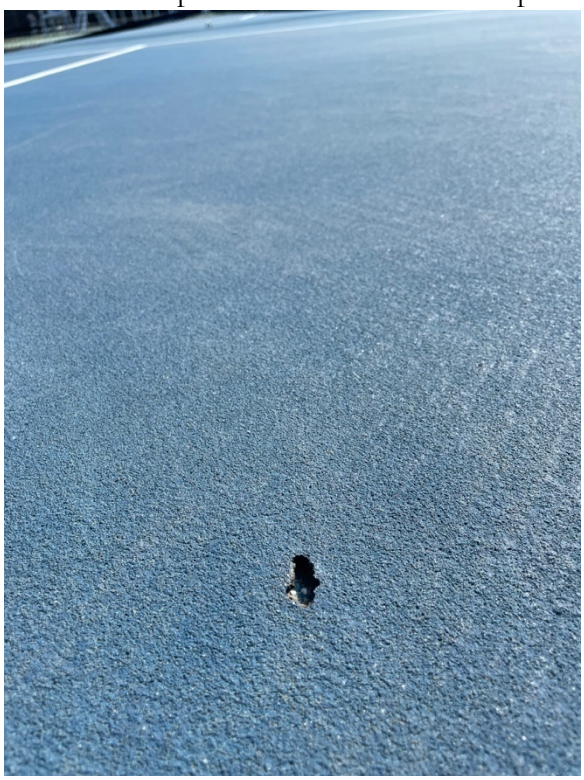
- Sent email to Truly Tailored regarding viburnum and muhly grass replacement, landscape edging at the amenity center, sod replacement quote, and viburnum removal at Day Garden.
- Received "Report an Issue" asking for the Wi-Fi password. Responded to the resident.
- Reviewed memo from District Counsel regarding the upcoming stormwater needs analysis report due date. Reviewed information from the Office of Economic & Demographic Research. Contacted the District Engineer and requested a proposal to complete the report.
- Reviewed the district's utility billing. Account 100095090 shows reduced water usage, which is expected following irrigation shut off and leak detection service in the pool. The other accounts show normal usage.

Week 4 (October 26 – October 30)

- Accepted Ultimate Fencing proposal to add black metal mesh to the gate closest to the splash pad.
- Received a request from Fitness Pro for a key fob "instead of waiting for a resident to let me in for service." Researched access solutions.
- Contacted the developer regarding replacement of several Unit 4 street trees that were removed earlier in the year.

Site Inspection Day –Thursday, October 29

- **Time In: 10:40am**
- General inspection of the entire amenity center.
    - Pool lights were still not reinstalled. Contacted Gulf Coast Leak Detection again. They said they would be out within an hour or two.
    - Picked up trash around the amenity center.
    - Blew leaves and mulch off the walking paths around the amenity center.
    - Filled multiple nicks on the tennis and pickleball courts.





- General inspection throughout the community.
- General inspection of stormwater pond #1. Weeds and cattails on the northern side of the pond shown signs of being treated.
- **Time Out: 11:45am**

- Ordered Playground Rules sign.

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

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services

2.

Work Order	01009799	Account	Canopy CDD
Actual Start	10/8/2026 1:00 PM	Contact	Corbin deNagy
		Address	3876 Ardmore Lane Tallahassee, FL 32308 United States

Appointment Information

Specialist Comments to Customer	I inspected the fountain and fountain panel. We used a kayak to service the fountain. The fountain is running without issue. Thank you for being a Solitude customer.	Name	Ethan Reneke
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Canopy CDD - Pond 1 - Fountain 1	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Canopy CDD - Pond 1 - Fountain 1	CHECK POWER CABLE	
Canopy CDD - Pond 1 - Fountain 1	FOUNTAIN FUNCTIONALITY	
Canopy CDD - Pond 1 - Fountain 1	LIGHTING INSPECTION (IF APPLICABLE)	
Canopy CDD - Pond 1 - Fountain 1	PANEL COMPONENT CHECK	

Service Photos



Work Order	01031436	Account	Canopy CDD
Actual Start	9/9/2026 12:00 PM	Contact	Corbin deNagy
		Address	3876 Ardmore Lane Tallahassee, FL 32308 United States

Appointment Information

Specialist Comments to Customer	I inspected the ponds. I added dye to reduce light penetration and prevent algae growth in both ponds. I used an herbicide to treat for invasive and nuisance weeds on the shorelines of both ponds. Overall, the ponds look good. Thank you for being a Solitude customer.	Name	Ethan Reneke
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Pond 1	Treated	
Pond 2	Treated	

Service Parameters Applied

Work Order Line Item

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

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

Service Photos

3.

New Expenses Approved by Board

Meeting	Description	Recurring	Type	Motion (Annualized Amount)	One Time Actual Cost	Annualized Recurring Actual Cost	Notes
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	$74,678		$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.
10/14/26	Termination of Weed Control and IPM Services	Y		-$74,678			Massey contract was terminated. Amount reflects total annual contract.
10/14/26	Reserve study	N					TBD
10/14/26	Sod replacement	N					TBD
10/14/26	IPM Services	Y					TBD
			TOTAL:	**$164,362**	**$39,134**	**$139,093**	

NTE = Not To Exceed