

CANOE CREEK RESERVE

**COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

May 27, 2026

**REGULAR MEETING
AGENDA**

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Canoe Creek Reserve Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://canocreekreservecdd.net/>

May 20, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Canoe Creek Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Canoe Creek Reserve Community Development District will hold a Regular Meeting on May 27, 2026 at 3:00 p.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
 - B. Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for an Effective Date [**November 3, 2026** – Seats 2, 3 & 5]
5. Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

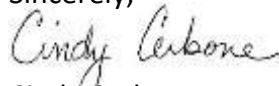
- A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
7. Acceptance of Unaudited Financial Statements as of April 30, 2026
 8. Approval of July 23, 2025 Public Hearing and Regular Meeting Minutes
 9. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *KPM Franklin*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - UPCOMING MEETINGS
 - June 24, 2026 at 3:00 PM
 - July 22, 2026 at 3:00 PM
 - QUORUM CHECK

SEAT 1	STEVE MCCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	STEVE FECCIA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TYLER HARDING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

3

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 100,290	\$ 20,365	\$ 46,593	\$ 66,958	\$ 289,125
Total revenues	100,290	20,365	46,593	66,958	289,125
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	12,000	24,000	48,000
Legal	25,000	1,673	23,327	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	2,000	-	-	-	2,000
Trustee*	5,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,300	-	5,300	6,000
Contingencies/bank charges	1,750	491	1,259	1,750	1,750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	100,290	20,839	46,686	67,525	105,225
Field operations					
Management services field operations	-	-	-	-	20,400
Field operations accounting	-	-	-	-	1,000
General administrative	-	-	-	-	1,000
Grounds and building maintenance					
General maintenance	-	-	-	-	2,500
Irrigation repairs: common area	-	-	-	-	3,500
Irrigation pump system service and maintenance	-	-	-	-	6,000
Landscape contract: common area	-	-	-	-	72,000
Mulch annual replish: common areas minus amenity	-	-	-	-	1,000
Landscaping extras - replacement	-	-	-	-	1,500
Tree trimming	-	-	-	-	750
Pond aquatic maintenance	-	-	-	-	6,000
Pressure washing common areas	-	-	-	-	1,500
Holiday decorations	-	-	-	-	2,500
Walking paths maintenance/ repair	-	-	-	-	3,000
Gazebo structure maintenance and repair	-	-	-	-	1,000
Retaining wall/ rail maintenance and repair	-	-	-	-	1,000
Roadway maintenance and repairs	-	-	-	-	2,500
Pet stations garbage cans service common areas	-	-	-	-	3,600
Playground maintenance and repair	-	-	-	-	1,500

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Recreational expenses - amenity					
Pool maintenance contract	-	-	-	-	6,000
Pool/ cabana janitorial contract/ trash removal	-	-	-	-	2,400
Pool equipment repairs/ furniture repairs	-	-	-	-	250
Pool/cabana/ fence/ gate general maintenance	-	-	-	-	250
Termite bond/ pest control amenity	-	-	-	-	750
Parking lot maintenance and repair	-	-	-	-	750
Access control system/ cameras/ service/ maintenance	-	-	-	-	1,000
Pressure washing pool/ amenity	-	-	-	-	-
Electric - amenity/ amenity irrigation	-	-	-	-	1,500
Domestic water/ sewer - amenity	-	-	-	-	2,000
Irrigation - amenity	-	-	-	-	1,000
Telephone/ cable/ internet - amenity	-	-	-	-	450
Pool permits/ licenses	-	-	-	-	600
Amenity landscape maintenance	-	-	-	-	4,500
Amenity (pool/cabana) mulch	-	-	-	-	-
Utilities					
Electric - common areas (minus pool amenity)	-	-	-	-	1,200
Electric - street lights	-	-	-	-	24,000
Water - irrigation TOHO	-	-	-	-	5,000
Total field operations	-	-	-	-	183,900
Total expenditures	100,290	20,839	46,686	67,525	289,125
Excess/(deficiency) of revenues over/(under) expenditures	-	(474)	(93)	(567)	-
Net increase/(decrease) of fund balance	-				-
Fund balance - beginning (unaudited)	-	567	93	567	-
Fund balance - ending (projected)					
Assigned					
Working capital	-				-
Unassigned	-	93	-	-	-
Fund balance - ending	\$ -	\$ 93	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
Engineering - stormwater reporting	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Dissemination agent - 2nd bond series*	-
Trustee*	5,500
Debt service fund accounting*	-
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	1,750
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145
Management services field operations	20,400
Field operations accounting	1,000
General administrative	1,000
Grounds and building maintenance	-
General maintenance	2,500
Irrigation repairs: common area	3,500
Irrigation pump system service and maintenance	6,000
Landscape contract: common area	72,000
Mulch annual replish: common areas minus amenity	1,000
Landscaping extras - replacement	1,500
Tree trimming	750
Pond aquatic maintenance	6,000
Pressure washing common areas	1,500
Holiday decorations	2,500
Walking paths maintenance/ repair	3,000
Gazebo structure maintenance and repair	1,000
Retaining wall/ rail maintenance and repair	1,000
Roadway maintenance and repairs	2,500
Pet stations garbage cans service common areas	3,600
Playground maintenance and repair	1,500
Recreational expenses - amenity	-
Pool maintenance contract	6,000
Pool/ cabana janitorial contract/ trash removal	2,400
Pool equipment repairs/ furniture repairs	250
Pool/cabana/ fence/ gate general maintenance	250
Termite bond/ pest control amenity	750
Parking lot maintenance and repair	750
Access control system/ cameras/ service/ maintenance	1,000
Pressure washing pool/ amenity	-
Electric - amenity/ amenity irrigation	1,500
Domestic water/ sewer - amenity	2,000
Irrigation - amenity	1,000
Telephone/ cable/ internet - amenity	450
Pool permits/ licenses	600
Amenity landscape maintenance	4,500
Amenity (pool/cabana) mulch	-
Utilities	-
Electric - common areas (minus pool amenity)	1,200
Electric - street lights	24,000
Water - irrigation TOHO	5,000
Total expenditures	<u><u>\$ 289,125</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Landowner Contribution (GF)

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
TH	69	\$ 378.44	\$ -	\$ 378.44	n/a
SF 40'	353	378.44	-	378.44	n/a
SF 45'	264	378.44	-	378.44	n/a
SF 50'	78	378.44	-	378.44	n/a
Total	764				

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

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

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 3:00 p.m.

LOCATION: KPM Franklin
222 Church Street
Kissimmee, Florida 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County, Florida at least sixty (60) days prior to the hearing set above.

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2026.

ATTEST:

**CANOE CREEK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2026-01

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

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

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: _____, 2026

HOUR: 3:00 p.m.

LOCATION: KPM Franklin
222 Church Street
Kissimmee, Florida 34741

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

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

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

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

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

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2026.

ATTEST:

CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR LANDOWNER ELECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Canoe Creek Reserve Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Stephen McConn	November 2028
2	Casey Dare	November 2026
3	Steve Feccia	November 2026
4	Susan Kane	November 2028
5	Tyler Harding	November 2026

This year, Seats 2, 3, and 5 are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNERS’ ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the following date, time and location:

DATE: November 3, 2026
TIME: _____
LOCATION: _____

3. PUBLICATION. The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 20, 2026, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of May, 2026.

ATTEST:

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Instructions, Proxy, and Ballot Form

**NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE
CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Canoe Creek Reserve Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 353.5 acres, more or less, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and each member individually, “**Supervisor**”).

DATE: November 3, 2026
TIME: _____
LOCATION: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one (1) vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager’s Office, at least three (3) business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: November 3, 2026
TIME: _____
LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at _____, on November 3, 2026, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreege</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will serve four (4) year terms. The remaining candidate will serve a two (2) year term. All terms of office commence upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
2		
3		
5		

Date: _____

Signed: _____
 Printed Name: _____

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Canoe Creek Reserve Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of May, 2026.

ATTEST:

**CANOE CREEK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>KPM Franklin, 222 Church Street, Kissimmee, Florida 34741</i>		
<i>TBD¹</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2026	Regular Meeting	3:00 PM
November 3, 2026¹	Landowners' Meeting	__:__ A/PM
November 25, 2026	Regular Meeting	3:00 PM
December 23, 2026	Regular Meeting	3:00 PM
January 27, 2027	Regular Meeting	3:00 PM
February 24, 2027	Regular Meeting	3:00 PM
March 24, 2027	Regular Meeting	3:00 PM
April 28, 2027	Regular Meeting	3:00 PM
May 26, 2027	Regular Meeting	3:00 PM
June 23, 2027	Regular Meeting	3:00 PM
July 28, 2027	Regular Meeting	3:00 PM
August 25, 2027	Regular Meeting	3:00 PM
September 22, 2027	Regular Meeting	3:00 PM

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

6

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

6A

**Canoe Creek Reserve Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No Not Applicable

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No Not Applicable

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

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

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No Not Applicable

As of September 2025, the District had not acquired and/or constructed any improvements.

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No Not Applicable

See 2.1

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No Not Applicable

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

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

Achieved: Yes No Not Applicable

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

Not required.

Chair/Vice Chair: Steph McConn

Date: 9-17-2024

Print Name: Stephan McConn

Canoe Creek Reserve Community Development District

District Manager: Cindy Carbone

Date: 9-17-2024

Print Name: Cindy Carbone

Canoe Creek Reserve Community Development District

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

6B

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

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

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

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2026**

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 9,057	\$ -	\$ -	\$ 9,057
Total assets	9,057	-	-	9,057
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Landowner	\$ -	\$ 19,846	\$ 1,622	\$ 21,468
Landowner advance	9,050	-	-	9,050
Total liabilities	9,050	19,846	1,622	30,518
Fund balances:				
Restricted for:				
Debt service	-	(19,846)	-	(19,846)
Capital projects	-	-	(1,622)	(1,622)
Unassigned	7	-	-	7
Total fund balances	7	(19,846)	(1,622)	(21,461)
Total liabilities, deferred inflows of resources and fund balances	\$ 9,057	\$ -	\$ -	\$ 9,057

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 2,058	\$ 22,423	\$ 100,290	22%
Total revenues	<u>2,058</u>	<u>22,423</u>	<u>100,290</u>	22%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	14,000	48,000	29%
Legal	-	1,673	25,000	7%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	2,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	117	200	59%
Postage	-	-	500	0%
Printing & binding	41	292	500	58%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,300	6,000	88%
Contingencies/bank charges	85	576	1,750	33%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	145	210	69%
Total expenditures	<u>2,143</u>	<u>22,983</u>	<u>100,290</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	(85)	(560)	-	
Fund balances - beginning	92	567	-	
Fund balances - ending	<u>\$ 7</u>	<u>\$ 7</u>	<u>\$ -</u>	

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(19,846)	(19,846)
Fund balances - ending	<u><u>\$ (19,846)</u></u>	<u><u>\$ (19,846)</u></u>

**CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>-</u>	<u>1,622</u>
Total expenditures	<u>-</u>	<u>1,622</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (1,622)
 Fund balances - beginning	 (1,622)	 -
Fund balances - ending	<u>\$ (1,622)</u>	<u>\$ (1,622)</u>

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING

CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Canoe Creek Reserve Community Development District held a Public Hearing and Regular Meeting on July 23, 2025 at 3:00 p.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741.

Present:

Susan Kane	Vice Chair
Casey Dare	Assistant Secretary
Stephen Feccia	Assistant Secretary

Also present:

Chris Conti	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski (via telephone)	District Counsel
Anastasia Rios (via telephone)	Kilinski Van Wyk PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 3:00 p.m. The Oath of Office was administered to Stephen Feccia before the meeting. Supervisors Dare, Kane and Feccia were present. Supervisors Harding and McConn were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Steve Feccia [Seat 3] (the following to be provided under separate cover)

This item was addressed during the First Order of Business. The following items were provided and explained to Mr. Feccia before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

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41 **FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

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Mr. Conti presented Resolution 2025-01. The slate of officers was as follows:

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Steve McConn

Chair

47

Susan Kane

Vice Chair

48

Tyler Harding

Assistant Secretary

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Casey Dare

Assistant Secretary

50

Steve Feccia

Assistant Secretary

51

Chris Conti

Assistant Secretary

52

The Resolution removes the following from the Board:

53

Aaron Reid

Assistant Secretary

54

The following prior appointments by the Board remain unchanged by this Resolution:

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Craig Wrathell

Secretary

56

Cindy Cerbone

Assistant Secretary

57

Craig Wrathell

Treasurer

58

Jeff Pinder

Assistant Treasurer

59

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

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64 **FIFTH ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

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67 **A. Affidavit of Publication**

68 **B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and**
69 **Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending**
70 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
71 **Date**

72 Mr. Conti presented Resolution 2026-06. The Fiscal Year 2026 budget is the same as the
73 version presented at the last meeting.

74 **On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the**
75 **Public Hearing was opened.**

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No affected property owners or members of the public spoke.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Funding Agreement

Discussion ensued regarding whether KB Home Orlando LLC (KB Home) is fully funding the operations of the CDD and entered into a private agreement with Taylor Morrison (TM) or if a Cost Share Agreement is necessary.

Ms. Cerbone proposed approving the Agreement in substantial form. It was noted that Mr. Makransky resigned from KB Home. An email should be sent to Mr. Dare to forward to the appropriate party; Craig Miller with TM and Brad should be included on the email.

On MOTION by Mr. Dare and seconded by Mr. Feccia, with all in favor, the Fiscal Year 2026 Funding Agreement, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November and December meetings.

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating the Location of the Local

District Records Office and Providing an Effective Date

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On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, Resolution 2025-05, Designating KPM Franklin, 222 Church Street, Kissimmee, Florida 334741, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. Ms. Cerbone stated the District Engineer is aware of when the Inspection Report is due and that it must be posted by December 1, 2025.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Kane and seconded by Mr. Dare, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 1, 2025 Regular Meeting Minutes

The following change was made:

Line 76: Change Ms. Kane to Mr. Dare

On MOTION by Ms. Kane and seconded by Mr. Dare, with all in favor, Approval of the May 1, 2025 Regular Meeting Minutes, as amended, were approved.

160 TWELFTH ORDER OF BUSINESS

Staff Reports

161
162 **A. District Counsel: Kilinski | Van Wyk PLLC**

163 Ms. Kilinski reminded the Board Members to file Form 1 if they have not already filed it
164 and to complete the required four hours of ethics training by December 31, 2025.

165 **B. District Engineer: KPM Franklin**

166 Mr. Conti and Ms. Cerbone provided updates on conversations with Mr. White. The
167 Project Development Plan is on the City’s consent agenda. The meeting is in mid-August and,
168 once it is passed and recorded in Osceola County, they can proceed with bond validation.

169 **C. District Manager: Wrathell, Hunt and Associates, LLC**

170 • **Property Insurance on Vertical Assets**

171 Mr. Conti stated this is a reminder to secure property insurance once the CDD has
172 vertical assets.

173 • **Form 1 Submission and Ethics Training**

174 • **Hard Copy Agenda vs Tablets**

175 The Board prefers to use tablets.

176 • **NEXT MEETING DATE: TBD**

177 ○ **QUORUM CHECK**

178 The next meeting date will be decided closer to the original August 2025 meeting date.

179
180 **THIRTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

181
182 There were no Board Members’ comments or requests.

183
184 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

185
186 No members of the public spoke.

187
188 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

189
190 **On MOTION by Mr. Dare and seconded by Ms. Kane, with all in favor, the**
191 **meeting adjourned at 3:14 p.m.**

196
197
198
199
200

Secretary/Assistant Secretary

Chair/Vice Chair

CANOE CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

KPM Franklin, 222 Church Street, Kissimmee, Florida 34741

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025 CANCELED	Regular Meeting	3:00 PM
November 26, 2025 CANCELED	Regular Meeting	3:00 PM
December 24, 2025 CANCELED	Regular Meeting	3:00 PM
January 28, 2026 CANCELED	Regular Meeting	3:00 PM
February 25, 2026 CANCELED	Regular Meeting	3:00 PM
March 25, 2026 CANCELED	Regular Meeting	3:00 PM
April 22, 2026 CANCELED	Regular Meeting	3:00 PM
May 27, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	3:00 PM
June 24, 2026	Regular Meeting	3:00 PM
July 22, 2026	Regular Meeting	3:00 PM
August 26, 2026	Regular Meeting	3:00 PM
September 23, 2026	Regular Meeting	3:00 PM