

*Canopy Community
Development District*

Agenda

August 21, 2018

AGENDA

Canopy

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 14, 2018

**Board of Supervisors
Canopy Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Canopy Community Development District will be held **Tuesday, August 21, 2018 at 11:00 AM at the Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the July 10, 2018 Meeting
4. Consideration of Resolution 2018-13 Amending Resolution 2018-09 Resetting the Date & Time of the Public Hearing on the Adopted Budget
5. Consideration of Resolution 2018-14 Amending Resolution 2018-10 Resetting the Date & Time of the Public Hearing Declaring Special Assessments
6. Public Hearings
 - A. Fiscal Year 2019 Budget
 - i. Consideration of Resolution 2018-15 Adopting the Fiscal Year 2019 Budget and Relating to Annual Appropriations
 - ii. Consideration of Resolution 2018-16 Imposing Special Assessments and Certifying an Assessment Role
 - B. Assessments
 - i. Consideration of Master Engineer's Report
 - ii. Consideration of Amended Master Assessment Methodology Report
 - iii. Consideration of Resolution 2018-17 Levying Assessments
7. Consideration of Resolution 2018-18 Appointing District Purchasing Agent
8. Consideration of RFP's for Units 4/5 Construction
9. Consideration of Proposal to Make the CanopyCDD.com Website Compliant with the Americans with Disabilities Act
10. Consideration of Resolution 2018-12 Supplemental Assessment Resolution
11. Consideration of Other Financing Related Matters
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Request #10 & #11
13. Other Business
14. Supervisors Requests
15. Adjournment

¹ Comments will be limited to three (3) minutes

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the approval of the minutes of the July 10, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2018-13 amending Resolution 2018-09 resetting the date & time of the public hearing on the adopted budget. A copy of the Resolution will be provided under separate cover.

The fifth order of business is the consideration of Resolution 2018-14 amending Resolution 2018-10 resetting the date & time of the public hearing declaring special assessments. A copy of the Resolution will be provided under separate cover.

The sixth order of business opens the public hearings. Section A is the public hearing to adopt the Fiscal Year 2019 budget. Sub-Section 1 is the consideration of Resolution 2018-15 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and budget are enclosed for your review. Sub-Section 2 is the consideration of Resolution 2018-16 imposing special assessments and certifying an assessment roll. The Resolution is enclosed for your review and a copy of the assessment roll will be available at the meeting for review. Section B opens the public hearing for assessments. Sub-Section 1 is the consideration of the master engineer's report and Sub-Section 2 is the consideration of the amended master assessment methodology report. Both reports are enclosed for your review. Sub-Section 3 is consideration of Resolution 2018-17 levying assessments. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of Resolution 2018-18 appointing the District's purchasing agent. A copy of the Resolution is enclosed for your review.

The eighth order of business is the consideration of RFP's for units 4/5 construction. The proposals will be provided under separate cover and a copy of the evaluation criteria is enclosed for your review.

The ninth order of business is the consideration of the proposal to make the CanopyCDD.com website compliant with the Americans with Disabilities Act. A copy of the proposal is enclosed for your review.

The tenth order of business is the consideration of Resolution 2018-12 the supplemental assessment Resolution. A copy of the Resolution will be provided under separate cover.

The eleventh order of business is the consideration of other financing related matters. There is no back-up material.

The twelfth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the balance sheet and income statement for review. Section 2 includes Funding Request #10 & #11 for ratification. A copy of the Funding Requests and supporting documentation is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Darrin Mossing
District Manager

CC: Jennifer Kilinski, District Counsel
Alan Wise, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, July 10, 2018 at 11:00 a.m. at Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
Gregg Patterson	Vice Chairman
John "Al" Russell	Assistant Secretary
Colleen Castille	Assistant Secretary
Colson Hosford	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Jennings Cooksey	Hopping Green & Sams
Alan Wise	District Engineer
Travis Justice	Greenman-Pedersen
Joel McHugh	Greenman-Pedersen
Robbie Cox	MBS Capital Markets by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 5, 2018 Meeting

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the minutes of the June 5, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Presentation of Master Engineer's Report:
Greenman-Pedersen, Inc.**

Ms. Kilinski stated you previously approved the Master Engineer's Report and Alan will talk about the changes to that report and Darrin will talk about the changes to the Master Assessment Methodology report. We previously went through a master assessment process where you approved a resolution, we provided notices to landowners within the District regarding the maximum assessments the District would ever levy on lots based on the maximum Engineer's Report amount of \$90,900,000. The only difference here and the reason we are going through this change is that as we got into the Supplemental Engineer's Report and Assessment Methodology we determined that an allocation on units as 1 ERU factor, which essentially is to say whether you have a 20-foot detached townhome or an 80 foot lot size it would be the exact same assessment amount and it made more sense in the development program to stratify those assessments so the assessments will be based on front foot. A 20-foot lot will get a lower assessment and an 80-foot lot would get a higher assessment based on the ERU calculation that Darrin has come up with in his methodology. Because of that change, the amount of assessments has changed in terms of lot sizes and the methodology used to apply those assessments has changed and as a result we are having to go back through this master assessment process. We will be sending 30-day notices to lot owners. Obviously, there are residents in the community now where there were not before so we expect we may get questions when they see there is going to be \$110,000,000 potentially for the cost of improvements that could be allocated to your property. We are trying to make it as clear as we can and still be within legal requirements that their assessment is not expected to change, they will still be getting the same amount that was disclosed to them, there is really no change to the actual lot owner except for the way we are applying the methodology.

I wanted to let you know that because at our assessment hearing we may have residents here who have questions about that and we are going to do our best to answer questions for residents between now and that assessment hearing. None of the numbers have changed, the methodology, in terms of the actual numbers of assessment, has not changed it is just the way we are applying it, which is the way we expected to apply it over the last six to eight months.

Mr. Asbury stated we may end up with people here.

Ms. Castille stated there is a way to avoid that if you write the letter in the right way that says we are applying methodology differently, but your actual assessment is not going to change.

Ms. Kilinski stated we are doing the best we can, but this is not normal English language. It is saying your assessment is not going to change. What does that really mean? It can be scary to some residents. It is difficult to read the letter and say now I understand it. Oftentimes you have to really talk them through exactly what you are doing and why and show them the bill and that sort of thing, but I think we can get there.

Ms. Castille stated I would like to see it underlined and bolded that says my assessment is not going to change.

Ms. Kilinski stated we have it in a box that is shaded and underlined in capitals. We broke that part out and said it again then said it again. Because we are also putting O&M assessments on the properties to fund the budget for the first time we are also having to send notices for the operation and maintenance assessment. We are combining that in this one notice so they are not getting two letters 10 days apart that says you have this assessment now you have this assessment. I would rather do it in one fell swoop and explain that as clearly as we can and still have all the legal requirements. We may get people here just because it is the first time.

Mr. Patterson asked if we are changing the methodology to front footage, but it is not changing, is that just for the existing people?

Mr. Asbury stated it is not changing for anyone.

Mr. Patterson stated changing it to front footage it seems like it would be different.

Ms. Kilinski stated keep in mind when we do the Master we have this \$90 million number we knew we would never allocate \$90 million to the property so it has a maximum assessment amount. When we go through and actually take the \$13 million that we are doing for this bond issue the numbers are changing in that the application is different, but it would never get close to the \$40,000 or so per lot that we said was the maximum debt if all these improvements are made. All we are really doing at the end of the day is going to be allocating \$11.5 million of the \$90,900,000 possible.

Mr. Patterson stated if it changes the assessment to the front footage if someone has 80 and someone has 150 if it is not changing I'm a little confused.

Mr. Asbury stated we had come up with this stratified assessment already and they have been noticed. They have signed something at contract that says that is what it is going to be and they have all that and that is what is not changing. The number they were told when they bought is where they are.

Mr. Wise stated related to the Master Engineer's Report specific to this item is the same report you have seen and approved eight or so months ago. The Master outlines all the improvements for the entire project, the maximum amount that would ever be requested to borrow money against this amount of infrastructure is the \$90 million plus administrative, which comes up to \$110 million. This master report is just going to supplement your methodology, which we are about to talk about.

The Master hasn't changed since August. It outlines anything and everything that would ever be needed for the entire 424-acre development.

FIFTH ORDER OF BUSINESS

Presentation of Amended Master Special Assessment Methodology Report: Governmental Management Services – Central Florida, LLC

Mr. Mossing stated enclosed in your agenda package is the amended Master Special Assessment Methodology Report and the narrative section didn't change significantly. I will walk you through some of the tables to show you the changes. In the prior methodology the ERU per unit was 1 so every one of the different types of lots and the unit count in the original master was 900 residential lots and we are up to 1,001 plus the church so Table 1 changed. The allocation of the \$110 million of the maximum amount of bond issuance then was allocated based upon those assigned ERU factors as a percentage of the total amount of ERUs. That flows through to each product type. Table 6 shows how the \$110 million is allocated to the different product types and then the \$110 million is basically divided by the number of units for that product type. We did the same for the annual debt service of \$8,098,000 if you issue the \$110 million. Table 7 is the preliminary assessment roll. When we originally did this there was only one property owner, the property was not platted at that time and Table 7 includes all 93 platted lots in Assessment Area 1 so our assessment roll changed significantly. If you look through each one of these lots, the par debt allocation per unit and the gross annual per unit is going to be part of the letter that is going to the individual property owners. It is going to be supplemented with the disclosure that your assessment is not going to increase over what was previously disclosed as part of your sales contract.

Ms. Kilinski stated it is going to say that \$110 million is the maximum amount of improvements and benefit that your property may receive through our capital improvement plan. We can show you a draft before we send it out.

Mr. Patterson asked what do we think the real number is most likely to be?

Mr. Mossing responded \$13,070,000.

Mr. Asbury stated of that we think eventually the passthrough amount will only be about \$7 million. Based on what we told them they are going to pay that is the debt we can cover.

Mr. Mossing stated this methodology is how that \$13 million is ultimately planned to be allocated to the property owners, however, when we started the process we started off as being one single-family unit was equal to one single-family unit. They are both acceptable methodologies for allocating the debt based upon the benefit the homeowners receive. We are applying both and it is causing complications.

Ms. Castille asked so you are going from unit to front foot?

Mr. Mossing responded yes.

Mr. Patterson asked will the letters going out show the numbers on this table?

Ms. Kilinski responded not unless they ask for a copy of the methodology.

Ms. Castille stated this \$110 million represents actual debt that could possibly be entered into for benefits to the community.

Ms. Kilinski stated it is based on Alan's Engineer's Report as the maximum improvement costs of \$90,900,000 for every improvement that may ever be constructed related to the development at all, plus cost of issuance, interest, carry cost on top of that.

Ms. Castille asked why wouldn't the \$90 million be spent?

Ms. Kilinski stated the Supplemental Engineer's Report that you reviewed has a completion project cost closer to \$52 million in improvements that we think will be needed for the residential portion of the development so that is cut in half. The second reason is when you talk about being able to sell the lots to an end user the idea of having \$20,000 assessment you will never sell that lot.

Ms. Castille asked do I need \$90 million in improvements in the community in order to get the community that I bought into?

Mr. Wise stated some of it is going to be borne by the developer. Some of the master costs is borne by the developer and isn't bonded. Some of those costs, when we put this together in

August we were using our projected costs of construction that may occur over however many years so there was also some rate of inflation that was included. In the supplemental that is going to be tied to the \$13 million that we are borrowing is a much narrower scope of improvements, it is a lot more defined and it is also based on actual contracts that are in place on this property. Some of the difference between the \$52 million and \$90 million is wiggle room contingency, including an inflation factor and from the start it was a question of what else could we need. There is a lot of recreational stuff that was included on the front end that was a contingency.

Ms. Castille stated that was the direction I was going. Over the years with the rare person who would show up at a governor and cabinet meeting on a CDD issue is people who said I bought in and here is my brochure and it shows tennis courts and this clubhouse and this golf course and pool and here I am five years later and all we have is a pool.

Mr. Asbury stated everything that has been sent to the public, which is the pool, clubhouse, linear park, walking trails, all that is included in the \$52 million and also in that is the cost of building Welaunee Boulevard all the way from one end to the other and Blueprint is picking up three-quarters of that.

Mr. Wise stated also part of the \$52 million is attributable to the commercial, which is outside of the CDD's responsibility. Master sewer pump station, master stormwater improvements are 70% attributable to the CDD and residential portion, 30% attributable to the commercial area and outside the CDD's responsibility or purview.

Mr. Asbury stated the commercial pays their share of that.

Mr. Patterson stated the \$52 million you are talking about is a gross number that includes everything and \$13 million is the net number for the residential.

Ms. Wise stated for a portion of the residential.

Mr. Asbury stated that is what we are borrowing right now, the \$13 million, which will get us the 257 lots and the dam and the pool and clubhouse. Of that, the developer is required to pay back \$5.27 million.

Mr. Russell asked what triggered the reformulation from what we originally started with to what we are doing now?

Ms. Kilinski stated in part when you think about when we started the process we went through validation it was early last summer before a development plan in terms of lot sizes were really together so I think there was some communication about if we use the lot sizes we have now

and these changed dramatically there could be a True-Up payment that is required. Let's say you drop all your 80s and end up with 20s you may end up with a few million True-Up payment that might be required at the end. Not doing those lot sizes the idea was the easiest way to approach it was the ERU of 1, which we do in a lot of Districts it is just a straight allocation method.

Mr. Russell asked as a homeowner how long am I able to maintain that assessment as is?

Mr. Asbury stated it is a 30-year bond.

Ms. Kilinski stated the debt stays the same, the O&M may change.

Mr. Wise stated your assessment has two parts, O&M that is keeping the CDD going and then there is the debt component, the debt component is locked in. Annually this Board votes on O&M.

Ms. Kilinski stated that is the other thing with the \$90 million, hypothetically speaking we have had Districts do this, you have a Master Engineer's report that says all these improvements have been validated, the court has decided these are public improvements you can finance these improvements. Let's say 15 years from now the developer is gone and homeowners come in and say we want that floating dock. We have the capacity that has been validated that they could issue bonds on themselves, to build an additional clubhouse to build a floating dock, whatever they want to build, they don't have to go back through validation, we don't have to go back and reallocate assessments.

Mr. Russell stated so we are leaving them in good shape when the developer leaves, which is a plus when we have residents coming here and questioning why we are doing what we are doing.

Ms. Kilinski stated this offers the maximum flexibility for the future not knowing what the future holds. You have those categories covered and they have been validated.

Mr. Mossing stated we will send to the Board the draft notice that will go to the homeowners. If we select August 21st that letter needs to go in the mail by July 21st. We will get that out this afternoon or tomorrow to the Board, contact me with any concerns about the letter because there is a potential turnout and I will know because my phone number and email address are in the letter. I will have a feel pretty early on how that letter is being received and we may end up having to get another meeting location if people are going to show up at that public hearing.

Ms. Kilinski stated there are only 19 homeowners on our assessment roll.

Mr. Mossing stated the developer may be proactive on this too and get ahead of this letter with the people that it is coming, this is what it means.

Mr. Patterson asked what about the people who are under contract and the people potentially thinking about buying? Can the developer go ahead and tie this in place so it doesn't have to be covered again?

Ms. Kilinski stated it won't have to be covered again, you will have a disclosure in the purchase and sales contracts.

Mr. Asbury stated we disclose there is a CDD and we disclose what the fees will be. We have been doing that all along and now we are cleaning up to a certain extent what we have been practicing.

Mr. Wise stated basically this is a prequalification but realistically the Board will set how much will be borrowed, what the payment actually is just like you would make a decision on the car you are comfortable with and not what the bank is willing to give you.

Ms. Kilinski stated we tried to be clear that this is the maximum amount of benefit your property may receive if all the improvements are constructed but your actual assessment for these lot owners because it has already been disclosed in their purchase and sale agreement know their assessment is going to be exactly what has already been disclosed.

Mr. Cox stated it is important for the Board to remember with this bond issuance the amount of interest being passed through to all 1,001 lots is basically being maxed out at whatever the amount is. That is being capped within this \$13 million issuance so the Board can take some comfort in the fact that it can be explained if necessary at the next meeting, the public hearing, that is basically anything that would come in the future would be the B Bond component, which would be paid back by the developer who would be constructing more improvements on his own dime. This issuance will cover everything that will be passed through to the homeowner.

Mr. Asbury stated of this \$13 million almost \$6 million is to be paid back by the developer anyway.

Mr. Cox stated that is right. The pass through to the homeowner is roughly \$8 million.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-10 Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements, Declaring the Total Estimated

Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in which the Assessments are to be Paid, Designating the Lands Upon which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Role; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date and Mailed and Published Notices

Mr. Mossing stated item six is consideration of Resolution 2018-10 declaring special assessments, designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid, designating the lands upon which the assessments shall be levied; providing for an assessment plat and a preliminary assessment role; addressing the setting of public hearings; providing for publication of this resolution and addressing conflicts, severability and an effective date and mailed and published notices. Basically, that resolution approves the Engineer's Report, the Assessment Methodology and we are going to make the date August 21, 2018 at 11:00 a.m. at this location subject to confirming availability of the space.

Ms. Castille moved to approve Resolution 2018-10 and Mr. Asbury seconded the motion.

Mr. Asbury stated all we are doing here is cleaning up, we are making it exactly the way we disclosed. What happens if we don't do it?

Ms. Kilinski stated if you don't do it the concern is an assessment challenge that you have a methodology that demonstrates a contribution and an amount that is not ever going to be done based on our completion project. We have a completion project of \$52 million, we take out the reimbursements that we know are now coming from Blueprint, you are down to \$38 million and you are issuing \$13 million, you will never get there.

Mr. Patterson stated I get that.

Mr. Asbury stated we are not charging them any more money.

Mr. Russell asked is the issue that there is money sitting there that they can allocate or borrow?

Mr. Patterson stated my issue is the perception of the homeowner.

Mr. Asbury stated that would be more my issue. It is going to be my problem to explain to them that it is not going up. You are not voting to increase their assessment.

Mr. Mossing stated there is already \$110,000 approved through the prior Master Methodology that is out there.

Ms. Kilinski stated the actual number is not changing at all.

Mr. Patterson stated it gives me serious heartburn that it may come back to haunt me.

On voice vote with all in favor the motion passed.

Mr. Cox left the telephone conference at this time.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-12
Supplemental Assessment Resolution**

This item deferred.

EIGHTH ORDER OF BUSINESS

**Consideration of Other Financing Related
Matters**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Consideration of Acquisition of Series 2018
Project Improvements**

Ms. Kilinski stated you have seen this form of documents before. This is the package we use for acquisition of improvements that are part of the Engineer’s report. You don’t have the 2018 Engineer’s report in here, that is the Engineer’s report that is specific to the 2018 bonds, but you have seen it before, you approved it two meetings ago. This is part of the acquisition package for the Unit 1 infrastructure. You will see the actual total costs, what improvements you are acquiring and the total was \$4,607,686.

Mr. Wise stated a portion of the infrastructure in this infrastructure acquisition package is from Assessment Area 1 and a portion of it is from Assessment Area 2.

Mr. Wise pointed out on the map Assessment Area 1 that has been completed and platted and Assessment Area 2 and stated also master stormwater facilities that serve Assessment Area 1

and a portion of Assessment Area 2, there are three primary stormwater facilities that serve these western phases, they are complete and getting ready to be accepted by the City.

Mr. Asbury stated we as the CDD are accepting these improvements, which are the infrastructure improvements then the CDD is giving them to the City.

Mr. Wise stated that is correct. The infrastructure itself, the improvements is what the CDD is being requested to acquire but no land at this time. There will be land that is transferred to the CDD at a future acquisition. Right now, it is just the constructed improvements. The portion of those construction improvements that we won't immediately pass to the City are the alleyways, they don't meet the City's design criteria and then stormwater management facility #1 and stormwater management facility E.

Mr. Russell asked are we going to maintain the alleyways?

Mr. Wise stated correct, the CDD will maintain the alleyways in perpetuity. Besides that, everything else, the main roads, water, sewer, stormwater, everything that occurs through the roadway corridors will get turned over, accepted and will be owned and maintained by the City.

Mr. Russell asked is there a certain condition they have to be in before they accept the turnover?

Mr. Wise stated yes and they have met those conditions. One of the things I have done prior to allowing this infrastructure acquisition to get to this point is to make sure they are up to City standards, they have met all their permit requirements, they have met all the testing requirements, and they are ready to be accepted by the City or whoever the final governmental entity is that will own them.

Ms. Kilinski stated we have discussed the CDD providing some letter or having the letter from the developer that says that any bond or warranties that need to be provided to the city for acceptance of the roadways is being provided directly from the developer to the city and not from the CDD. If there is any warranty item that they are required to come back and fix, that wouldn't be on the District.

Mr. Wise stated the contractor is providing a 2-year warranty bond from the date of acceptance so it will handle any warranty items.

Mr. Russell asked is that how it is traditionally handled?

Mr. Wise stated the City's minimum roadway design criteria is that you have to have two-lanes right off the bat and an alleyway is one-way.

Mr. Asbury stated because we haven't put the final lift of asphalt on some of the roadways and some of the sidewalks aren't done, there is a bond being given to the City for those improvements to be done at the end.

On MOTION by Mr. Patterson seconded by Ms. Castille with all in favor acquisition of the Series 2018 project improvements was approved.

TENTH ORDER OF BUSINESS

Consideration of Addendum No. 1 and Update Regarding Construction Related Matters for Canopy Units 4 and 5 Infrastructure

Ms. Kilinski stated this is more of an update to the Board. At the last meeting you authorized a request for proposal for Units 4 and 5 and we had certain dates specified in that authorization. The evaluation criteria is not changing but the scope of the project is changing and we wanted to bring that to your attention.

Mr. Justice stated on the 26th we issued this addendum to make the bid more representative of what was going to be constructed, the 257 lots versus the overall 450 lots. We are going to issue a second addendum as it states here on or before the 18th releasing those revised plans for Assessment Area 2.

Mr. Wise pointed out on a map the areas that were put out to bid and stated we decided it was better to push the bid opening back, reissue a set of plans that had a reduced scope so that the bidders were bidding on what was actually intended to be constructed right away, not the overall picture and then once we get the contractor on Board try to scale it down then.

Ms. Castille asked the numbers you just read out were different than on the front page. We have 352 lots down to 184 lots.

Mr. Wise stated I apologize, the other 100 we were referencing is this portion over here so Units 4 and 5 combined are 352 lots. 184 is the area highlighted in pink. We are reducing the scope of the construction project to more accurately match assessment area no. 2 for the bonds that are going to be issued that way we don't have a contractor come in with a \$12 million bid and we start negotiating down to the actual scope that we want. We want to advertise a scope then towards the end of the project if we want to add on another 40 houses or whatever it is easier to add than it is to start off on the front end and reducing a construction contract by 50%.

ELEVENTH ORDER OF BUSINESS Staff Reports**A. Attorney**

There being none, the next item followed.

B. Engineer

Mr. Wise stated I'm transitioning out of my role at GPI and as such Joe who has 30+ years of experience in construction has been transitioning in. Almost everything we do related to engineering and CDD is bidding and construction oriented so I believe his expertise is going to prove more beneficial than my third of his career. I am still available to these guys, it is going to be a transition period of six more weeks or so. I plan to come to the next CDD meeting and be involved as much as I need to be. I wanted to let you know my news and thank you for letting me serve and I really enjoyed it. I will be joining my brother in his business.

Mr. Mossing stated we are sad to hear your departure, you have been helpful and instrumental in getting us to the point we are. It sounds like you have a strong team behind you.

C. Manager

Mr. Mossing stated as we mentioned as part of the amended Master Methodology discussion we want to ask the Board to move their public hearing date for the budget from September 5th to August 21st at the same time and location as your public hearing for the assessments. We will adopt the budget and levying an operating and maintenance assessment. We will add it to the draft mailed notice coming out.

On MOTION by Ms. Castille seconded by Mr. Asbury with all in favor the budget hearing date was changed from September 5, 2018 to August 21, 2018 at 11:00 a.m. at Dorothy B. Oven Park.

i. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

ii. Consideration of Funding Request No. 9

On MOTION by Mr. Patterson seconded by Mr. Russell with all in favor funding request no. 9 was approved.

Mr. Wise stated we received a capital funding request late last week and we will review that and get it to you.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests

There being none,

On MOTION by Mr. Patterson seconded by Mr. Asbury with all in favor the meeting adjourned at 12:05 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*This item will be provided under
separate cover*

SECTION V

*This item will be provided under
separate cover*

SECTION VI

SECTION A

SECTION 1

RESOLUTION 2018-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Canopy Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within sixty (60) days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to the budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2018.

ATTEST:

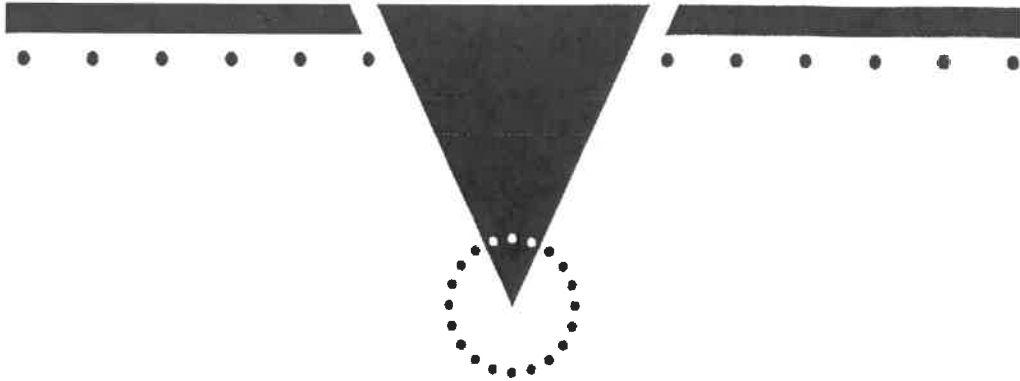
**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2018/2019 Budget

Exhibit A



CANOPY
Community Development
District

Proposed Budget
FY 2019



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**Canopy Community Development District
Proposed General Fund Budget**

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
Revenues			
Assessments - Tax Roll (93 Platted Lots)	\$ -	\$ 29,760	\$ 747,093
Assessments - Direct (Administrative Only)	\$ -	\$ 105,692	\$ -
Developer Contributions	\$ 87,500	\$ 185,273	\$ -
Interest Income	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ -	\$ 2,500	\$ 10,000
Total Revenues	\$ 87,500	\$ 323,725	\$ 759,593

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ -	\$ 2,400	\$ 2,400
Dissemination	\$ -	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 25,000	\$ 25,000
Audit	\$ -	\$ 5,000	\$ 7,500
Trustee	\$ -	\$ 10,000	\$ 10,000
Management	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 600	\$ 2,500	\$ 5,000
Travel	\$ -	\$ 250	\$ 250
Telephone	\$ 300	\$ 250	\$ 250
Postage	\$ 1,000	\$ 1,500	\$ 1,500
Printing/Binding	\$ 1,000	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 5,800	\$ 6,000	\$ 6,000
Legal Advertising	\$ 5,000	\$ 5,000	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,000	\$ 1,000
Office Supplies	\$ 625	\$ 1,000	\$ 1,000
Dues	\$ 175	\$ 175	\$ 175
Total Administrative	\$ 87,500	\$ 116,575	\$ 143,493

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ 62,500	\$ 125,000
Landscape Contingency	\$ -	\$ 12,500	\$ 25,000
Plant Replacement	\$ -	\$ 7,500	\$ 15,000

**Canopy Community Development District
Proposed General Fund Budget**

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
<i><u>Common Area - Continued:</u></i>			
Irrigation - Repairs	\$ -	\$ 5,000	\$ 10,000
Irrigation - Water	\$ -	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ -	\$ 2,500	\$ 5,000
Wetland Maintenance	\$ -	\$ 3,750	\$ 7,500
Wetland Mitigation Reporting	\$ -	\$ 1,250	\$ 2,500
Street Lights	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ -	\$ 12,500	\$ 25,000
Operating Supplies	\$ -	\$ 1,250	\$ 2,500
Road and Sidewalk	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -
<i><u>Amenity Center</u></i>			
Amenity Management Staffing	\$ -	\$ 18,750	\$ 75,000
Pool Attendants	\$ -	\$ 3,750	\$ 15,000
Janitorial	\$ -	\$ 3,750	\$ 15,000
Pool Maintenance	\$ -	\$ 3,750	\$ 15,000
Pool Chemicals	\$ -	\$ 1,875	\$ 7,500
Pool Permits	\$ -	\$ 188	\$ 750
Pool - Electric	\$ -	\$ 3,750	\$ 15,000
Pool - Water	\$ -	\$ 250	\$ 1,000
Telephone	\$ -	\$ 625	\$ 2,500
Water/Sewer	\$ -	\$ 1,250	\$ 5,000
Gas	\$ -	\$ 125	\$ 500
Trash	\$ -	\$ 600	\$ 2,400
Pest Control	\$ -	\$ 300	\$ 1,200
Termite Bond	\$ -	\$ 188	\$ 750
Insurance - Property	\$ -	\$ 6,250	\$ 25,000
Cable/Internet	\$ -	\$ 1,875	\$ 7,500
Access Cards	\$ -	\$ 625	\$ 2,500
Activities	\$ -	\$ 3,750	\$ 15,000
Security/Alarms/Repair	\$ -	\$ 8,750	\$ 35,000
Repairs and Maintenance	\$ -	\$ 8,750	\$ 35,000
Office Supplies	\$ -	\$ 500	\$ 2,000
Holiday Decorations	\$ -	\$ 1,250	\$ 5,000

**Canopy Community Development District
Proposed General Fund Budget**

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
<u>Other</u>			
Contingency	\$ -	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ -	\$ 8,750	\$ 35,000
Total Maintenance	\$ -	\$ 207,150	\$ 616,100
Total Expenditures	\$ 87,500	\$ 323,725	\$ 759,593
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -

	<u>Current</u>	<u>Buildout</u>
Net Assessments	\$ 320,725	\$ 747,093
Collection Fees (7%)	\$ 24,141	\$ 56,233
Gross Assessments	<u>\$ 344,866</u>	<u>\$ 803,326</u>
No of Assessable Units	1,001.50	1,001.50
Net Assessment Per Unit	\$ 320	\$ 746
Gross Assessment Per Unit (Includes 7% Collection Cost)	\$ 344	\$ 802
<u>Administrative Assessment :</u>		
Administrative Budget ¹	\$ 116,575	
Assessable Units	1001.50	
Net Assessment Per Unit	<u>\$ 116.40</u>	
Assessments - Tax Roll (93 Units)	\$ 10,825	
Undeveloped Planned Residential Units (908)	\$ 105,692	
Religious Facility (.5)	\$ 58	
Total Net Assessments	<u>\$ 116,575</u>	

(1) Capital Reserve amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

**Canopy Community Development District
Assessment Chart**

Product Types	No. of Units	%	Total Net Assessments	Net Assessments Per Unit	Net Assessments Per Unit
Single Family - 20'	58	5.79%	\$ 18,564.92	\$ 320	\$ 344
Single Family - 30'	42	4.19%	\$ 13,443.56	\$ 320	\$ 344
Single Family - 30' (Attached)	207	20.66%	\$ 66,257.56	\$ 320	\$ 344
Single Family - 40'	174	17.37%	\$ 55,694.76	\$ 320	\$ 344
Single Family - 40' (Attached)	24	2.40%	\$ 7,682.04	\$ 320	\$ 344
Single Family - 50'	212	21.16%	\$ 67,857.98	\$ 320	\$ 344
Single Family - 60'	225	22.46%	\$ 72,019.09	\$ 320	\$ 344
Single Family - 70'	17	1.70%	\$ 5,441.44	\$ 320	\$ 344
Single Family - 80'	42	4.19%	\$ 13,443.56	\$ 320	\$ 344
Church	1	0.10%	\$ 320.08	\$ 320	\$ 344
Total Units	1,002	100.00%	\$ 320,725.00		

Assessments Area I

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	15	\$ 344	\$ 650	\$ 994	\$ 4,801
Single Family - 50'	54	\$ 344	\$ 750	\$ 1,094	\$ 17,285
Single Family - 60'	24	\$ 344	\$ 850	\$ 1,194	\$ 7,682
Total Units	93				\$ 29,768

Canopy
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

Interest Income

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

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 Supervisors attending 6 meetings during the fiscal year.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the new Special Assessment Revenue Bonds.

Canopy
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm.

Trustee Fees

The District's new Special Assessments Revenue Bonds will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Travel

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Canopy
Community Development District
GENERAL FUND BUDGET

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Maintenance (Common Area):

Field Services

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Porter Services

The District will incur cost for street sweeping and/or cleaning.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year. Yellowstone Landscape is contracted to provide these services.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Canopy
Community Development District
GENERAL FUND BUDGET

Plant Replacement

Unscheduled maintenance consists of tree, shrub and other plant material replacements as well as annual bed enhancements

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Irrigation -Water

The District incurs cost for water. The District will contract with a utility company to provide this service.

Irrigation - Electric

The District will incur cost for electric for irrigation timers.

Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance and monitoring of upland/wetland conservation areas.

Wetland Mitigation Reporting

The cost of quarterly wetland mitigation reports.

Lake Maintenance

The District will contract to provide for the few Stormwater management facilities that the CDD will own and maintain.

Repairs and Maintenance

Cost of repairs and maintenance through out the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

The cost to hire and supervise pool attendants used to help with running the amenity center's pool. Account line includes staff hours for the fiscal year, all related benefits, and a contingency for projects and pay increase.

Canopy
Community Development District
GENERAL FUND BUDGET

Janitorial

The cost to provide cleaning for amenity center.

Pool Maintenance

The District will contract with a vendor to provide for the maintenance of the Amenity Center swimming pool.

Pool Chemicals

The District will contract with a vendor to provide pool chemicals to maintain the pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Pool Electric

The cost of electric to run the amenity pool.

Pool – Water

The cost of water used for the amenity pool.

Telephone

The cost of phone services for amenity center.

Water/Sewer

The cost of water and sewer associated with amenity center restrooms and irrigation.

Gas

The cost associated with providing propane gas services to heat the pool.

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

This represents cost to maintain termite warranty for the amenity center.

Canopy
Community Development District
GENERAL FUND BUDGET

Insurance - Property

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Cable/Internet

The cost of cable and internet services for amenity center.

Access Cards

Represents the estimated cost for access cards used for entry to the District's Amenity Center.

Activities

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Security/Alarms/Repair

The monthly service fee and maintenance costs associated with security alarms/cameras provided by contracted vendor.

Repairs and Maintenance

Represents regular repairs and replacements for District's Amenity Center.

Office Supplies

The cost of supplies used by Amenity Center Staff to run the center includes postage, printer ink, and office supplies.

Holiday Decorations

Estimated cost for installation of holiday lights and décor as well as supplies.

Other:

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Capital Reserve

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

Canopy Community Development District
Proposed Debt Service Fund Budget
Assessment Area 1 - Series 2018A-4 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ 65,425
Assessments - Direct (Unplatted Lots)	\$ -	\$ -
Bond Proceeds	\$ 42,183	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 9,471
Total Revenues	\$ 42,183	\$ 75,146

Expenditure		
Interest - 11/1	\$ -	\$ 9,470
Principal - 5/1	\$ -	\$ 30,000
Interest - 5/1	\$ -	\$ 25,069
Total Expenditures	\$ -	\$ 64,539

Excess Revenues	\$ 42,183	\$ 10,606
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Excess Revenues	\$ 42,183	Interest - 11/1	\$ 24,281
Less: Debt Service Reserve	<u>\$ (32,713)</u>		
Carry Forward Surplus	<u>\$ 9,471</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-4

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			9,470.42	9,470.42	
05/01/2019	30,000	5.250%	25,068.75	55,068.75	64,539.17
11/01/2019			24,281.25	24,281.25	
05/01/2020	15,000	5.250%	24,281.25	39,281.25	63,562.50
11/01/2020			23,887.50	23,887.50	
05/01/2021	15,000	5.250%	23,887.50	38,887.50	62,775.00
11/01/2021			23,493.75	23,493.75	
05/01/2022	15,000	5.250%	23,493.75	38,493.75	61,987.50
11/01/2022			23,100.00	23,100.00	
05/01/2023	15,000	5.250%	23,100.00	38,100.00	61,200.00
11/01/2023			22,706.25	22,706.25	
05/01/2024	15,000	5.250%	22,706.25	37,706.25	60,412.50
11/01/2024			22,312.50	22,312.50	
05/01/2025	20,000	5.250%	22,312.50	42,312.50	64,625.00
11/01/2025			21,787.50	21,787.50	
05/01/2026	20,000	5.250%	21,787.50	41,787.50	63,575.00
11/01/2026			21,262.50	21,262.50	
05/01/2027	20,000	5.250%	21,262.50	41,262.50	62,525.00
11/01/2027			20,737.50	20,737.50	
05/01/2028	20,000	5.250%	20,737.50	40,737.50	61,475.00
11/01/2028			20,212.50	20,212.50	
05/01/2029	25,000	5.250%	20,212.50	45,212.50	65,425.00
11/01/2029			19,556.25	19,556.25	
05/01/2030	25,000	5.250%	19,556.25	44,556.25	64,112.50
11/01/2030			18,900.00	18,900.00	
05/01/2031	25,000	5.250%	18,900.00	43,900.00	62,800.00
11/01/2031			18,243.75	18,243.75	
05/01/2032	25,000	5.250%	18,243.75	43,243.75	61,487.50
11/01/2032			17,587.50	17,587.50	
05/01/2033	30,000	5.250%	17,587.50	47,587.50	65,175.00
11/01/2033			16,800.00	16,800.00	
05/01/2034	30,000	5.250%	16,800.00	46,800.00	63,600.00
11/01/2034			16,012.50	16,012.50	
05/01/2035	30,000	5.250%	16,012.50	46,012.50	62,025.00
11/01/2035			15,225.00	15,225.00	
05/01/2036	30,000	5.250%	15,225.00	45,225.00	60,450.00
11/01/2036			14,437.50	14,437.50	
05/01/2037	35,000	5.250%	14,437.50	49,437.50	63,875.00
11/01/2037			13,518.75	13,518.75	
05/01/2038	35,000	5.250%	13,518.75	48,518.75	62,037.50
11/01/2038			12,600.00	12,600.00	
05/01/2039	40,000	5.250%	12,600.00	52,600.00	65,200.00
11/01/2039			11,550.00	11,550.00	
05/01/2040	40,000	5.250%	11,550.00	51,550.00	63,100.00
11/01/2040			10,500.00	10,500.00	
05/01/2041	40,000	5.250%	10,500.00	50,500.00	61,000.00
11/01/2041			9,450.00	9,450.00	
05/01/2042	45,000	5.250%	9,450.00	54,450.00	63,900.00
11/01/2042			8,268.75	8,268.75	
05/01/2043	45,000	5.250%	8,268.75	53,268.75	61,537.50
11/01/2043			7,087.50	7,087.50	
05/01/2044	50,000	5.250%	7,087.50	57,087.50	64,175.00
11/01/2044			5,775.00	5,775.00	
05/01/2045	50,000	5.250%	5,775.00	55,775.00	61,550.00
11/01/2045			4,462.50	4,462.50	

BOND DEBT SERVICE

Canopy Community Development District
 Special Assesment Bonds, Series 2018A-4

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	55,000	5.250%	4,462.50	59,462.50	63,925.00
11/01/2046			3,018.75	3,018.75	
05/01/2047	55,000	5.250%	3,018.75	58,018.75	61,037.50
11/01/2047			1,575.00	1,575.00	
05/01/2048	60,000	5.250%	1,575.00	61,575.00	63,150.00
	955,000		931,239.17	1,886,239.17	1,886,239.17

Canopy Community Development District

Proposed Debt Service Fund Budget

Assessment Area 2 - Series 2018A-1 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 203,045
Bond Proceeds	\$ 107,593	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 25,521
Total Revenues	\$ 107,593	\$ 228,816

Expenditure		
Interest - 11/1	\$ -	\$ 25,521
Principal - 5/1	\$ -	\$ 70,000
Interest - 5/1	\$ -	\$ 67,555
Total Expenditures	\$ -	\$ 163,076

Excess Revenues	\$ 107,593	\$ 65,740
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Excess Revenues	\$ 107,593	Interest - 11/1	\$ 65,490
Less: Debt Service Reserve	<u>\$ (82,073)</u>		
Carry Forward Surplus	<u>\$ 25,521</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			25,520.78	25,520.78	
05/01/2019	70,000	5.900%	67,555.00	137,555.00	163,075.78
11/01/2019			65,490.00	65,490.00	
05/01/2020	30,000	5.900%	65,490.00	95,490.00	160,980.00
11/01/2020			64,605.00	64,605.00	
05/01/2021	30,000	5.900%	64,605.00	94,605.00	159,210.00
11/01/2021			63,720.00	63,720.00	
05/01/2022	35,000	5.900%	63,720.00	98,720.00	162,440.00
11/01/2022			62,687.50	62,687.50	
05/01/2023	35,000	5.900%	62,687.50	97,687.50	160,375.00
11/01/2023			61,655.00	61,655.00	
05/01/2024	40,000	5.900%	61,655.00	101,655.00	163,310.00
11/01/2024			60,475.00	60,475.00	
05/01/2025	40,000	5.900%	60,475.00	100,475.00	160,950.00
11/01/2025			59,295.00	59,295.00	
05/01/2026	45,000	5.900%	59,295.00	104,295.00	163,590.00
11/01/2026			57,967.50	57,967.50	
05/01/2027	45,000	5.900%	57,967.50	102,967.50	160,935.00
11/01/2027			56,640.00	56,640.00	
05/01/2028	50,000	5.900%	56,640.00	106,640.00	163,280.00
11/01/2028			55,165.00	55,165.00	
05/01/2029	50,000	5.900%	55,165.00	105,165.00	160,330.00
11/01/2029			53,690.00	53,690.00	
05/01/2030	55,000	5.900%	53,690.00	108,690.00	162,380.00
11/01/2030			52,067.50	52,067.50	
05/01/2031	60,000	5.900%	52,067.50	112,067.50	164,135.00
11/01/2031			50,297.50	50,297.50	
05/01/2032	60,000	5.900%	50,297.50	110,297.50	160,595.00
11/01/2032			48,527.50	48,527.50	
05/01/2033	65,000	5.900%	48,527.50	113,527.50	162,055.00
11/01/2033			46,610.00	46,610.00	
05/01/2034	70,000	5.900%	46,610.00	116,610.00	163,220.00
11/01/2034			44,545.00	44,545.00	
05/01/2035	75,000	5.900%	44,545.00	119,545.00	164,090.00
11/01/2035			42,332.50	42,332.50	
05/01/2036	75,000	5.900%	42,332.50	117,332.50	159,665.00
11/01/2036			40,120.00	40,120.00	
05/01/2037	80,000	5.900%	40,120.00	120,120.00	160,240.00
11/01/2037			37,760.00	37,760.00	
05/01/2038	85,000	5.900%	37,760.00	122,760.00	160,520.00
11/01/2038			35,252.50	35,252.50	
05/01/2039	90,000	5.900%	35,252.50	125,252.50	160,505.00
11/01/2039			32,597.50	32,597.50	
05/01/2040	95,000	5.900%	32,597.50	127,597.50	160,195.00
11/01/2040			29,795.00	29,795.00	
05/01/2041	100,000	5.900%	29,795.00	129,795.00	159,590.00
11/01/2041			26,845.00	26,845.00	
05/01/2042	110,000	5.900%	26,845.00	136,845.00	163,690.00
11/01/2042			23,600.00	23,600.00	
05/01/2043	115,000	5.900%	23,600.00	138,600.00	162,200.00
11/01/2043			20,207.50	20,207.50	
05/01/2044	120,000	5.900%	20,207.50	140,207.50	160,415.00
11/01/2044			16,667.50	16,667.50	
05/01/2045	130,000	5.900%	16,667.50	146,667.50	163,335.00
11/01/2045			12,832.50	12,832.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	135,000	5.900%	12,832.50	147,832.50	160,665.00
11/01/2046			8,850.00	8,850.00	
05/01/2047	145,000	5.900%	8,850.00	153,850.00	162,700.00
11/01/2047			4,572.50	4,572.50	
05/01/2048	155,000	5.900%	4,572.50	159,572.50	164,145.00
	2,290,000		2,562,815.78	4,852,815.78	4,852,815.78

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

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 319,485
Bond Proceeds	\$ 264,682	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 60,347
Total Revenues	\$ 264,682	\$ 380,082

Expenditure		
Interest - 11/1	\$ -	\$ 60,347
Principal - 5/1	\$ -	\$ -
Interest - 5/1	\$ -	\$ 159,743
Total Expenditures	\$ -	\$ 220,090

Excess Revenues	\$ 264,682	\$ 159,993
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Excess Revenues	\$ 264,682	Interest - 11/1	\$ 159,743
Less: Debt Service Reserve	<u>\$ (204,335)</u>		
Carry Forward Surplus	<u><u>\$ 60,347</u></u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			60,347.17	60,347.17	
05/01/2019			159,742.50	159,742.50	220,089.67
11/01/2019			159,742.50	159,742.50	
05/01/2020			159,742.50	159,742.50	319,485.00
11/01/2020			159,742.50	159,742.50	
05/01/2021			159,742.50	159,742.50	319,485.00
11/01/2021			159,742.50	159,742.50	
05/01/2022	85,000	5.900%	159,742.50	244,742.50	404,485.00
11/01/2022			157,235.00	157,235.00	
05/01/2023	90,000	5.900%	157,235.00	247,235.00	404,470.00
11/01/2023			154,580.00	154,580.00	
05/01/2024	95,000	5.900%	154,580.00	249,580.00	404,160.00
11/01/2024			151,777.50	151,777.50	
05/01/2025	105,000	5.900%	151,777.50	256,777.50	408,555.00
11/01/2025			148,680.00	148,680.00	
05/01/2026	110,000	5.900%	148,680.00	258,680.00	407,360.00
11/01/2026			145,435.00	145,435.00	
05/01/2027	115,000	5.900%	145,435.00	260,435.00	405,870.00
11/01/2027			142,042.50	142,042.50	
05/01/2028	120,000	5.900%	142,042.50	262,042.50	404,085.00
11/01/2028			138,502.50	138,502.50	
05/01/2029	130,000	5.900%	138,502.50	268,502.50	407,005.00
11/01/2029			134,667.50	134,667.50	
05/01/2030	135,000	5.900%	134,667.50	269,667.50	404,335.00
11/01/2030			130,685.00	130,685.00	
05/01/2031	145,000	5.900%	130,685.00	275,685.00	406,370.00
11/01/2031			126,407.50	126,407.50	
05/01/2032	155,000	5.900%	126,407.50	281,407.50	407,815.00
11/01/2032			121,835.00	121,835.00	
05/01/2033	165,000	5.900%	121,835.00	286,835.00	408,670.00
11/01/2033			116,967.50	116,967.50	
05/01/2034	170,000	5.900%	116,967.50	286,967.50	403,935.00
11/01/2034			111,952.50	111,952.50	
05/01/2035	180,000	5.900%	111,952.50	291,952.50	403,905.00
11/01/2035			106,642.50	106,642.50	
05/01/2036	195,000	5.900%	106,642.50	301,642.50	408,285.00
11/01/2036			100,890.00	100,890.00	
05/01/2037	205,000	5.900%	100,890.00	305,890.00	406,780.00
11/01/2037			94,842.50	94,842.50	
05/01/2038	215,000	5.900%	94,842.50	309,842.50	404,685.00
11/01/2038			88,500.00	88,500.00	
05/01/2039	230,000	5.900%	88,500.00	318,500.00	407,000.00
11/01/2039			81,715.00	81,715.00	
05/01/2040	240,000	5.900%	81,715.00	321,715.00	403,430.00
11/01/2040			74,635.00	74,635.00	
05/01/2041	255,000	5.900%	74,635.00	329,635.00	404,270.00
11/01/2041			67,112.50	67,112.50	
05/01/2042	270,000	5.900%	67,112.50	337,112.50	404,225.00
11/01/2042			59,147.50	59,147.50	
05/01/2043	290,000	5.900%	59,147.50	349,147.50	408,295.00
11/01/2043			50,592.50	50,592.50	
05/01/2044	305,000	5.900%	50,592.50	355,592.50	406,185.00
11/01/2044			41,595.00	41,595.00	
05/01/2045	325,000	5.900%	41,595.00	366,595.00	408,190.00
11/01/2045			32,007.50	32,007.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	340,000	5.900%	32,007.50	372,007.50	404,015.00
11/01/2046			21,977.50	21,977.50	
05/01/2047	360,000	5.900%	21,977.50	381,977.50	403,955.00
11/01/2047			11,357.50	11,357.50	
05/01/2048	385,000	5.900%	11,357.50	396,357.50	407,715.00
	5,415,000		6,402,109.67	11,817,109.67	11,817,109.67

Canopy Community Development District

Proposed Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 304,735
Bond Proceeds	\$ 252,369	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 57,561
Total Revenues	\$ 252,369	\$ 362,546

Expenditure		
Interest - 11/1	\$ -	\$ 57,561
Principal - 5/1	\$ -	\$ -
Interest - 5/1	\$ -	\$ 152,368
Total Expenditures	\$ -	\$ 209,929

Excess Revenues	\$ 252,369	\$ 152,617
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Excess Revenues	\$ 252,369	Interest - 11/1	\$ 152,368
Less: Debt Service Reserve	<u>\$ (194,808)</u>		
Carry Forward Surplus	<u>\$ 57,561</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-3

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			57,561.06	57,561.06	
05/01/2019			152,367.50	152,367.50	209,928.56
11/01/2019			152,367.50	152,367.50	
05/01/2020			152,367.50	152,367.50	304,735.00
11/01/2020			152,367.50	152,367.50	
05/01/2021			152,367.50	152,367.50	304,735.00
11/01/2021			152,367.50	152,367.50	
05/01/2022	80,000	5.900%	152,367.50	232,367.50	384,735.00
11/01/2022			150,007.50	150,007.50	
05/01/2023	85,000	5.900%	150,007.50	235,007.50	385,015.00
11/01/2023			147,500.00	147,500.00	
05/01/2024	90,000	5.900%	147,500.00	237,500.00	385,000.00
11/01/2024			144,845.00	144,845.00	
05/01/2025	95,000	5.900%	144,845.00	239,845.00	384,690.00
11/01/2025			142,042.50	142,042.50	
05/01/2026	105,000	5.900%	142,042.50	247,042.50	389,085.00
11/01/2026			138,945.00	138,945.00	
05/01/2027	110,000	5.900%	138,945.00	248,945.00	387,890.00
11/01/2027			135,700.00	135,700.00	
05/01/2028	115,000	5.900%	135,700.00	250,700.00	386,400.00
11/01/2028			132,307.50	132,307.50	
05/01/2029	125,000	5.900%	132,307.50	257,307.50	389,615.00
11/01/2029			128,620.00	128,620.00	
05/01/2030	130,000	5.900%	128,620.00	258,620.00	387,240.00
11/01/2030			124,785.00	124,785.00	
05/01/2031	140,000	5.900%	124,785.00	264,785.00	389,570.00
11/01/2031			120,655.00	120,655.00	
05/01/2032	145,000	5.900%	120,655.00	265,655.00	386,310.00
11/01/2032			116,377.50	116,377.50	
05/01/2033	155,000	5.900%	116,377.50	271,377.50	387,755.00
11/01/2033			111,805.00	111,805.00	
05/01/2034	165,000	5.900%	111,805.00	276,805.00	388,610.00
11/01/2034			106,937.50	106,937.50	
05/01/2035	175,000	5.900%	106,937.50	281,937.50	388,875.00
11/01/2035			101,775.00	101,775.00	
05/01/2036	185,000	5.900%	101,775.00	286,775.00	388,550.00
11/01/2036			96,317.50	96,317.50	
05/01/2037	195,000	5.900%	96,317.50	291,317.50	387,635.00
11/01/2037			90,565.00	90,565.00	
05/01/2038	205,000	5.900%	90,565.00	295,565.00	386,130.00
11/01/2038			84,517.50	84,517.50	
05/01/2039	220,000	5.900%	84,517.50	304,517.50	389,035.00
11/01/2039			78,027.50	78,027.50	
05/01/2040	230,000	5.900%	78,027.50	308,027.50	386,055.00
11/01/2040			71,242.50	71,242.50	
05/01/2041	245,000	5.900%	71,242.50	316,242.50	387,485.00
11/01/2041			64,015.00	64,015.00	
05/01/2042	260,000	5.900%	64,015.00	324,015.00	388,030.00
11/01/2042			56,345.00	56,345.00	
05/01/2043	275,000	5.900%	56,345.00	331,345.00	387,690.00
11/01/2043			48,232.50	48,232.50	
05/01/2044	290,000	5.900%	48,232.50	338,232.50	386,465.00
11/01/2044			39,677.50	39,677.50	
05/01/2045	310,000	5.900%	39,677.50	349,677.50	389,355.00
11/01/2045			30,532.50	30,532.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-3

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	325,000	5.900%	30,532.50	355,532.50	386,065.00
11/01/2046			20,945.00	20,945.00	
05/01/2047	345,000	5.900%	20,945.00	365,945.00	386,890.00
11/01/2047			10,767.50	10,767.50	
05/01/2048	365,000	5.900%	10,767.50	375,767.50	386,535.00
	5,165,000		6,111,108.56	11,276,108.56	11,276,108.56

SECTION 2

RESOLUTION 2018-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Canopy Community Development District (“District”) is a local unit of special-purpose government established by and existing under and pursuant to Chapter 190, Florida Statutes, as amended (“Act”); and

WHEREAS, the District is located in Leon County, Florida (“County”); and

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

WHEREAS, the Board of Supervisors (“Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

WHEREAS, Chapters 170 and 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the

Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED this 21st day of August, 2018.

Attest:

CANOPY COMMUNITY DEVELOPMENT DISTRICT

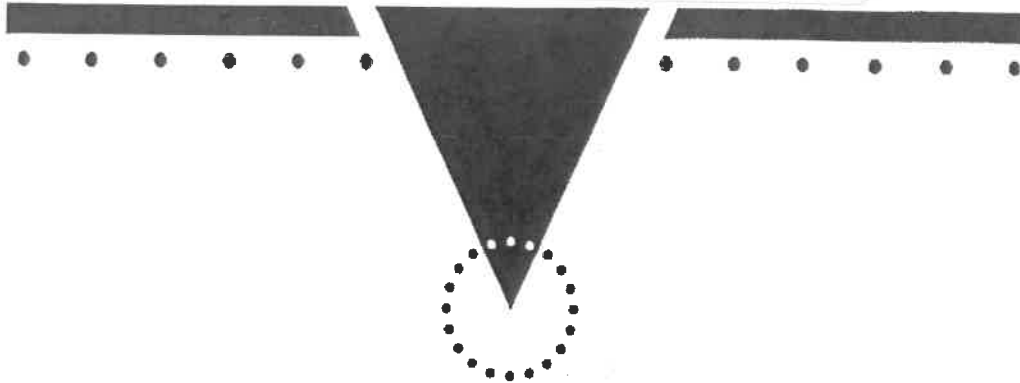
Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Budget

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

Exhibit A



CANOPY
Community Development
District

Proposed Budget
FY 2019



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Canopy Community Development District
Proposed General Fund Budget

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
Revenues			
Assessments - Tax Roll (93 Platted Lots)	\$ -	\$ 29,760	\$ 747,093
Assessments - Direct (Administrative Only)	\$ -	\$ 105,692	\$ -
Developer Contributions	\$ 87,500	\$ 185,273	\$ -
Interest Income	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ -	\$ 2,500	\$ 10,000
Total Revenues	\$ 87,500	\$ 323,725	\$ 759,593

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ -	\$ 2,400	\$ 2,400
Dissemination	\$ -	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 25,000	\$ 25,000
Audit	\$ -	\$ 5,000	\$ 7,500
Trustee	\$ -	\$ 10,000	\$ 10,000
Management	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 600	\$ 2,500	\$ 5,000
Travel	\$ -	\$ 250	\$ 250
Telephone	\$ 300	\$ 250	\$ 250
Postage	\$ 1,000	\$ 1,500	\$ 1,500
Printing/Binding	\$ 1,000	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 5,800	\$ 6,000	\$ 6,000
Legal Advertising	\$ 5,000	\$ 5,000	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,000	\$ 1,000
Office Supplies	\$ 625	\$ 1,000	\$ 1,000
Dues	\$ 175	\$ 175	\$ 175
Total Administrative	\$ 87,500	\$ 116,575	\$ 143,493

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ 62,500	\$ 125,000
Landscape Contingency	\$ -	\$ 12,500	\$ 25,000
Plant Replacement	\$ -	\$ 7,500	\$ 15,000

**Canopy Community Development District
Proposed General Fund Budget**

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
<i><u>Common Area - Continued:</u></i>			
Irrigation - Repairs	\$ -	\$ 5,000	\$ 10,000
Irrigation - Water	\$ -	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ -	\$ 2,500	\$ 5,000
Wetland Maintenance	\$ -	\$ 3,750	\$ 7,500
Wetland Mitigation Reporting	\$ -	\$ 1,250	\$ 2,500
Street Lights	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ -	\$ 12,500	\$ 25,000
Operating Supplies	\$ -	\$ 1,250	\$ 2,500
Road and Sidewalk	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -
<i><u>Amenity Center</u></i>			
Amenity Management Staffing	\$ -	\$ 18,750	\$ 75,000
Pool Attendants	\$ -	\$ 3,750	\$ 15,000
Janitorial	\$ -	\$ 3,750	\$ 15,000
Pool Maintenance	\$ -	\$ 3,750	\$ 15,000
Pool Chemicals	\$ -	\$ 1,875	\$ 7,500
Pool Permits	\$ -	\$ 188	\$ 750
Pool - Electric	\$ -	\$ 3,750	\$ 15,000
Pool - Water	\$ -	\$ 250	\$ 1,000
Telephone	\$ -	\$ 625	\$ 2,500
Water/Sewer	\$ -	\$ 1,250	\$ 5,000
Gas	\$ -	\$ 125	\$ 500
Trash	\$ -	\$ 600	\$ 2,400
Pest Control	\$ -	\$ 300	\$ 1,200
Termite Bond	\$ -	\$ 188	\$ 750
Insurance - Property	\$ -	\$ 6,250	\$ 25,000
Cable/Internet	\$ -	\$ 1,875	\$ 7,500
Access Cards	\$ -	\$ 625	\$ 2,500
Activities	\$ -	\$ 3,750	\$ 15,000
Security/Alarms/Repair	\$ -	\$ 8,750	\$ 35,000
Repairs and Maintenance	\$ -	\$ 8,750	\$ 35,000
Office Supplies	\$ -	\$ 500	\$ 2,000
Holiday Decorations	\$ -	\$ 1,250	\$ 5,000

**Canopy Community Development District
Proposed General Fund Budget**

Description	Adopted Budget FY 2018	Proposed Budget FY 2019	Buildout Budget
<u>Other</u>			
Contingency	\$ -	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ -	\$ 8,750	\$ 35,000
Total Maintenance	\$ -	\$ 207,150	\$ 616,100
Total Expenditures	\$ 87,500	\$ 323,725	\$ 759,593
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -

	<u>Current</u>	<u>Buildout</u>
Net Assessments	\$ 320,725	\$ 747,093
Collection Fees (7%)	\$ 24,141	\$ 56,233
Gross Assessments	<u>\$ 344,866</u>	<u>\$ 803,326</u>
No of Assessable Units	1,001.50	1,001.50
Net Assessment Per Unit	\$ 320	\$ 746
Gross Assessment Per Unit (Includes 7% Collection Cost)	\$ 344	\$ 802
<u>Administrative Assessment :</u>		
Administrative Budget'	\$ 116,575	
Assessable Units	<u>1001.50</u>	
Net Assessment Per Unit	<u>\$ 116.40</u>	
Assessments - Tax Roll (93 Units)	\$ 10,825	
Undeveloped Planned Residential Units (908)	\$ 105,692	
Religious Facility (.5)	\$ 58	
Total Net Assessments	<u>\$ 116,575</u>	

(1) Capital Reserve amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

**Canopy Community Development District
Assessment Chart**

Product Types	No. of Units	%	Total Net Assessments	Net Assessments Per Unit	Net Assessments Per Unit
Single Family - 20'	58	5.79%	\$ 18,564.92	\$ 320	\$ 344
Single Family - 30'	42	4.19%	\$ 13,443.56	\$ 320	\$ 344
Single Family - 30' (Attached)	207	20.66%	\$ 66,257.56	\$ 320	\$ 344
Single Family - 40'	174	17.37%	\$ 55,694.76	\$ 320	\$ 344
Single Family - 40' (Attached)	24	2.40%	\$ 7,682.04	\$ 320	\$ 344
Single Family - 50'	212	21.16%	\$ 67,857.98	\$ 320	\$ 344
Single Family - 60'	225	22.46%	\$ 72,019.09	\$ 320	\$ 344
Single Family - 70'	17	1.70%	\$ 5,441.44	\$ 320	\$ 344
Single Family - 80'	42	4.19%	\$ 13,443.56	\$ 320	\$ 344
Church	1	0.10%	\$ 320.08	\$ 320	\$ 344
Total Units	1,002	100.00%	\$ 320,725.00		

Assessments Area I

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	15	\$ 344	\$ 650	\$ 994	\$ 4,801
Single Family - 50'	54	\$ 344	\$ 750	\$ 1,094	\$ 17,285
Single Family - 60'	24	\$ 344	\$ 850	\$ 1,194	\$ 7,682
Total Units	93				\$ 29,768

Canopy
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

Interest Income

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

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 Supervisors attending 6 meetings during the fiscal year.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the new Special Assessment Revenue Bonds.

Canopy
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues.

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm.

Trustee Fees

The District's new Special Assessments Revenue Bonds will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Travel

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Canopy

Community Development District

GENERAL FUND BUDGET

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

Maintenance (Common Area):

Field Services

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Porter Services

The District will incur cost for street sweeping and/or cleaning.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year. Yellowstone Landscape is contracted to provide these services.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Canopy
Community Development District
GENERAL FUND BUDGET

Plant Replacement

Unscheduled maintenance consists of tree, shrub and other plant material replacements as well as annual bed enhancements

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Irrigation -Water

The District incurs cost for water. The District will contract with a utility company to provide this service.

Irrigation - Electric

The District will incur cost for electric for irrigation timers.

Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance and monitoring of upland/wetland conservation areas.

Wetland Mitigation Reporting

The cost of quarterly wetland mitigation reports.

Lake Maintenance

The District will contract to provide for the few Stormwater management facilities that the CDD will own and maintain.

Repairs and Maintenance

Cost of repairs and maintenance through out the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

The cost to hire and supervise pool attendants used to help with running the amenity center's pool. Account line includes staff hours for the fiscal year, all related benefits, and a contingency for projects and pay increase.

Canopy
Community Development District
GENERAL FUND BUDGET

Janitorial

The cost to provide cleaning for amenity center.

Pool Maintenance

The District will contract with a vendor to provide for the maintenance of the Amenity Center swimming pool.

Pool Chemicals

The District will contract with a vendor to provide pool chemicals to maintain the pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Pool Electric

The cost of electric to run the amenity pool.

Pool – Water

The cost of water used for the amenity pool.

Telephone

The cost of phone services for amenity center.

Water/Sewer

The cost of water and sewer associated with amenity center restrooms and irrigation.

Gas

The cost associated with providing propane gas services to heat the pool.

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

This represents cost to maintain termite warranty for the amenity center.

Canopy

Community Development District

GENERAL FUND BUDGET

Insurance - Property

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Cable/Internet

The cost of cable and internet services for amenity center.

Access Cards

Represents the estimated cost for access cards used for entry to the District's Amenity Center.

Activities

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Security/Alarms/Repair

The monthly service fee and maintenance costs associated with security alarms/cameras provided by contracted vendor.

Repairs and Maintenance

Represents regular repairs and replacements for District's Amenity Center.

Office Supplies

The cost of supplies used by Amenity Center Staff to run the center includes postage, printer ink, and office supplies.

Holiday Decorations

Estimated cost for installation of holiday lights and décor as well as supplies.

Other:

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Capital Reserve

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

Canopy Community Development District
Proposed Debt Service Fund Budget
Assessment Area 1 - Series 2018A-4 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ 65,425
Assessments - Direct (Unplatted Lots)	\$ -	\$ -
Bond Proceeds	\$ 42,183	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 9,471
Total Revenues	\$ 42,183	\$ 75,146

Expenditure		
Interest - 11/1	\$ -	\$ 9,470
Principal - 5/1	\$ -	\$ 30,000
Interest - 5/1	\$ -	\$ 25,069
Total Expenditures	\$ -	\$ 64,539

Excess Revenues	\$ 42,183	\$ 10,606
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Excess Revenues	\$ 42,183	Interest - 11/1	\$ 24,281
Less: Debt Service Reserve	<u>\$ (32,713)</u>		
Carry Forward Surplus	<u>\$ 9,471</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-4

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			9,470.42	9,470.42	
05/01/2019	30,000	5.250%	25,068.75	55,068.75	64,539.17
11/01/2019			24,281.25	24,281.25	
05/01/2020	15,000	5.250%	24,281.25	39,281.25	63,562.50
11/01/2020			23,887.50	23,887.50	
05/01/2021	15,000	5.250%	23,887.50	38,887.50	62,775.00
11/01/2021			23,493.75	23,493.75	
05/01/2022	15,000	5.250%	23,493.75	38,493.75	61,987.50
11/01/2022			23,100.00	23,100.00	
05/01/2023	15,000	5.250%	23,100.00	38,100.00	61,200.00
11/01/2023			22,706.25	22,706.25	
05/01/2024	15,000	5.250%	22,706.25	37,706.25	60,412.50
11/01/2024			22,312.50	22,312.50	
05/01/2025	20,000	5.250%	22,312.50	42,312.50	64,625.00
11/01/2025			21,787.50	21,787.50	
05/01/2026	20,000	5.250%	21,787.50	41,787.50	63,575.00
11/01/2026			21,262.50	21,262.50	
05/01/2027	20,000	5.250%	21,262.50	41,262.50	62,525.00
11/01/2027			20,737.50	20,737.50	
05/01/2028	20,000	5.250%	20,737.50	40,737.50	61,475.00
11/01/2028			20,212.50	20,212.50	
05/01/2029	25,000	5.250%	20,212.50	45,212.50	65,425.00
11/01/2029			19,556.25	19,556.25	
05/01/2030	25,000	5.250%	19,556.25	44,556.25	64,112.50
11/01/2030			18,900.00	18,900.00	
05/01/2031	25,000	5.250%	18,900.00	43,900.00	62,800.00
11/01/2031			18,243.75	18,243.75	
05/01/2032	25,000	5.250%	18,243.75	43,243.75	61,487.50
11/01/2032			17,587.50	17,587.50	
05/01/2033	30,000	5.250%	17,587.50	47,587.50	65,175.00
11/01/2033			16,800.00	16,800.00	
05/01/2034	30,000	5.250%	16,800.00	46,800.00	63,600.00
11/01/2034			16,012.50	16,012.50	
05/01/2035	30,000	5.250%	16,012.50	46,012.50	62,025.00
11/01/2035			15,225.00	15,225.00	
05/01/2036	30,000	5.250%	15,225.00	45,225.00	60,450.00
11/01/2036			14,437.50	14,437.50	
05/01/2037	35,000	5.250%	14,437.50	49,437.50	63,875.00
11/01/2037			13,518.75	13,518.75	
05/01/2038	35,000	5.250%	13,518.75	48,518.75	62,037.50
11/01/2038			12,600.00	12,600.00	
05/01/2039	40,000	5.250%	12,600.00	52,600.00	65,200.00
11/01/2039			11,550.00	11,550.00	
05/01/2040	40,000	5.250%	11,550.00	51,550.00	63,100.00
11/01/2040			10,500.00	10,500.00	
05/01/2041	40,000	5.250%	10,500.00	50,500.00	61,000.00
11/01/2041			9,450.00	9,450.00	
05/01/2042	45,000	5.250%	9,450.00	54,450.00	63,900.00
11/01/2042			8,268.75	8,268.75	
05/01/2043	45,000	5.250%	8,268.75	53,268.75	61,537.50
11/01/2043			7,087.50	7,087.50	
05/01/2044	50,000	5.250%	7,087.50	57,087.50	64,175.00
11/01/2044			5,775.00	5,775.00	
05/01/2045	50,000	5.250%	5,775.00	55,775.00	61,550.00
11/01/2045			4,462.50	4,462.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-4

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	55,000	5.250%	4,462.50	59,462.50	63,925.00
11/01/2046			3,018.75	3,018.75	
05/01/2047	55,000	5.250%	3,018.75	58,018.75	61,037.50
11/01/2047			1,575.00	1,575.00	
05/01/2048	60,000	5.250%	1,575.00	61,575.00	63,150.00
	955,000		931,239.17	1,886,239.17	1,886,239.17

Canopy Community Development District
Proposed Debt Service Fund Budget
Assessment Area 2 - Series 2018A-1 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 203,045
Bond Proceeds	\$ 107,593	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 25,521
Total Revenues	\$ 107,593	\$ 228,816

Expenditure		
Interest - 11/1	\$ -	\$ 25,521
Principal - 5/1	\$ -	\$ 70,000
Interest - 5/1	\$ -	\$ 67,555
Total Expenditures	\$ -	\$ 163,076

Excess Revenues	\$ 107,593	\$ 65,740
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Excess Revenues	\$ 107,593	Interest - 11/1	\$ 65,490
Less: Debt Service Reserve	<u>\$ (82,073)</u>		
Carry Forward Surplus	<u>\$ 25,521</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			25,520.78	25,520.78	
05/01/2019	70,000	5.900%	67,555.00	137,555.00	163,075.78
11/01/2019			65,490.00	65,490.00	
05/01/2020	30,000	5.900%	65,490.00	95,490.00	160,980.00
11/01/2020			64,605.00	64,605.00	
05/01/2021	30,000	5.900%	64,605.00	94,605.00	159,210.00
11/01/2021			63,720.00	63,720.00	
05/01/2022	35,000	5.900%	63,720.00	98,720.00	162,440.00
11/01/2022			62,687.50	62,687.50	
05/01/2023	35,000	5.900%	62,687.50	97,687.50	160,375.00
11/01/2023			61,655.00	61,655.00	
05/01/2024	40,000	5.900%	61,655.00	101,655.00	163,310.00
11/01/2024			60,475.00	60,475.00	
05/01/2025	40,000	5.900%	60,475.00	100,475.00	160,950.00
11/01/2025			59,295.00	59,295.00	
05/01/2026	45,000	5.900%	59,295.00	104,295.00	163,590.00
11/01/2026			57,967.50	57,967.50	
05/01/2027	45,000	5.900%	57,967.50	102,967.50	160,935.00
11/01/2027			56,640.00	56,640.00	
05/01/2028	50,000	5.900%	56,640.00	106,640.00	163,280.00
11/01/2028			55,165.00	55,165.00	
05/01/2029	50,000	5.900%	55,165.00	105,165.00	160,330.00
11/01/2029			53,690.00	53,690.00	
05/01/2030	55,000	5.900%	53,690.00	108,690.00	162,380.00
11/01/2030			52,067.50	52,067.50	
05/01/2031	60,000	5.900%	52,067.50	112,067.50	164,135.00
11/01/2031			50,297.50	50,297.50	
05/01/2032	60,000	5.900%	50,297.50	110,297.50	160,595.00
11/01/2032			48,527.50	48,527.50	
05/01/2033	65,000	5.900%	48,527.50	113,527.50	162,055.00
11/01/2033			46,610.00	46,610.00	
05/01/2034	70,000	5.900%	46,610.00	116,610.00	163,220.00
11/01/2034			44,545.00	44,545.00	
05/01/2035	75,000	5.900%	44,545.00	119,545.00	164,090.00
11/01/2035			42,332.50	42,332.50	
05/01/2036	75,000	5.900%	42,332.50	117,332.50	159,665.00
11/01/2036			40,120.00	40,120.00	
05/01/2037	80,000	5.900%	40,120.00	120,120.00	160,240.00
11/01/2037			37,760.00	37,760.00	
05/01/2038	85,000	5.900%	37,760.00	122,760.00	160,520.00
11/01/2038			35,252.50	35,252.50	
05/01/2039	90,000	5.900%	35,252.50	125,252.50	160,505.00
11/01/2039			32,597.50	32,597.50	
05/01/2040	95,000	5.900%	32,597.50	127,597.50	160,195.00
11/01/2040			29,795.00	29,795.00	
05/01/2041	100,000	5.900%	29,795.00	129,795.00	159,590.00
11/01/2041			26,845.00	26,845.00	
05/01/2042	110,000	5.900%	26,845.00	136,845.00	163,690.00
11/01/2042			23,600.00	23,600.00	
05/01/2043	115,000	5.900%	23,600.00	138,600.00	162,200.00
11/01/2043			20,207.50	20,207.50	
05/01/2044	120,000	5.900%	20,207.50	140,207.50	160,415.00
11/01/2044			16,667.50	16,667.50	
05/01/2045	130,000	5.900%	16,667.50	146,667.50	163,335.00
11/01/2045			12,832.50	12,832.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	135,000	5.900%	12,832.50	147,832.50	160,665.00
11/01/2046			8,850.00	8,850.00	
05/01/2047	145,000	5.900%	8,850.00	153,850.00	162,700.00
11/01/2047			4,572.50	4,572.50	
05/01/2048	155,000	5.900%	4,572.50	159,572.50	164,145.00
	2,290,000		2,562,815.78	4,852,815.78	4,852,815.78

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

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 319,485
Bond Proceeds	\$ 264,682	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 60,347
Total Revenues	\$ 264,682	\$ 380,082

Expenditure		
Interest - 11/1	\$ -	\$ 60,347
Principal - 5/1	\$ -	\$ -
Interest - 5/1	\$ -	\$ 159,743
Total Expenditures	\$ -	\$ 220,090

Excess Revenues	\$ 264,682	\$ 159,993
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Excess Revenues	\$ 264,682	Interest - 11/1	\$ 159,743
Less: Debt Service Reserve	<u>\$ (204,335)</u>		
Carry Forward Surplus	<u>\$ 60,347</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			60,347.17	60,347.17	
05/01/2019			159,742.50	159,742.50	220,089.67
11/01/2019			159,742.50	159,742.50	
05/01/2020			159,742.50	159,742.50	319,485.00
11/01/2020			159,742.50	159,742.50	
05/01/2021			159,742.50	159,742.50	319,485.00
11/01/2021			159,742.50	159,742.50	
05/01/2022	85,000	5.900%	159,742.50	244,742.50	404,485.00
11/01/2022			157,235.00	157,235.00	
05/01/2023	90,000	5.900%	157,235.00	247,235.00	404,470.00
11/01/2023			154,580.00	154,580.00	
05/01/2024	95,000	5.900%	154,580.00	249,580.00	404,160.00
11/01/2024			151,777.50	151,777.50	
05/01/2025	105,000	5.900%	151,777.50	256,777.50	408,555.00
11/01/2025			148,680.00	148,680.00	
05/01/2026	110,000	5.900%	148,680.00	258,680.00	407,360.00
11/01/2026			145,435.00	145,435.00	
05/01/2027	115,000	5.900%	145,435.00	260,435.00	405,870.00
11/01/2027			142,042.50	142,042.50	
05/01/2028	120,000	5.900%	142,042.50	262,042.50	404,085.00
11/01/2028			138,502.50	138,502.50	
05/01/2029	130,000	5.900%	138,502.50	268,502.50	407,005.00
11/01/2029			134,667.50	134,667.50	
05/01/2030	135,000	5.900%	134,667.50	269,667.50	404,335.00
11/01/2030			130,685.00	130,685.00	
05/01/2031	145,000	5.900%	130,685.00	275,685.00	406,370.00
11/01/2031			126,407.50	126,407.50	
05/01/2032	155,000	5.900%	126,407.50	281,407.50	407,815.00
11/01/2032			121,835.00	121,835.00	
05/01/2033	165,000	5.900%	121,835.00	286,835.00	408,670.00
11/01/2033			116,967.50	116,967.50	
05/01/2034	170,000	5.900%	116,967.50	286,967.50	403,935.00
11/01/2034			111,952.50	111,952.50	
05/01/2035	180,000	5.900%	111,952.50	291,952.50	403,905.00
11/01/2035			106,642.50	106,642.50	
05/01/2036	195,000	5.900%	106,642.50	301,642.50	408,285.00
11/01/2036			100,890.00	100,890.00	
05/01/2037	205,000	5.900%	100,890.00	305,890.00	406,780.00
11/01/2037			94,842.50	94,842.50	
05/01/2038	215,000	5.900%	94,842.50	309,842.50	404,685.00
11/01/2038			88,500.00	88,500.00	
05/01/2039	230,000	5.900%	88,500.00	318,500.00	407,000.00
11/01/2039			81,715.00	81,715.00	
05/01/2040	240,000	5.900%	81,715.00	321,715.00	403,430.00
11/01/2040			74,635.00	74,635.00	
05/01/2041	255,000	5.900%	74,635.00	329,635.00	404,270.00
11/01/2041			67,112.50	67,112.50	
05/01/2042	270,000	5.900%	67,112.50	337,112.50	404,225.00
11/01/2042			59,147.50	59,147.50	
05/01/2043	290,000	5.900%	59,147.50	349,147.50	408,295.00
11/01/2043			50,592.50	50,592.50	
05/01/2044	305,000	5.900%	50,592.50	355,592.50	406,185.00
11/01/2044			41,595.00	41,595.00	
05/01/2045	325,000	5.900%	41,595.00	366,595.00	408,190.00
11/01/2045			32,007.50	32,007.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	340,000	5.900%	32,007.50	372,007.50	404,015.00
11/01/2046			21,977.50	21,977.50	
05/01/2047	360,000	5.900%	21,977.50	381,977.50	403,955.00
11/01/2047			11,357.50	11,357.50	
05/01/2048	385,000	5.900%	11,357.50	396,357.50	407,715.00
	5,415,000		6,402,109.67	11,817,109.67	11,817,109.67

Canopy Community Development District
Proposed Debt Service Fund Budget
Assessment Area 3 - Series 2018A-3 Bonds

Description	Proposed Budget FY 2018	Proposed Budget FY 2019
Revenues		
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ -	\$ 304,735
Bond Proceeds	\$ 252,369	\$ -
Interest Income	\$ -	\$ 250
Carry Forward Surplus	\$ -	\$ 57,561
Total Revenues	\$ 252,369	\$ 362,546

Expenditure		
Interest - 11/1	\$ -	\$ 57,561
Principal - 5/1	\$ -	\$ -
Interest - 5/1	\$ -	\$ 152,368
Total Expenditures	\$ -	\$ 209,929

Excess Revenues	\$ 252,369	\$ 152,617
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Excess Revenues	\$ 252,369	Interest - 11/1	\$ 152,368
Less: Debt Service Reserve	<u>\$ (194,808)</u>		
Carry Forward Surplus	<u>\$ 57,561</u>		

BOND DEBT SERVICE

Canopy Community Development District
Special Assesment Bonds, Series 2018A-3

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			57,561.06	57,561.06	
05/01/2019			152,367.50	152,367.50	209,928.56
11/01/2019			152,367.50	152,367.50	
05/01/2020			152,367.50	152,367.50	304,735.00
11/01/2020			152,367.50	152,367.50	
05/01/2021			152,367.50	152,367.50	304,735.00
11/01/2021			152,367.50	152,367.50	
05/01/2022	80,000	5.900%	152,367.50	232,367.50	384,735.00
11/01/2022			150,007.50	150,007.50	
05/01/2023	85,000	5.900%	150,007.50	235,007.50	385,015.00
11/01/2023			147,500.00	147,500.00	
05/01/2024	90,000	5.900%	147,500.00	237,500.00	385,000.00
11/01/2024			144,845.00	144,845.00	
05/01/2025	95,000	5.900%	144,845.00	239,845.00	384,690.00
11/01/2025			142,042.50	142,042.50	
05/01/2026	105,000	5.900%	142,042.50	247,042.50	389,085.00
11/01/2026			138,945.00	138,945.00	
05/01/2027	110,000	5.900%	138,945.00	248,945.00	387,890.00
11/01/2027			135,700.00	135,700.00	
05/01/2028	115,000	5.900%	135,700.00	250,700.00	386,400.00
11/01/2028			132,307.50	132,307.50	
05/01/2029	125,000	5.900%	132,307.50	257,307.50	389,615.00
11/01/2029			128,620.00	128,620.00	
05/01/2030	130,000	5.900%	128,620.00	258,620.00	387,240.00
11/01/2030			124,785.00	124,785.00	
05/01/2031	140,000	5.900%	124,785.00	264,785.00	389,570.00
11/01/2031			120,655.00	120,655.00	
05/01/2032	145,000	5.900%	120,655.00	265,655.00	386,310.00
11/01/2032			116,377.50	116,377.50	
05/01/2033	155,000	5.900%	116,377.50	271,377.50	387,755.00
11/01/2033			111,805.00	111,805.00	
05/01/2034	165,000	5.900%	111,805.00	276,805.00	388,610.00
11/01/2034			106,937.50	106,937.50	
05/01/2035	175,000	5.900%	106,937.50	281,937.50	388,875.00
11/01/2035			101,775.00	101,775.00	
05/01/2036	185,000	5.900%	101,775.00	286,775.00	388,550.00
11/01/2036			96,317.50	96,317.50	
05/01/2037	195,000	5.900%	96,317.50	291,317.50	387,635.00
11/01/2037			90,565.00	90,565.00	
05/01/2038	205,000	5.900%	90,565.00	295,565.00	386,130.00
11/01/2038			84,517.50	84,517.50	
05/01/2039	220,000	5.900%	84,517.50	304,517.50	389,035.00
11/01/2039			78,027.50	78,027.50	
05/01/2040	230,000	5.900%	78,027.50	308,027.50	386,055.00
11/01/2040			71,242.50	71,242.50	
05/01/2041	245,000	5.900%	71,242.50	316,242.50	387,485.00
11/01/2041			64,015.00	64,015.00	
05/01/2042	260,000	5.900%	64,015.00	324,015.00	388,030.00
11/01/2042			56,345.00	56,345.00	
05/01/2043	275,000	5.900%	56,345.00	331,345.00	387,690.00
11/01/2043			48,232.50	48,232.50	
05/01/2044	290,000	5.900%	48,232.50	338,232.50	386,465.00
11/01/2044			39,677.50	39,677.50	
05/01/2045	310,000	5.900%	39,677.50	349,677.50	389,355.00
11/01/2045			30,532.50	30,532.50	

BOND DEBT SERVICE

Canopy Community Development District
Special Assessment Bonds, Series 2018A-3

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046	325,000	5.900%	30,532.50	355,532.50	386,065.00
11/01/2046			20,945.00	20,945.00	
05/01/2047	345,000	5.900%	20,945.00	365,945.00	386,890.00
11/01/2047			10,767.50	10,767.50	
05/01/2048	365,000	5.900%	10,767.50	375,767.50	386,535.00
	5,165,000		6,111,108.56	11,276,108.56	11,276,108.56

SECTION B

SECTION 1

ENGINEER'S REPORT

FOR

CANOPY COMMUNITY DEVELOPMENT DISTRICT

August 2017



CANOPY

— A Community with Deep Roots —

Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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I. INTRODUCTION

A. Description of the Canopy Development

The subject project, known as “Canopy”, is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (City), Leon County, FL. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

The project lies within the Canopy Planned Unit Development (PUD) and proposes to create new lots to serve several uses. The subdivision of land includes single family residential lots, commercial lots, and multi-family residential lots. This project also proposes to dedicate multiple areas of road Right of Way to the City and the Canopy Community Development District (the “District”). The District includes property outside of the lands planned for commercial uses, and primarily includes single family residential lots and the infrastructure or amenities required to serve the single family residential lots.

Residential Uses

The approved development program for Canopy provides for 1,417 dwelling units, including 520 multi-family residential units.

Employment Center and Neighborhood Center non-residential uses

A total of 97,927 gross square feet (gsf) of office and 65,000 of retail uses are approved for the Employment Center and Neighborhood Center non-residential uses. The allowable range of retail uses within the Employment or Neighborhood Center is established at 15% to 50% with the allowable range of office uses established at 50% to 85%.

Institutional Uses

Institutional Uses are allowed in all Land Use Districts, of which 100,000 gsf are allocated to an elementary school; 15,000 gsf are allocated to a fire station (or other public safety/civic facility); 60,000 gsf are allocated to a senior citizens’ activity center; and the remainder 160,000 gsf are allocated for use throughout the development for Institutional Uses as defined below. In addition to the above, a 180 bed assisted living facility, a 120 bed rehabilitation center, and a 70 bed adult care / memory care unit are allowed. The term “Institutional Use” utilized in this PUD includes Educational Use, School Use, Community Use and Institutional Use, all of which are grouped together in the CAP document and treated as a single land use category. A specific description of Institutional Uses is provided within the PUD.

**TABLE 1
LAND USE SUMMARY FOR CANOPY PUD**

<u>Type of Use</u>	<u>Acreage</u>	<u>% of Total</u>
Employment Center/Neighborhood Center	25.0	4.9
Low/Medium Density Residential	94.5	18.7
Medium/High Density Residential	145.0	28.7
High Density/Multi-Family Residential	54.0	10.7
Primary Open Space (Including Stormwater Area)	143.6	28.4
Stormwater Detention Area	43.6	8.6
Total	505.7 AC	100%

B. Authorization

Greenman-Pedersen, Inc., hereinafter referred to as the “Engineer”, prepared this Engineer's Report pursuant to the authorization of the Board of Supervisors of the Canopy Community Development District (District).

C. Purpose and Scope

The purpose of this Report is to present the nature, extent, an estimated cost, and benefits associated with implementing the infrastructure needed to serve the District. In addition, this Report presents a narrative description of the major components included within the District's infrastructure system. It is anticipated that the financing mechanism is expected to be in the form of one or more series of bonds to be issued by the District. The financing and assessment methodology has been developed by the District's financial advisor.

This Report is intended to generally describe the improvements, the estimated costs, and benefits associated with implementing the improvements and recommendations. This Report is not intended to be used for an exact representation of the required improvements, or for construction purposes since detailed construction plans and specifications for the all of the proposed improvements have not been completed. It should be noted that these plans may be modified, even after initial approval, with the District's knowledge and consent.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the Developer, engineering professionals, general contractors, and surveyors.

D. The Canopy Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 424 acres of the total 505.7 acres of the project. The 81 acres which are planned to accommodate the Employment Centers, Neighborhood Center, multi-family residential, and institutional uses within the project are not included in the District.

The Development plan for the proposed lands within the District includes approximately 900 single family residential units to be constructed in approximately seven phases. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Canopy.

II. DISTRICT BOUNDARY

A. Property Boundary

The project site is bordered to the West by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the East by property owned by the City. The total acreage of the site is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

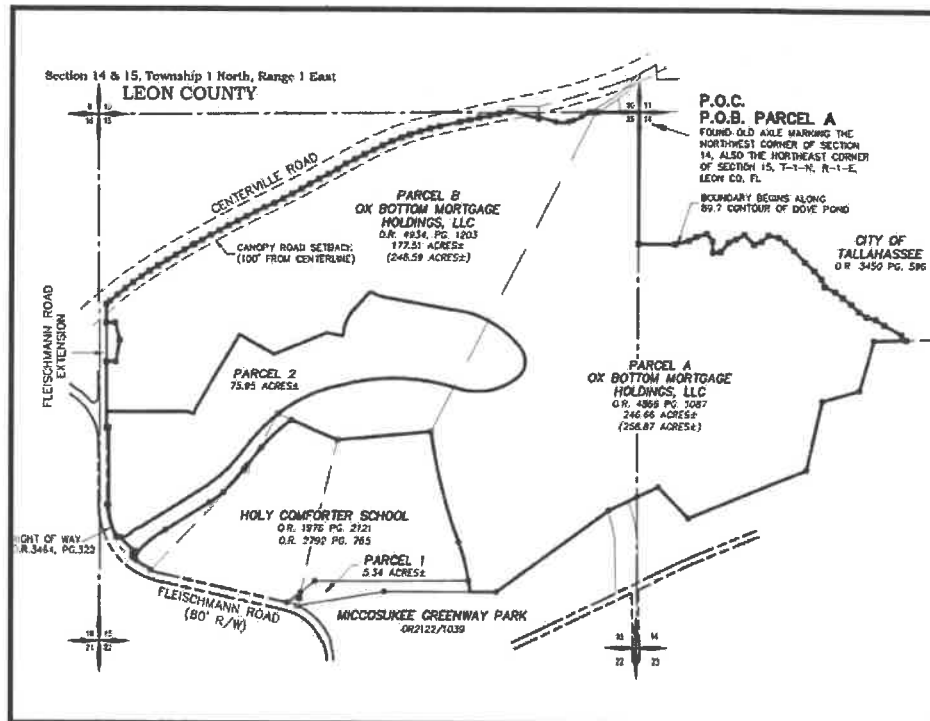


Figure 1 – Location Map



Figure 2 – Aerial Photography of Property

B. Description of Property Served

The District is located within Sections 14 and 15, Township 01 North, and Range 01 East in Leon County, Florida. Historically, the property has been used for agriculture and silviculture purposes with no existing infrastructure on site. The site is currently vegetated with a combination of upland and wetland features, comprised of varying degrees of native and exotic vegetation.

C. Existing Conditions

Infrastructure

There is no existing water, sewer, or roadway infrastructure within the District boundary. These facilities will be provided by extending the City infrastructure from Fleischmann Road, Centerville Road, and Miccosukee Road into the site.

Topography

In general the topography can be described as gentle rolling hills with minimal to moderate slopes. Some significant and severe slopes occur on site and will be impacted or preserved accordingly.

D. Entitlements

Ox Bottom Mortgage Holdings, LLC is master developer and is currently the owner of all lands within the District. The project has obtained approval of a Comprehensive Plan amendment (the Critical Area Plan, or CAP) as well as an approved PUD. The project has an executed FS Chapt 163 Development Agreement between the City of Tallahassee and Developer. These documents provide for the development of: 1,417 residential dwelling units (520 of which are multi-family

units); 65,000 sf of retail which specifically includes 50,000 sf of shopping center and 15,000 sf of high-turnover sit down restaurants; 97,927 sf of office which specifically includes 47,927 sf of general office and 50,000 sf of medical office; 100,000 sf elementary school; 60,000 sf senior citizens activity center; a 180 bed adult living facility; a 120 bed rehabilitation facility; a 70 bed adult care / memory unit; and a 15,000 sf public safety / civic facility. Modifications to this specific development program are allowed and the process by which to modify the program are outlined in the Development Agreement.

The portion of the property which naturally drains to Dove Pond cannot be developed until the Dove Pond Dam is constructed and accepted.

The City of Tallahassee and Leon County have both agreed to participate in the costs of certain infrastructure, specifically the construction of Welaunee Boulevard east of Crestline Road and Dove Pond Dam.

Prior to developing individual lots or parcels, all public infrastructure that is required to provide access, drainage and utility service to that parcel is required to be permitted and constructed.

III. PROPOSED DISTRICT INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

Various facilities and services may be provided by the proposed District. It is anticipated that the master stormwater management system; sewer and water systems; onsite roadway improvements; parks, open space and right of way improvements; recreational improvements; Dove Pond Stormwater Management Facility; and wetland mitigation will be financed by the District.

The capital improvements described in this Report represent the present intentions of the Developer and the District. The implementation of the improvements discussed in this Report requires the final approval by numerous local, state and federal regulatory and permitting agencies. The actual improvements may vary from the improvements proposed in this Report. Cost estimates contained in this Report have been prepared based upon the best available information at the time. The actual cost of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

B. On-Site Roadway Improvements

Welaunee Boulevard

Welaunee Boulevard, a principal arterial roadway, will extend through the Project connecting at Fleischmann Road, extending to the east project boundary north of Dove Pond. The width of the right-of-way for Welaunee Boulevard shall be a minimum of 120 feet. The general design for Welaunee Boulevard will be four through lanes and will provide for a raised median, landscaping, curb and gutter, bicycle facilities, and sidewalks/multi-use paths.

Roadway Access and TDM Strategies

Primary access to the Project will include the extension of Welaunee Boulevard into the Project from Fleischmann Road. A single roadway connection is proposed to Centerville Road at Hickory Ridge Road via an extension of Dempsey Mayo Road through the project. One roadway connection to Miccosukee Road is located at Dempsey Mayo Road. The proposed connection location to Miccosukee Road coincides with the existing utility corridor location established by the City of Tallahassee for the installation of the underground electrical transmission line through the Project area. A system of collector and local streets, will connect with Welaunee Boulevard constituting the primary transportation system within the project. Transportation Demand Management (TDM) strategies will be implemented, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (car pool and van pool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Dempsey Mayo Road will form a north/south connection through the project. This connection will afford both residents and nonresidents alike the opportunity for access to employment, shopping, and dining opportunities within the Employment and Neighborhood Centers. Crestline Road will form an east/west connection through the project providing residents a transportation alternative to Welaunee Boulevard which may be utilized to traverse the proposed development.

Lanes

As part of the Canopy Project, small neighborhoods of single family homes will be created adjacent to green areas that will serve as amenities to the neighborhoods. The single family detached homes will front on the green areas with the only vehicular access via lanes behind the homes. The lanes, which shall be owned and maintained by the CDD, will be public lanes for the purposes of building permitting and home addressing.

Alleys

CDD maintained alley cross sections supporting the pedestrian/bicycle friendly characteristics of this Project are will be provided.

Lot Access Criteria

Legal access to residential lots in Canopy may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated street with a driveway accessing the publicly dedicated street or as an alternate vehicular access may be provided by a rear alley owned and maintained by the CDD, or
2. Frontage on a publicly dedicated lane with a driveway accessing the publicly dedicated lane which will be maintained by the CDD.

Double frontage lots will be restricted to one driveway per lot.

Sidewalk, Bike and Pedestrian Network

A system of recreational and alternative multi-use paths, sidewalks, on-street bicycle lanes providing bicycle and pedestrian access to the Primary Open Space system and access to the

Miccosukee Canopy Road Greenway will be provided. Sidewalks are provided on both sides of the arterial and collector roadways. Sidewalks will be provided on at least one side of local streets in residential low-density and residential estate areas of Canopy. A minimum 10' paved multi-use path may be provided in lieu of a sidewalk and/or bicycle lanes.

Roadway Network

Neighborhoods are interconnected with each other as well as with the Employment and Neighborhood Centers. The roadway network will:

1. Promote and enhance a livable community pattern, including a mixed use and pedestrian environment;
2. Protect the adjacent canopy roads by relieving traffic pressure;
3. Enhance the scale and pedestrian accessibility of the Employment and Neighborhood Centers; and,
4. Provide adequate roadway capacity to serve the development.

C. Utility Improvements

Potable water distribution and sanitary sewer collection service to the District will be provided by The City of Tallahassee. Potable water for the community will be provided via connection to an existing 12" water main located along Fleischmann Boulevard, a 10" water main along Centerville Road, and an 8" main along Miccosukee Road.

This system will be constructed to provide adequate facilities for the development at build-out. The water main within platted right-of-ways and/or utility easements will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process. The potable water facilities will include both transmission and distribution lines along with necessary valves, fire hydrants, water services and facilities such as backflow preventers and air release valves.

The wastewater facilities serving the project will include gravity sewer mains with individual lot sewer services, a master sewer pump station, and a force main with connection to the existing City of Tallahassee wastewater collection system in Centerville Road. All force main, gravity sewer, and pump station infrastructure will be located within platted rights-of-way and/or utility easements, and will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

A 50' Florida Gas Transmission (FGT) Easement traverses the project site which contains a 24" gas transmission main. All proposed crossings will be permitted with FGT and subject to restrictions set forth in the easement agreement.

All dry utilities (power, telephone, cable, etc.) will be provided within platted rights-of-way and/or utility easements.

D. Drainage and Stormwater Management System

Treatment Standards

The Stormwater Management Facilities will be designed to meet the treatment requirements of Sec. 5-86 of the Tallahassee Land Development Code. Stormwater facilities which are dedicated to the City of Tallahassee will be constructed to the requisite standards for access and maintenance. Erosion and sediment control will be provided during all construction activities within the project utilizing best management practices.

Dove Pond Regional Stormwater Facility

Dove Pond has been approved to be improved and function as a regional stormwater management system as detailed in the Stormwater Facility Master Plan (SFMP). It will be utilized for the storage of treated stormwater and has been planned to provide improved flood protection for downstream, off-site property owners. The SFMP outlines the design parameters for the use of Dove Pond. To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted *FROM* the Dove Pond Basin.

Western Project Drainage

On the western end of the Canopy PUD there are two isolated closed basins which are included in the SFMP for use as stormwater facilities. These basins will provide storage for the post-development increase in runoff for the 100 year, 24 hour critical storm, improving existing flood conditions in the area by lowering the flood elevation. Approximately 14 acres of the project lie in an open watershed that ultimately discharges to Lake Lafayette. This area will be designed to meet City requirements in addition to Outstanding Florida Waters (OFW) treatment standards.

Stormwater Facilities Authorized in Open Space

Stormwater management facilities are authorized within in the Primary Open Space system, and have been included in the SFMP. These stormwater management facilities may be utilized to meet minimum open space requirements.

E. Parks, Open Space, and Right of Way Improvements

Parks are planned throughout the Canopy Project. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas, grills, picnic tables, tennis courts, volleyball courts, pavilions, or other standard park amenities. Certain larger parks are planned to allow for group activities, such as Frisbee golf, camp fires, live music, yard games, dog park, pond viewing, community vegetable garden, ornamental garden, community cook-outs, or other community-wide recreational events as may be planned by the CDD Manager. The project includes a linear park, which is approximately 100 LF wide and extends from Centerville Road to Dove Pond. This linear park is expected to include a multi-use path, sitting areas, and a variety of amenities as the linear park passes through adjacent residential neighborhoods.

The open spaces are also planned to include certain stormwater management facilities, which will be designed to provide an amenity to the development, whether it may include a lighted fountain, gazebo, a trellis and swing, or other similar opportunities for the residents to enjoy the planned green spaces.

Trails are also planned within the open spaces. These trails will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These trails are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the Miccosukee Greenway, Centerville Road Trail, and Fleischmann Lane.

Right of Way Improvements primarily include landscaping and multi-use paths. All roadways within ½ mile walking radius of the Employment Center or Neighborhood Center will provide street trees. Welaunee Boulevard, Dempsey Mayo, Crestline Road, and the linear park will provide paved multi-use paths which are a minimum of 10' in width.

F. Recreational Improvements / Amenities

In addition to the recreational improvements listed above related to the parks and open space, the project plans to provide a central amenity center in the form of a clubhouse. This clubhouse is expected to include indoor meeting space, break-out rooms, an entertainment space, community activity area, party preparation & greeting area, as well as dedicated workout studio space.

Outdoor amenities at the clubhouse are expected to include a Laguna style pool, kids splash pad, cabanas, covered lanai, private fob access, ice cream & café vendor station, tennis & volley ball court, children's playground, fire attraction seating area, as well as being adjacent to a large linear park, and Outdoor Theater. The Outdoor Theater will accommodate approximately 100 viewers and will be available for live performances and video projection.

G. Wetland Mitigation

Wetland Impacts are anticipated, specifically related to the construction of Dove Pond Regional Stormwater Facility (RSF). The RSF is planned to provide flood control, and reduce downstream flooding of the existing residential areas. The project will permanently impact 2.69 acres of wetlands and temporarily impact 1.49 acres of wetlands or other surface waters. There are 43.51 acres of FDEP jurisdictional wetlands on site. The mitigation for the wetland impacts include 15.18 acres of herbaceous wetland creation, 2.04 acres of forested wetland creation, and a 56.08 acre conservation easement. Additional benefits from the mitigation include water quality improvement, control of exotics, enhanced wetland function, and enhanced habitat values.

H. Professional Services, Permitting and Miscellaneous Costs

Professional Services included but not limited to; engineering, planning, landscape architecture, environmental services, materials testing, surveying, and construction inspection, will be part of the District's Project budget.

Federal, State and Local permits and engineering plan approvals have been obtained, or are in the process of being obtained, for the construction of portions of the site infrastructure.

The timetable for remaining permits and modifications will be contingent upon the development schedule for the project phasing. The permit fees required for approval of the Project is also included in the District cost.

Other miscellaneous costs that the District may incur will include; legal fees, insurance, management fees, lending/bank fees, and bond fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 represents the opinion of probable costs for the District infrastructure. The opinion of probable costs includes the actual infrastructure costs for the various improvements, such as: materials, labor, construction, technical services, and contingencies. All estimates are in 2017 dollars and no inflation factor was utilized.

Table 2 presents a summary of the District financed improvements as described in Section III of this Report.

TABLE 2
OPINION OF PROBABLE CONSTRUCTION COSTS

<u>Facility</u>	<u>Estimated Cost</u>
On-Site Roadway Improvements	\$27,500,000
Utilities Improvements	\$14,800,000
Drainage and Stormwater Management System	\$22,800,000
Parks, Open Space, and Right of Way Improvements	\$4,700,000
Recreational Improvements	\$3,900,000
Wetland Mitigation	\$800,000
Professional Services, Permitting and Misc. Costs	\$8,900,000
Contingency	\$7,500,000
Total	\$90,900,000

V. OWNERSHIP AND MAINTENANCE AUTHORITY

The ownership and maintenance responsibilities for the major infrastructure improvements at The Canopy CDD are presented in Table 3.

**TABLE 3
EXPECTED OWNERSHIP AND MAINTENANCE**

Facility	Funding	O & M	Ownership
On-Site Roadway Improvements	Dev/City/CDD	City/CDD ²	City/CDD ²
Water & Sewer Utility Improvements	Dev/CDD	City	City
Drainage and Stormwater Management System	Dev/City/CDD	City/CDD ¹	City
Dove Pond Dam	Dev/City/CDD	CDD	CDD
Parks, Open Space, and Right of Way Improvements	Dev/CDD	City/CDD ¹	City/CDD
Recreational Improvements	Dev/CDD	CDD	CDD
Wetland Mitigation	Dev/CDD	CDD	CDD

Dev = Ox Bottom Mortgage Holdings, LLC

City = City of Tallahassee

CDD = Canopy Community Development District

¹City is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance.

²CDD will be responsible for operation and maintenance of all roadways which City will not own (alleys, etc.).

VI. REPORT MODIFICATION

During development and implementation of the improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

In addition, the development may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to roads, drainage, water, wastewater, landscaping, and irrigation. Such improvements may be identified in a subsequent Engineer's Report.

VII. ENGINEER'S CONCLUSION AND CERTIFICATION

It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) AND (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and similar items of work in Leon County for the quantities as represented on construction plans. The future costs of labor, equipment, and material; coupled with changing regulations and construction process, are beyond our control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and will meet their intended functions. Where necessary, historical costs and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed

in providing the cost data included in this report are reputable entities in the Leon County area. It is therefore our opinion that the construction of the proposed project can be complete at the cost stated.

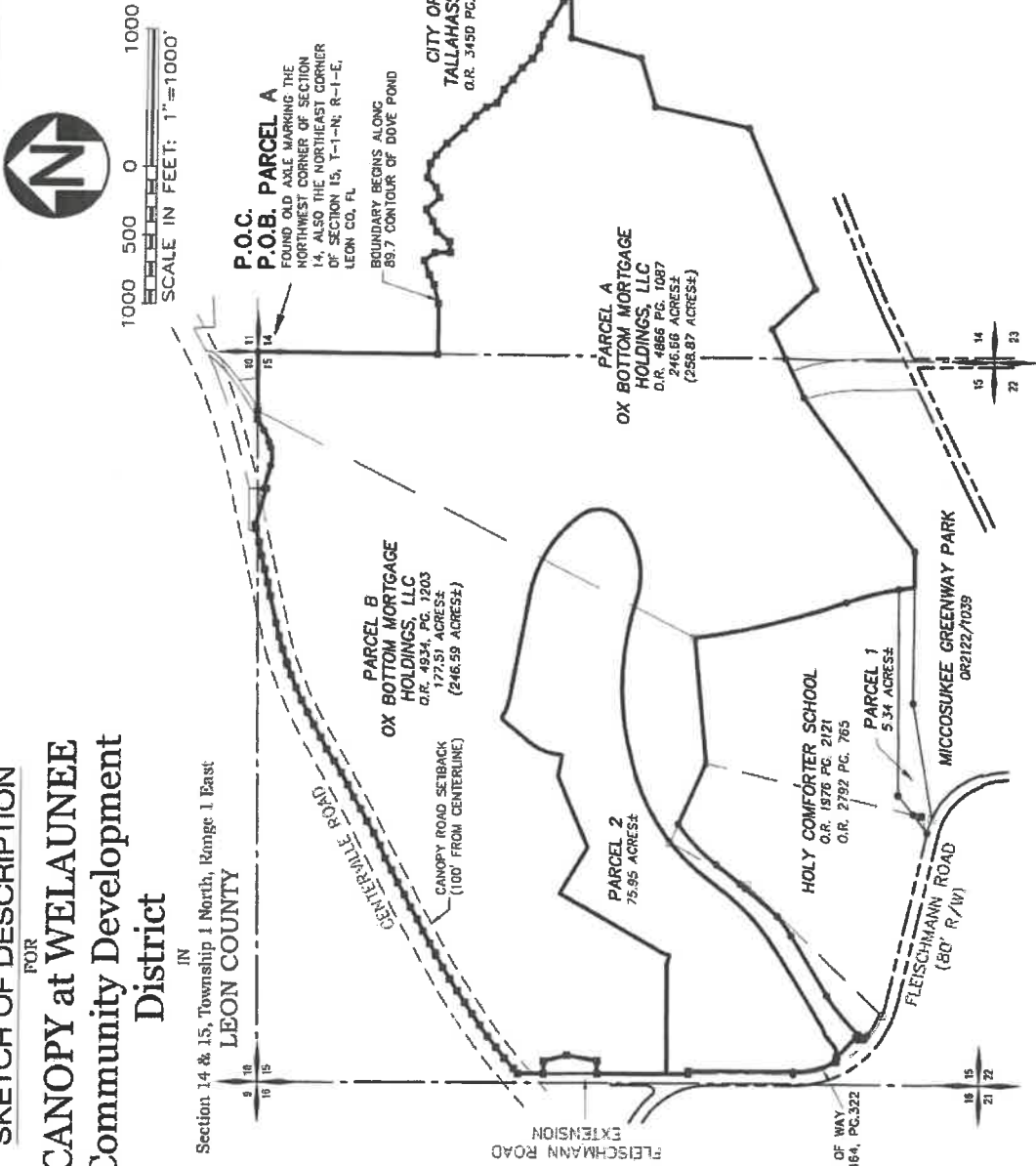
Alan D. Wise, P.E.
Florida Registered Engineer No. 70831
Greenman-Pedersen, Inc.
Certificate of Authorization No. 3498
Phone: (850) 297-2922

APPENDIX A – Boundary Sketch & Legal Description

SKETCH OF DESCRIPTION

**FOR
CANOPY at WELAUNEE
Community Development
District**

IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY



ABBREVIATIONS AND SYMBOLS

- AC = ACRES
- (C) = CALCULATED MEASUREMENT
- CD = CHORD BEARING AND DISTANCE
- CT = CHORD BEARING AND DISTANCE
- C.O.T. = CITY OF TALLAHASSEE
- D = DELTA or CENTRAL ANGLE
- DB = DEED BOOK
- FCM = FOUND CONCRETE MONUMENT
- FIRC = FOUND IRON ROD AND CAP
- FIB = FERRIL NAIL AND DISK
- ID = IDENTIFICATION
- LB# = LAND BUSINESS NUMBER
- LS# = SURVEYOR REGISTRATION NUMBER
- ACRES = NUMBER
- OFFICIAL RECORD BOOK = OFFICIAL RECORD BOOK
- PAGE = PAGE
- PLAT MEASUREMENT = PLAT MEASUREMENT
- PLAT BOOK = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- R.O.C. = RIGHT OF COMMENCEMENT
- R.O.M. = RIGHT OF MOUNTAIN
- SURVEY MEASUREMENT = SURVEY MEASUREMENT
- SET CONCRETE MONUMENT = SET CONCRETE MONUMENT
- SET IRON ROD AND CAP = SET IRON ROD AND CAP

SURVEYOR'S NOTES:

1. The exterior boundary shown here is based on a survey prepared for CIVL Tallahassee, LLC by Moore Boss Consulting, Project No. 06-114, dated 12/14/06. The bearings shown hereon are based on said survey. See sheets 2-6 for legal description and boundary details. Exterior boundary monumentation shown per above referenced survey.
2. This Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
3. THIS IS NOT A BOUNDARY SURVEY
4. Nobles Consulting Group, Inc
Alfredo A. Bermudez
Professional Surveyor and Mapper, No 5578
State of Florida

SHEET 1 OF 12

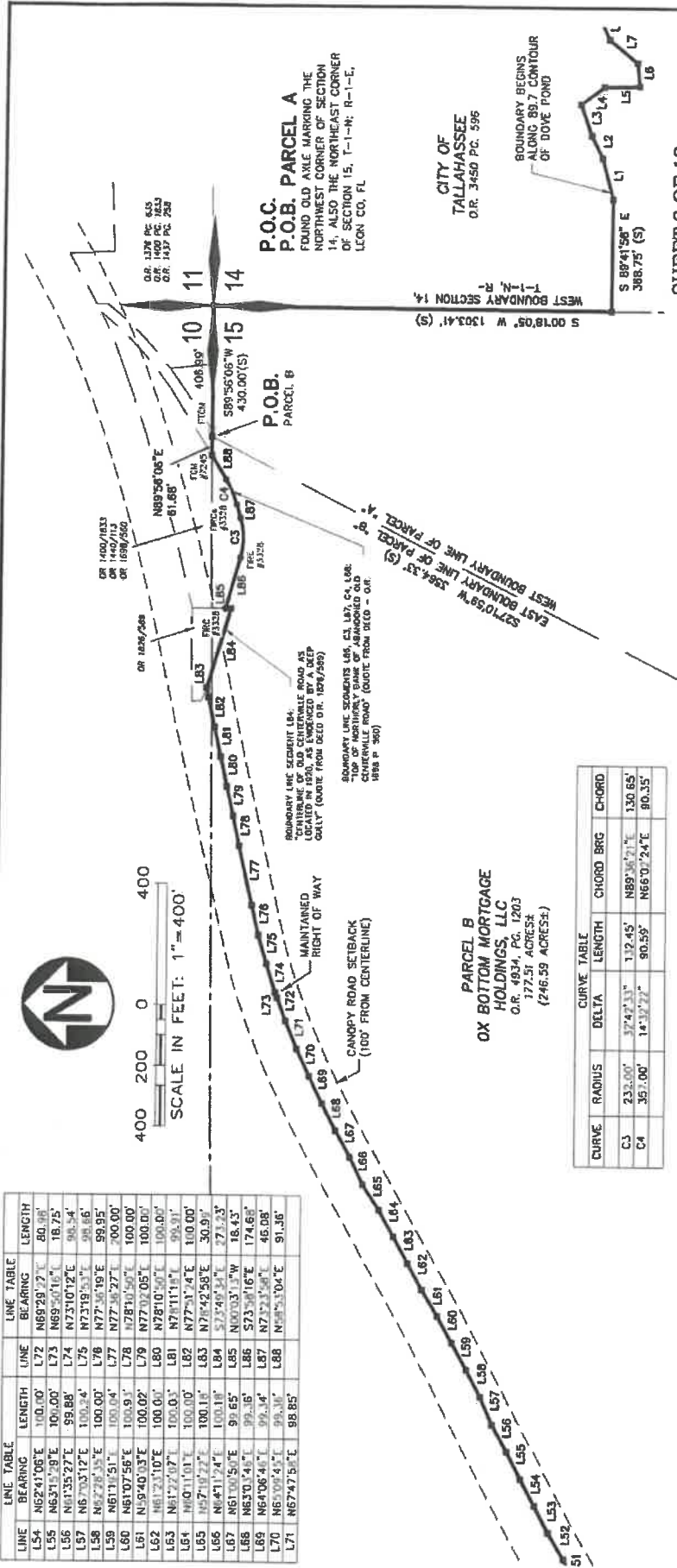
SCALE:	1" = 1000'	PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD (RND)	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CAJ	REVISION:	

NCG
NOBLES CONSULTING GROUP, INC.
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LOG#2203 - PHE: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM E#27990
COP (RIGHT) 2016

LINE	BEARING	LENGTH	LINE BEARING	LENGTH	
L54	N62°41'08"E	100.00'	L72	N69°29'27"E	80.38'
L55	N63°33'28"E	100.00'	L73	N69°50'16"E	18.75'
L56	N61°35'27"E	99.88'	L74	N73°10'12"E	98.34'
L57	N67°33'12"E	100.00'	L75	N73°19'53"E	98.16'
L58	N67°28'35"E	100.00'	L76	N77°36'19"E	99.95'
L59	N61°11'51"E	100.04'	L77	N77°36'27"E	200.00'
L60	N61°07'56"E	100.93'	L78	N78°10'50"E	100.00'
L61	N59°40'03"E	100.02'	L79	N77°02'05"E	100.00'
L62	N61°24'10"E	100.00'	L80	N78°10'50"E	100.00'
L63	N61°24'07"E	100.03'	L81	N78°11'18"E	99.91'
L64	N61°11'01"E	100.00'	L82	N78°11'42"E	100.00'
L65	N61°12'44"E	100.14'	L83	N78°42'58"E	50.93'
L66	N61°01'50"E	97.65'	L84	S73°49'54"E	773.73'
L67	N63°01'49"E	99.16'	L85	N100°33'13"W	16.43'
L68	N63°01'49"E	99.16'	L86	S73°39'16"E	174.65'
L69	N64°06'40"E	99.34'	L87	N73°23'59"E	46.08'
L70	N63°09'41"E	99.31'	L88	N78°13'04"E	91.36'
L71	N67°47'58"E	98.85'			



SCALE IN FEET: 1" = 400'



CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	232.00'	37°47'33"	112.45'	N89°36'21"W	130.65'
C4	357.00'	14°13'17"	90.59'	N66°01'24"E	90.35'

SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866 P.C. 1087
246.66 ACRES
(258.87 ACRES±)

PARCEL 2
75.95 ACRES±

CITY OF
TALLAHASSEE
O.R. 3450 P.C. 596

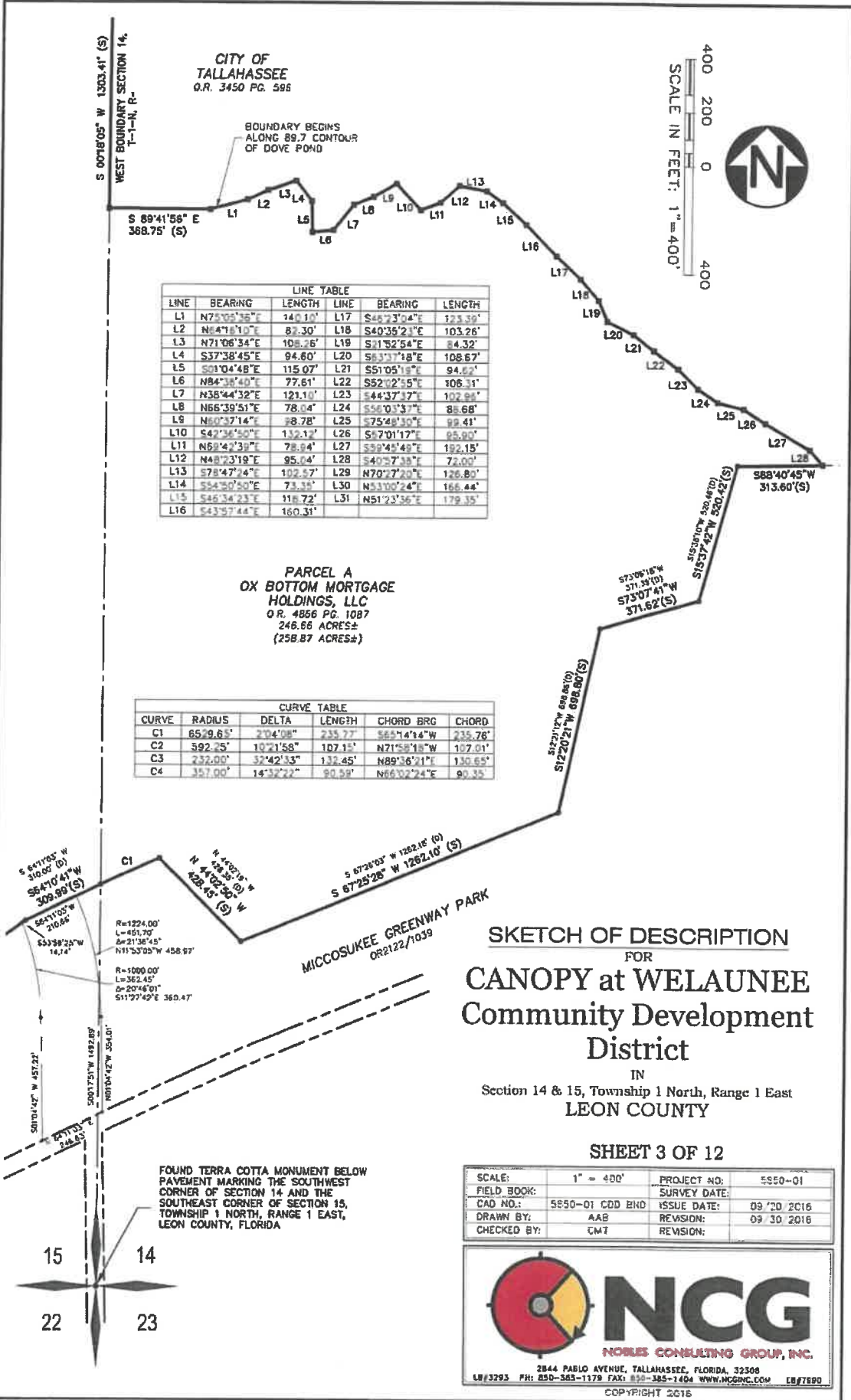
BOUNDARY BEGINS
ALONG 89.7' CONTOUR
OF DOVE POND

P.O.B. PARCEL A
FOUND OLD AXLE MARKING THE
NORTHWEST CORNER OF SECTION
14, ALSO THE NORTHEAST CORNER
OF SECTION 15, T-1-N, R-1-E,
LEON CO. FL

SHEET 2 OF 12

SCALE:	1" = 400'	PROJECT NO.:	5850-01
FIELD BOOK:	5850-01 CDD BND	SURVEY DATE:	09/20/2016
CAD NO.:	AAB	ISSUE DATE:	09/30/2016
DRAWN BY:	CMT	REVISION:	09/30/2016
CHECKED BY:			

NCG
NOBLE CONSULTING GROUP, INC.
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
(904) 993-1179 FAX: 904-385-1204 WWW.NCGINC.COM DJF/790
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CITY OF TALLAHASSEE
O.R. 3450 PG. 596

BOUNDARY BEGINS ALONG 89.7 CONTOUR OF DOVE POND

SCALE IN FEET: 1" = 400'



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N75°05'38"E	140.10'	L17	S46°23'04"E	123.39'
L2	N4°41'10"E	87.30'	L18	S40°35'23"E	103.26'
L3	N71°06'34"E	108.26'	L19	S71°52'54"E	84.32'
L4	S37°38'45"E	94.60'	L20	S63°17'18"E	108.67'
L5	S03°04'48"E	115.07'	L21	S51°05'18"E	94.62'
L6	N84°36'40"E	77.61'	L22	S52°02'55"E	106.31'
L7	N38°44'32"E	121.10'	L23	S44°37'17"E	102.88'
L8	N66°39'51"E	78.04'	L24	S56°03'37"E	88.68'
L9	N60°37'14"E	78.78'	L25	S75°48'30"E	99.41'
L10	S42°36'50"E	132.12'	L26	S67°01'17"E	95.80'
L11	N69°42'33"E	78.84'	L27	S59°44'49"E	192.15'
L12	N48°23'18"E	95.04'	L28	S40°57'18"E	72.00'
L13	S78°47'24"E	102.57'	L29	N70°17'28"E	128.89'
L14	S54°50'50"E	73.38'	L30	N53°00'24"E	166.44'
L15	S46°34'23"E	118.72'	L31	N51°23'56"E	179.35'
L16	S43°57'44"E	160.31'			

PARCEL A
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4856 PG. 1087
246.66 ACRES±
(258.87 ACRES±)

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C1	6529.65'	2°04'08"	235.77'	S65°14'14"W	235.78'
C2	592.25'	10°21'58"	107.12'	N71°58'18"W	107.01'
C3	232.00'	32°42'33"	132.45'	N89°36'11"E	130.65'
C4	357.00'	14°32'22"	90.58'	N66°02'24"E	90.35'

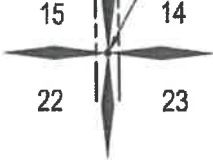
SKETCH OF DESCRIPTION FOR
CANOPY at WELAUNEE
Community Development District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

SHEET 3 OF 12

SCALE:	1" = 400'	PROJECT NO:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5550-01 CDD END	ISSUE DATE:	09/30/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

NCG
NOBLES CONSULTING GROUP, INC.
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LB/3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.MCGINC.COM LB/7690
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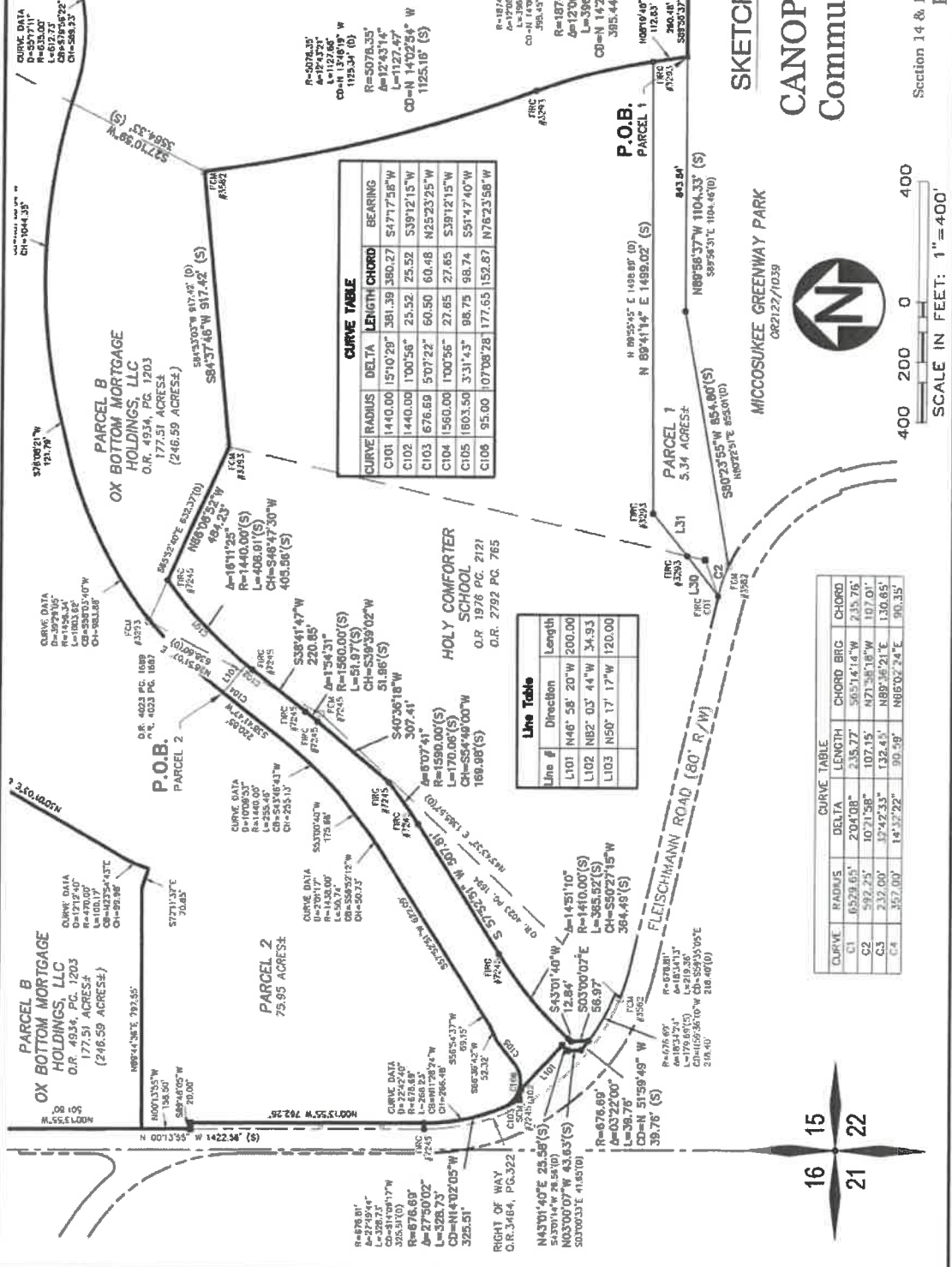
FOUND TERRA COTTA MONUMENT BELOW PAVEMENT MARKING THE SOUTHWEST CORNER OF SECTION 14 AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



NCG
 NILES CONSULTING GROUP, INC.
 2844 FABIO AVENUE, TALLAHASSEE, FLORIDA, 32308
 LEADERSHIP: PHILIP J. NILES, P.E., P.L.C. 1179 850-383-1179 FAX: 850-383-1104 WWW.NCGINC.COM EMB71990
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SCALE: 1" = 400'
 PROJECT NO.: 5550-01
 SURVEY DATE: 09/30/2016
 CAD NO.: 5550-01
 CHECKED BY: CMT
 DRAWN BY: AAB
 REVISION: 09/30/2016

SHEET 4 OF 12



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C101	1440.00	15°10'29"	361.39	380.27	S47°17'56"W
C102	1440.00	1°00'56"	25.52	25.52	S39°12'15"W
C103	676.69	5°07'22"	60.50	60.48	N25°23'25"W
C104	1560.00	1°00'56"	27.65	27.65	S39°12'15"W
C105	1603.50	3°31'43"	98.75	98.74	S91°47'40"W
C106	95.00	107°08'28"	177.65	152.87	N76°23'58"W

Line Table

Line #	Direction	Length
L101	N46° 58' 20" W	200.00
L102	N82° 03' 44" W	34.93
L103	N50° 17' 17" W	120.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEG	CHORD
C1	6529.65'	204.08"	215.27'	58514.16"	7.35.76	
C2	542.75'	1071.58"	107.15'	1971.3616"	197.01	
C3	237.00'	3542.33"	132.43'	1893.3621"	130.65	
C4	357.00'	1433.22"	90.59'	1865.0274"	90.35	

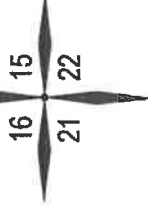
SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
 Community Development
 District

IN
 Section 14 & 15, Township 1 North, Range 1 East
 LEON COUNTY



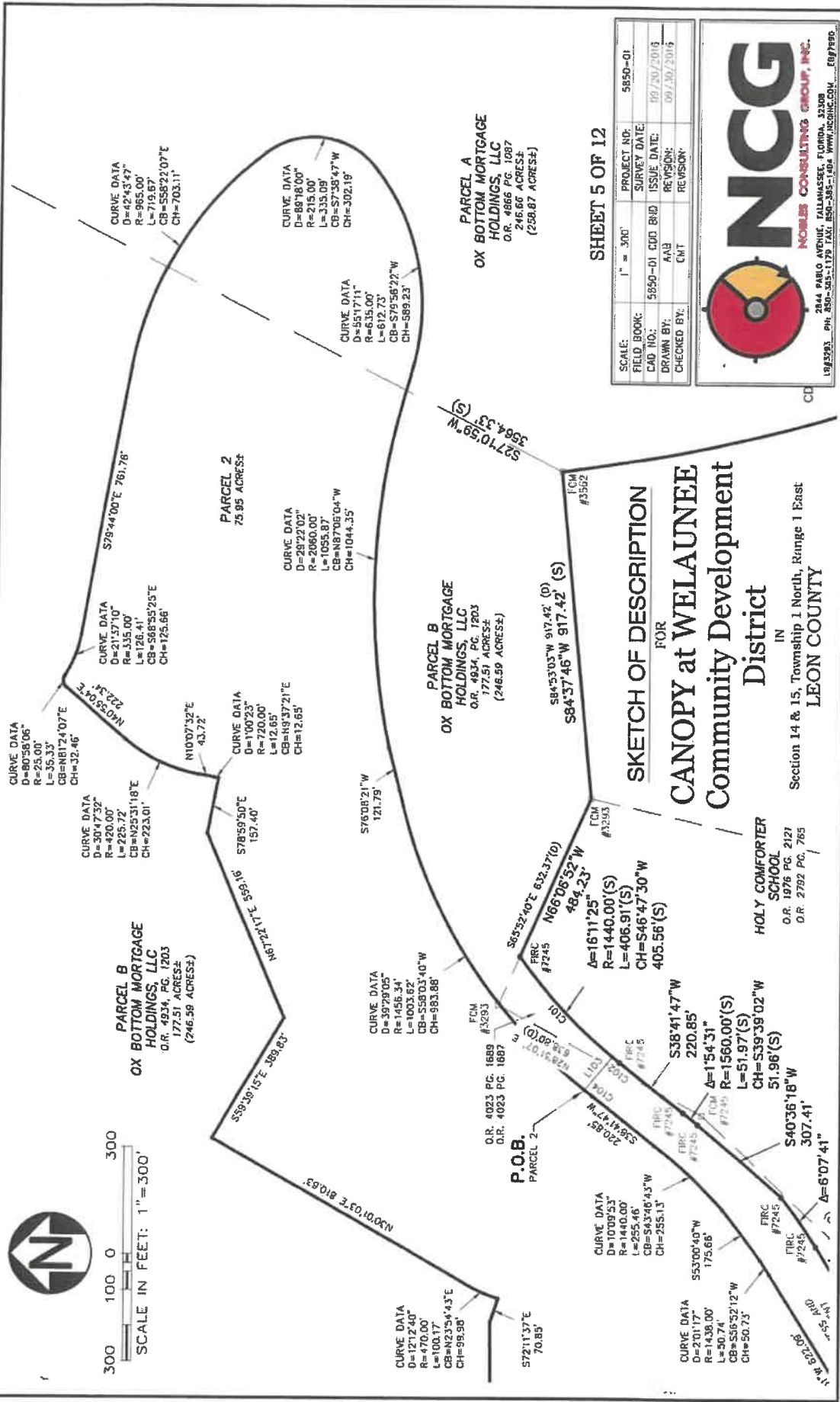
SCALE IN FEET: 1" = 400'

400 200 0 400





300 100 0 300
SCALE IN FEET: 1" = 300'



CURVE DATA
D=80'58.06"
R=25.00"
L=35.33"
CB=N81°24'07"E
CH=32.46'

CURVE DATA
D=30'47.32"
R=420.00"
L=225.72"
CB=N25°31'18"E
CH=223.01'

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

CURVE DATA
D=211.57'10"
R=335.00"
L=126.41"
CB=S68°55'35"E
CH=125.66'

PARCEL 2
75.95 ACRES±

CURVE DATA
D=1000'23"
R=720.00"
L=12.65"
CB=N93°37'21"E
CH=12.65'

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

CURVE DATA
D=28°20'02"
R=2060.00"
L=1055.97"
CB=N87°05'04"W
CH=1044.35'

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866, PG. 1087
246.66 ACRES±
(258.87 ACRES±)

CURVE DATA
D=55'17.11"
R=635.00"
L=612.73"
CB=S75°58'22"W
CH=589.23'

CURVE DATA
D=88'18.00"
R=215.00"
L=333.09"
CB=S73°55'47"W
CH=302.19'

CURVE DATA
D=42'43.42"
R=965.00"
L=719.67"
CB=S58°22'07"E
CH=703.11'

SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

HOLY COMFORTER
SCHOOL
O.R. 1976 PG. 2121
O.R. 2792 PG. 765

P.O.B.
PARCEL 2
O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=10'09.53"
R=1440.00"
L=255.46"
CB=S43°46'43"W
CH=255.13'

CURVE DATA
D=201'17"
R=1438.00"
L=40.74"
CB=S56°52'12"W
CH=50.73'

SHEET 5 OF 12

SCALE:	1" = 300'	PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 GDD BND	ISSUE DATE:	10/20/2018
DRAWN BY:	AAB	REVISION:	09/30/2019
CHECKED BY:	CMT	REVISION:	

NCG
NOBLES CONSULTING GROUP, INC.
2844 PARLO AVENUE, TALLAHASSEE, FLORIDA, 32308
1095953, PH. 850-955-1779 FAX: 850-385-1404 WWW.NCGINC.COM EGP@NCG.COM
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SKETCH OF DESCRIPTION

FOR

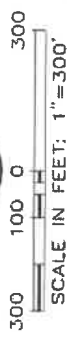
CANOPY at WELAUNEE
Community Development
District

IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L32	N89°15'46"E	92.81'	L44	N57°40'51"E	99.71'
L33	N11°08'43"E	216.15'	L45	N59°02'29"E	99.76'
L34	N151°4'6"W	176.56'	L46	N52°11'0"E	99.64'
L35	S89°49'00"W	89.56'	L47	N58°36'00"E	99.71'
L36	N00°14'14"W	85.83'	L48	N68°40'26"E	15.11'
L37	N51°10'14"E	45.45'	L49	N61°23'27"E	63.85'
L38	N51°00'18"E	99.63'	L50	N67°14'6"E	99.88'
L39	N51°11'58"E	99.35'	L51	N59°24'28"E	100.17'
L40	N62°38'28"E	99.37'	L52	N59°55'39"E	99.89'
L41	N64°11'46"E	99.43'	L53	N6°31'14"E	99.40'
L42	N55°24'14"E	99.74'	L54	N6°41'06"E	100.00'
L43	N67°23'11"E	99.77'			

CANOPY ROAD SETBACK
(100' FROM CENTERLINE)

MAINTAINED
RIGHT OF WAY



PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

PARCEL 2
75.95 ACRES

PARCEL 2
75.95 ACRES

PARCEL 2
75.95 ACRES

CURVE DATA
D=80'58.06"
R=25.00"
L=35.33"
CB=N81°24'07"E
CH=32.46'

CURVE DATA
D=30'47.32"
R=420.00"
L=223.77"
CB=N25°31'18"E
CH=223.01'

CURVE DATA
D=100'23"
R=750.00"
L=12.65"
CB=N8°37'21"E
CH=12.65'

CURVE DATA
D=28'22.02"
R=2060.00"
L=1065.87"
CB=N87°05'04"W
CH=1044.35'

CURVE DATA
D=39'29.05"
R=1456.34"
L=1003.62"
CB=S58°03'40"W
CH=983.88'

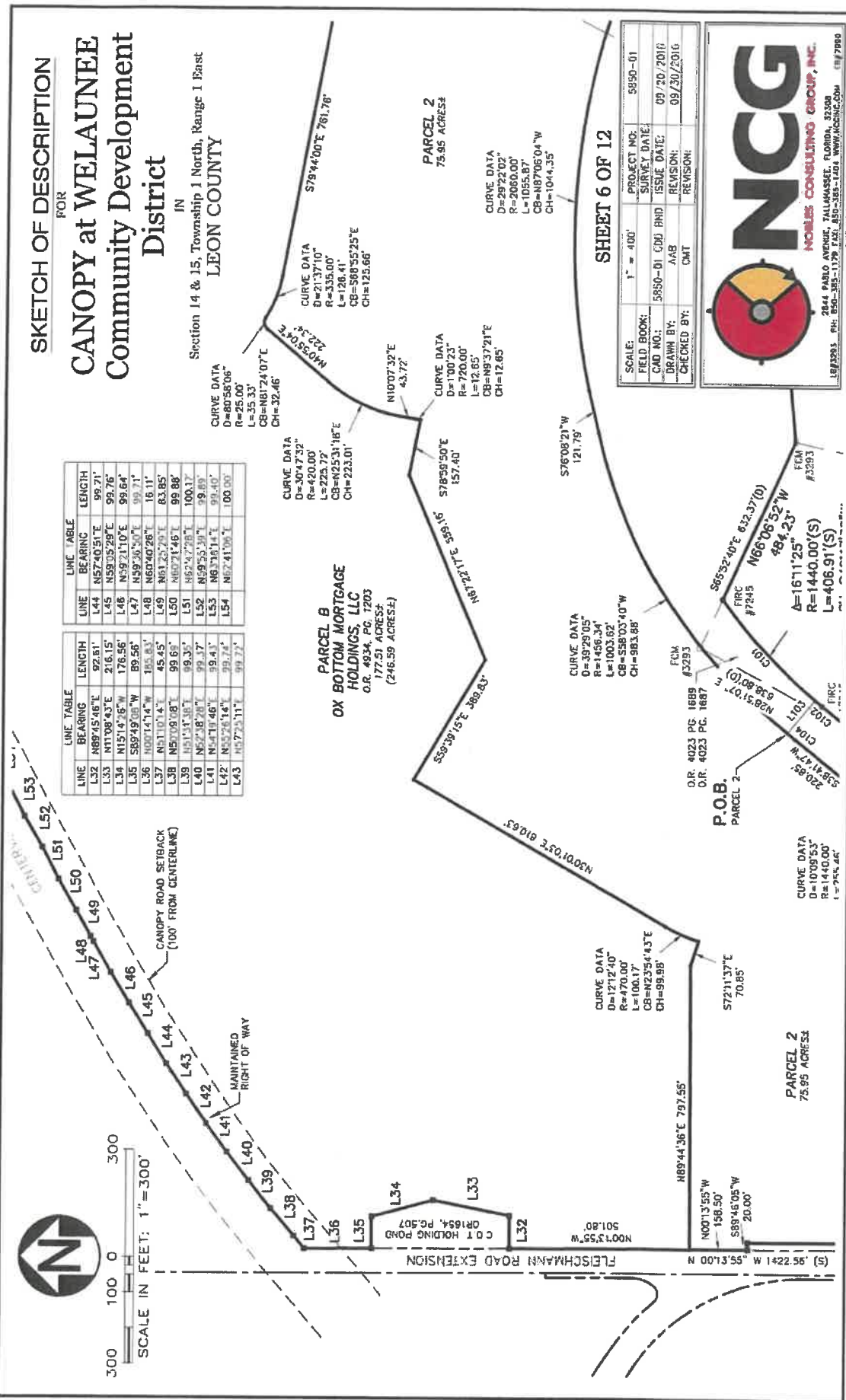
CURVE DATA
D=1212'40"
R=470.00"
L=100.17"
CB=N23°54'43"E
CH=99.98'

CURVE DATA
D=10'09'53"
R=1440.00"
L=406.91'(S)
L=956.46'

SHEET 6 OF 12

SCALE:	1" = 400'	PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	09/20/2016
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/29/2016
CHECKED BY:	DMT		

NCG
NOLES CONSULTING GROUP, INC.
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
904/2993 - PH: 850-395-1179 FAX: 850-395-1401 WWW.NCGINC.COM CIP 7980
CORP. FRUIT 0316



LEGAL DESCRIPTION

PARCEL "A"

258.87 acres as recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida

A parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows: (Note: SCM denotes "set concrete monument")

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and nm South 00° 18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89° 41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75° 05'36" East 140.10 feet to a SCM; thence North 64° 16'10" East 82.30 feet to a SCM (#7245); thence North 71° 06'34" East 108.26 feet to a SCM (#7245); thence South 37° 38'45" East 94.60 feet to a SCM (#7245); thence South 01° 04'48" East 115.07 feet to a SCM (#7245); thence North 84° 38'40" East 77.61 feet to a SCM (#7245); thence North 38° 44'32" East 121.10 feet to a SCM (#7245); thence North 66° 39'5 1" East 78.04 feet to a SCM (#7245); thence North 60° 37'14" East 98.78 feet to a SCM (#7245); thence South 42° 36'50" East 132.12 feet to a SCM (#7245); thence North 69° 42'39" East 78.94 feet to a SCM (#7245); thence North 48° 23'19" East 95.04 feet to a SCM (#7245); thence South 78° 47'24" East 102.57 feet to a SCM (#7245); thence South 54° 50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43° 57'44" East 160.31 feet to a SCM (#7245); thence South 46° 23'04" East 123.39 feet to a SCM (#7245); thence South 40° 35'23" East 103.26 feet to a SCM (#7245); thence South 21° 52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51 ° 05'19" East 94.62 feet to a SCM (#7245); thence South 52° 02'55" East 106.31 feet to a SCM (#7245); thence South 44° 37'37" East 102.96 feet to a SCM (#7245); thence South 56° 03'37" East 88.68 feet to a SCM (#7245); thence South 75° 48'30" East 99.41 feet to a SCM (#7245); thence South 57° 01'17" East 95.90 feet to a SCM (#7245); thence South 59° 45'49" East 192.15 feet to a SCM (#7245); thence South 40° 57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88° 40'45" West 313.60 feet to a 2 1/2" aluminum pipe (# 732); thence South 15° 37'42" West 520.42 feet to a 2 1/2" aluminum pipe (# 732); thence South 73° 07'41" West 371.62 feet to a 2 1/2" aluminum pipe(# 732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (# 732); thence South 67° 25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (# 732); thence North 44° 02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6,529.65 feet through a central angle of 02° 04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65° 14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(# 732); thence South 64° 10'41" West 309.99 feet to a 2 1/2" aluminum pipe(# 732); thence South 53° 55'00" West 1,374.71 feet to a 2 1/2" aluminum pipe(# 732); thence North 89° 56'37" West 1,104.33 feet to a 2 1/2" aluminum pipe (# 732); thence South 80° 23'55" West 854.80 feet to a concrete monument (# 3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10° 21 '58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (# 3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70° 27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (# 7245); thence North 13° 06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (# 3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51° 23'36" East 179.35 feet to a rod and cap (# 3293); thence North 89° 41 '14" East 1,499.02 feet to an iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1,874.98 feet through a central angle of 12° 06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14° 22'52" West 395.44 feet), to a point on a non-tangent curve to the right, thence northerly along said curve with a radius of 5,078.35 feet through a central angle of 12° 43'14" for an arc distance of 1,127.47 feet (the chord of said arc being North 14° 02'54" West 1,125.16 feet) to an iron rod and cap; thence North 27°10'59" East, 3564.33 feet to the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida; thence along said North boundary North 89° 56'06" East, 430.00 feet to the POINT OF BEGINNING.

SHEET 7 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BRD	ISSUE DATE:	09 /20 /2016
DRAWN BY:	AAB	REVISION:	09 /30 /2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

AND ALSO

PARCEL "B"

246.59 acres more or less as recorded in Official Records Book 4934, Page 1203 of the Public Records of Leon County, Florida

Commence at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 89°56'06" West along the north line of Section 15, Township 1 North, Range 1 East, Leon County, Florida, 430.00 feet to a found iron rod and cap (#7245) marking the Point of Beginning; thence South 27°10'59" West, 3564.33 feet to a found rod and cap (#3562) marking the Northeast corner of the property described in O.R. Book 2792, Page 765; thence South 84°37'46" West 917.42 feet to a concrete monument (#3293) marking the Northwest corner of said property and the Northeast corner of the property described in O. R. Book 1976, Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 1440.00 feet through a central angle of 16°11'25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on curve to the right; thence Southwesterly along said curve having a radius of 1560.00 feet through a central angle of 01°54' 31" for an arc length of 51.97 feet (chord bears South 39°39'02" West 51.96 feet), to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52' 51" West 507.81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410.00 feet through a central angle of 14°51'10" for an arc length of 365.52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03°00'07" West 43.63 feet to a concrete monument (#7245); thence North 43°01'40" East 25.58 feet to a concrete monument (#7245); thence N 46°58'20" W 200.00 feet to a concrete monument (#7245); thence North 82°03'44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27°50'02" for an arc length of 328.73 feet (the chord of said arc being North 14°02'05" West 325.51 feet) to a concrete monument (#7245); thence North 00°13'55" West 762.26 feet to a concrete monument (#7245); thence South 89°46' 05" West 20.00 feet to a concrete monument (#7245); thence North 00°13'55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary run North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14' 14" West along said right of way boundary 185.83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26' 14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06"

SHEET 8 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/29/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL "B" (Continued)

East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°33'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North 61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'22" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 67°47'58" East 98.85 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North 73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way boundary run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (#3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 560 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (#3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (#3328); thence North 58°53'04" East 91.36 feet to a concrete monument (#7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 61.68 feet to the Point of Beginning.

LESS AND EXCEPT

PARCEL 1

A 5.34 Acre portion of a 258.87 Acre parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida, and being more particularly described as follows: (Note: SCM denotes "set concrete monument")

COMMENCE at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a SCM; thence North 64°16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01°04'48" East 115.07 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38°44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to

SHEET 9 OF 12

SCALE:		PROJECT NO:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	8850-01 CDD BHD	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 1
(Continued)

a SCM (#7245); thence North 60°37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69°42'39" East 78.94 feet to a SCM (#7245); thence North 48°23'19" East 95.04 feet to a SCM (#7245); thence South 78°47'24" East 102.57 feet to a SCM (#7245); thence South 54°50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43°57'44" East 160.31 feet to a SCM (#7245); thence South 46°23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21°52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51°05'19" East 94.62 feet to a SCM (#7245); thence South 52°02'55" East 106.31 feet to a SCM (#7245); thence South 44°37'37" East 102.96 feet to a SCM (#7245); thence South 56°03'37" East 88.68 feet to a SCM (#7245); thence South 75°48'30" East 99.41 feet to a SCM (#7245); thence South 57°01'17" East 95.90 feet to a SCM (#7245); thence South 59°45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88°40'45" West 313.60 feet to a 2 1/2" aluminum pipe (#732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (#732); thence South 73°07'41" West 371.62 feet to a 2 1/2" aluminum pipe (#732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (#732); thence South 67°25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (#732); thence North 44°02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe (#732); thence South 64°10'41" West 309.99 feet to a 2 1/2" aluminum pipe (#732); thence South 53°55'00" West 1374.71 feet to a 2 1/2" aluminum pipe (#732); thence North 89°56'37" West 260.48 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue North 89°56'37" West 843.84 feet to a 2 1/2" aluminum pipe (#732); thence South 80°23'55" West 854.80 feet to a concrete monument (#3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10°21'58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (#3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70°27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (#7245); thence North 13°06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (#3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (#3293); thence North 89°41'14" East 1499.02 feet to an iron rod and cap (#3562), thence run South 08 degrees 19 minutes 40 seconds East 112.83 feet to the POINT OF BEGINNING. The above described parcel contains 5.34 acres more or less.

LESS AND EXCEPT

PARCEL 2

A 75.95 Acre Parcel located in Section 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

COMMENCE at a found old axle marking the Northeast Corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 56 minutes 06 seconds West along the north boundary of said Section 15 for a distance of 430.00 feet; thence departing said north boundary run South 27 degrees 10 minutes 59 seconds West for a distance of 3564.33 feet to a point marking the northeast corner of a parcel as recorded in Official Records Book 1976, Page 2121 and Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence run along the northerly boundary of said parcel the following courses: South 84 degrees 37 minutes 46 seconds West for a distance of 917.42 feet; thence run North 66 degrees 06 minutes 52 seconds West for a distance of 484.23 feet to a point on a non-tangent curve to the left; thence departing said northerly boundary run along said

SHEET 10 OF 12

SCALE:		PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDE BND	ISSUE DATE:	09 / 20 / 2016
DRAWN BY:	AAB	REVISION:	09 / 30 / 2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

curve with a central angle of 15 degrees 10 minutes 29 seconds and a radius of 1440.00 feet for an arc distance of 381.39 feet (chord of said curve bears South 47 degrees 17 minutes 58 seconds West 380.27 feet); thence departing said curve run North 50 degrees 17 minutes 17 seconds West for a distance of 120.00 feet to a point on a non-tangent curve concave southeasterly and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run southwesterly along said curve with a radius of 1560.00 feet through a central angle of 01 degrees 00 minutes 56 seconds for an arc distance of 27.65 feet (chord of 27.65 feet bears South 39 degrees 12 minutes 15 seconds West),thence run South 38 degrees 41 minutes 47 seconds West for a distance of 220.85 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 1440.00 feet through a central angle of 10 degrees 09 minutes 53 seconds for an arc length of 255.46 feet (chord of 255.13 feet bears South 43 degrees 46 minutes 43 seconds West); thence run South 53 degrees 00 minutes 40 seconds East for a distance of 175.66 feet to a point on a non-tangent curve concave northwesterly; thence run South 57 degrees 52 minutes 51 seconds West for a distance of 622.09 feet; thence run South 56 degrees 54 minutes 37 seconds West for a distance of 69.15 feet; thence run South 66 degrees 36 minutes 42 seconds West for a distance of 52.32 feet to a point on a non-tangent curve to the left; thence run along said curve with a central angle of 03 degrees 31 minutes 43 seconds and a radius of 1603.50 feet for an arc distance of 98.75 feet (chord of said curve bears South 51 degrees 47 minutes 40 seconds West) to a point on a reverse curve to the right; thence run along said curve with a central angle of 107 degrees 08 minutes 28 seconds and a radius of 95.00 feet for an arc distance of 177.65 feet (chord of said curve bears South 76 degrees 23 minutes 58 seconds East 152.87 feet) to a point on a compound curve to the right; thence run northwesterly along said curve with a central angle of 22 degrees 42 minutes 40 seconds and a radius of 676.69 feet for an arc distance of 268.23 feet (chord of said curve bears North 11 degrees 28 minutes 24 seconds West 266.48 feet); thence departing said curve run North 00 degrees 13 minutes 55 seconds West for a distance of 762.26 feet; thence run South 89 degrees 46 minutes 05 seconds West for a distance of 20.00 feet; thence run North 00 degrees 13 minutes 55 seconds West for a distance of 158.50 feet; thence leaving the easterly right of way boundary of said Fleishman Road run North 89 degrees 44 minutes 36 seconds East for a distance of 797.55 feet; thence run South 72 degrees 11 minutes 37 seconds East for a distance of 70.85 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 470.00 feet through a central angle of 12 degrees 12 minutes 40 seconds for an arc distance of 100.17 feet (chord of 99.98 feet bears North 23 degrees 54 minutes 43 seconds East); thence run North 30 degrees 01 minutes 03 seconds East for a distance of 810.63 feet; thence run South 59 degrees 39 minutes 15 seconds East for a distance of 389.83 feet; thence run North 67 degrees 22 minutes 17 seconds East for a distance of 559.16 feet; thence run South 78 degrees 59 minutes 50 seconds East for a distance of 157.40 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 720.00 feet through a central angle of 01 degrees 00 minutes 23 seconds for an arc distance of 12.65 feet (chord of 12.65 feet bears North 09 degrees 37 minutes 21 seconds East); thence run North 10 degrees 07 minutes 32 seconds East for a distance of 43.72 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 420.00 feet through a central angle of 30 degrees 47 minutes 32 seconds for an arc distance of 225.72 feet (chord of 223.01 feet bears North 25 degrees 31 minutes 18 seconds East); thence run North 40 degrees 55 minutes 04 seconds East for a distance of 222.34 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 25.00 feet through a central angle of 80 degrees 58 minutes 06 seconds for an arc distance of 35.33 feet (chord of 32.46 feet bears North 81 degrees 24 minutes 07 seconds East) to a point of reverse curve to the left; thence run southeasterly along said curve with a radius of 335.00 feet through a central angle of 21 degrees 37 minutes 10 seconds for an arc distance of 126.41 feet (chord of 125.66 feet bears South 68 degrees 55 minutes 25 seconds East); thence run South 79 degrees 44 minutes 00 seconds East for a distance of 761.76 feet to point of curve to the right; thence run southeasterly along said curve with a radius of 965.00 feet through a central angle of 42 degrees 43 minutes 47 seconds for an arc distance of 719.67 feet (chord of 703.11 feet bears South 58 degrees 22 minutes 07 seconds East) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 215.00 feet through a central angle of 89 degrees 18 minutes 00 seconds for an arc distance of 335.09 feet (chord of 302.19 feet bears South 07 degrees 38 minutes 47 seconds West) to a point of compound curve to the right:

SHEET 11 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD SPD	ISSUE DATE:	09 / 20 / 2016
DRAWN BY:	AAB	REVISION:	09 / 30 / 2016
CHECKED BY:	CMT	REVISION:	



NCG
NOBLES CONSULTING GROUP, INC.

2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

thence run southwesterly along said curve with a radius of 635.00 feet through a central angle of 55 degrees 17 minutes 11 seconds for an arc distance of 612.73 feet (chord of 589.23 feet bears South 79 degrees 56 minutes 22 seconds West) to a point of reverse curve to the left; thence run northwesterly along said curve with a radius of 2060.00 feet through a central angle of 29 degrees 22 minutes 02 seconds for an arc distance of 1055.87 feet (chord of 1044.35 feet bears North 87 degrees 06 minutes 04 seconds West); thence run South 76 degrees 08 minutes 21 seconds West for a distance of 121.79 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along said curve with a radius of 1456.34 feet through a central angle of 39 degrees 29 minutes 05 seconds for an arc distance of 1003.62 feet (chord of 983.88 feet bears South 58 degrees 03 minutes 40 seconds West) to the POINT OF BEGINNING. The above described parcel contains 75.95 acres, more or less.

The above described parcel contain an aggregate of 424.17 acres more or less.

SHEET 12 OF 12

SCALE:		PROJECT NO.:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5550-01 CDD END	ISSUE DATE:	09/30/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

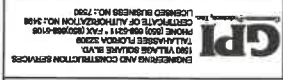


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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

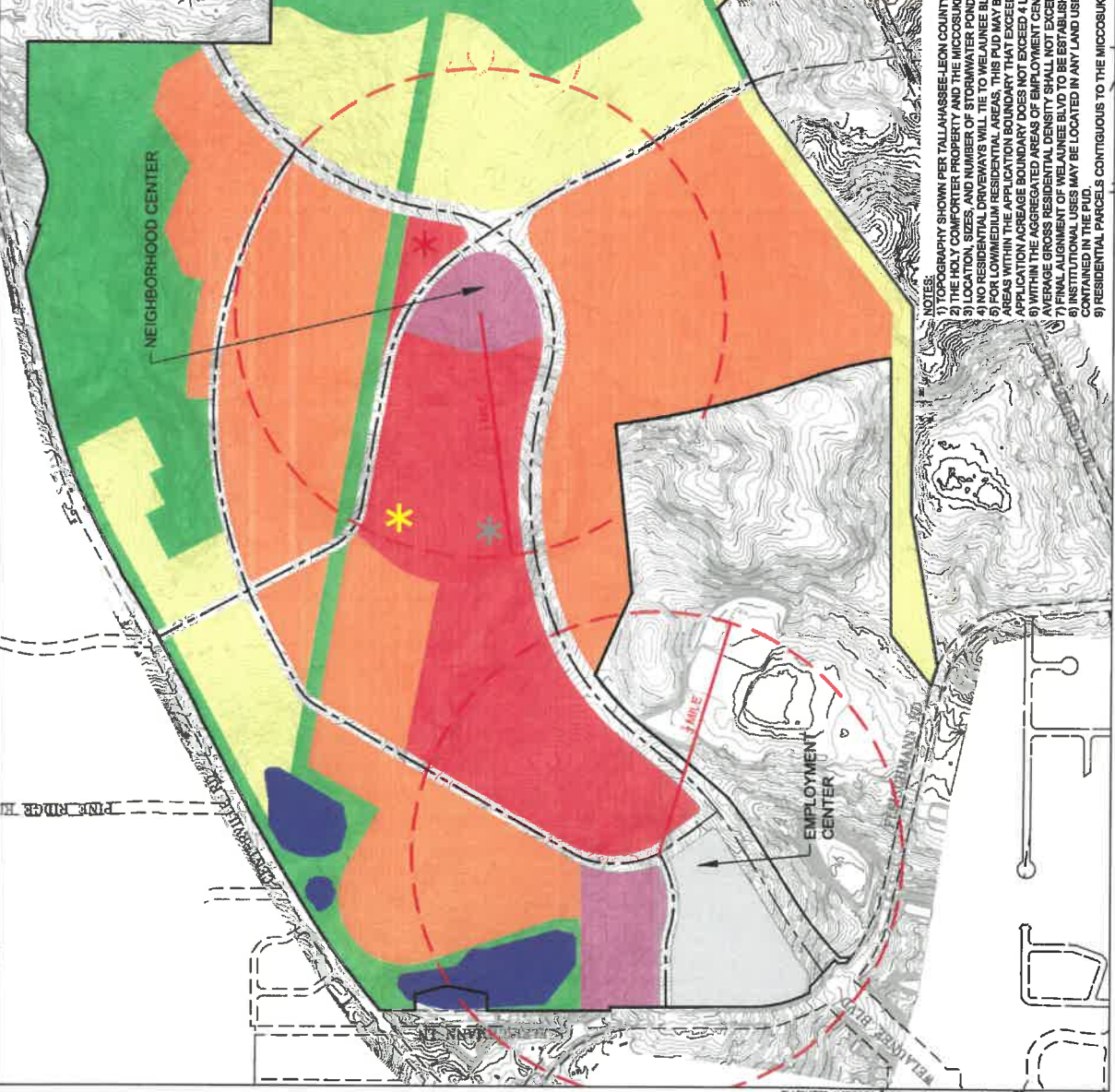
APPENDIX B – Land Use Map and Concept Plan

FIGURE 5 - GENERAL LAND USE PLAN CANOPY CONCEPT PUD

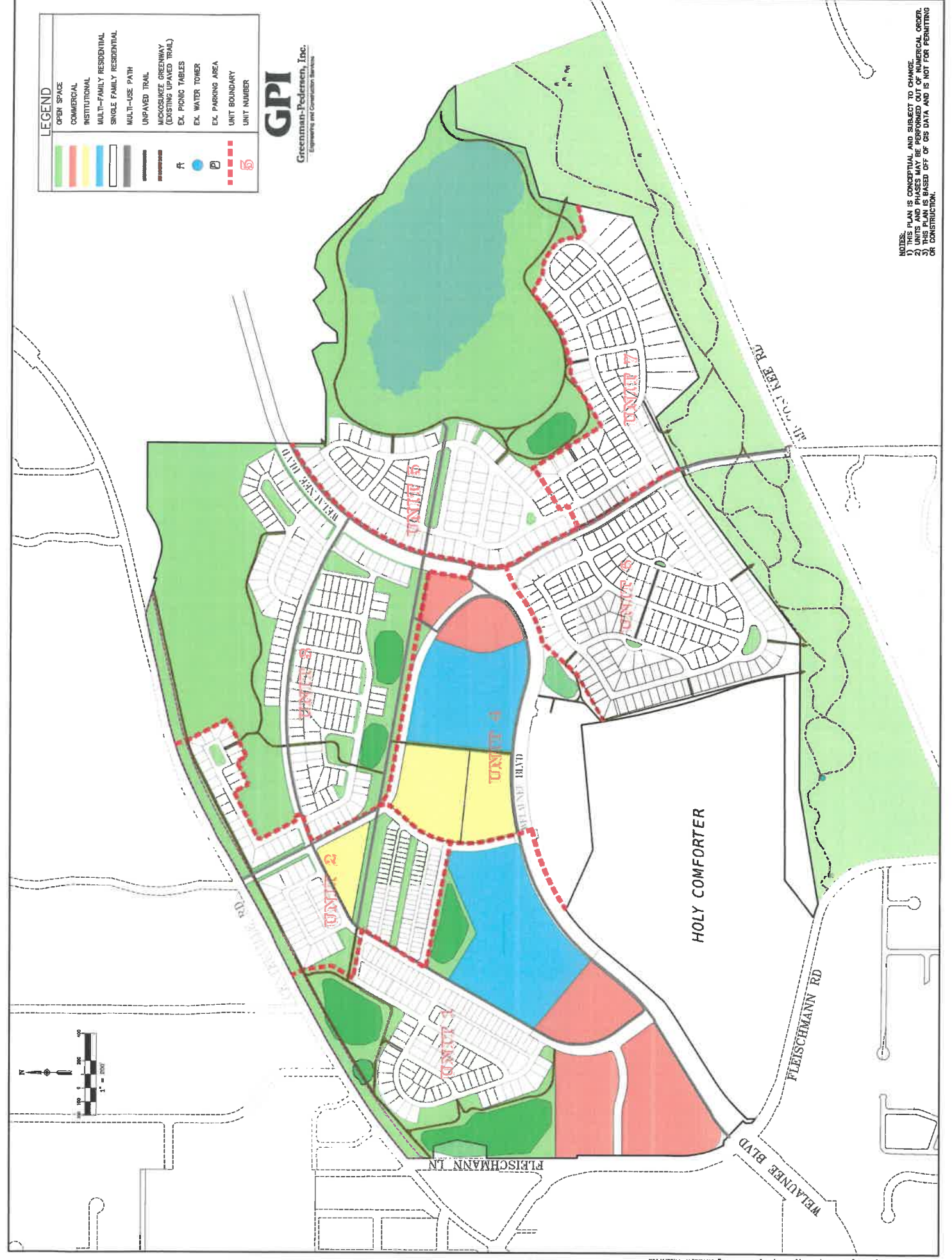


PUD STATISTICS	
EMPLOYMENT CENTER / NEIGHBORHOOD CENTER	25.0 AC
LOW / MEDIUM DENSITY RESIDENTIAL	84.5 AC
MEDIUM / HIGH DENSITY RESIDENTIAL	146.0 AC
HIGH DENSITY / MULTI-FAMILY RESIDENTIAL	54.0 AC
PRIMARY OPEN SPACE (INCL. STORMWATER POND)	143.9 AC
STORMWATER DETENTION AREA	43.8 AC

LEGEND	
[White Box]	EMPLOYMENT CENTER
[Pink Box]	NEIGHBORHOOD CENTER
[Yellow Box]	LOW/MEDIUM DENSITY RESIDENTIAL (1-4 DU/AC)
[Orange Box]	MEDIUM/HIGH DENSITY RESIDENTIAL (5-10 DU/AC)
[Red Box]	HIGH DENSITY / MULTI-FAMILY RESIDENTIAL (UP TO 16 BUILDING UNITS PER ACRE)
[Green Box]	PRIMARY OPEN SPACE
[Blue Box]	STORMWATER DETENTION AREA
[Yellow Star]	SCHOOL
[Red Star]	PUBLIC SAFETY / CIVIC FACILITY
[Green Star]	SENIOR CENTER
[Red Circle]	1 MILE WALKING RADIUS
[Dashed Line]	PRIMARY ROADWAY



- NOTES:**
- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAVDSR).
 - 2) THE HOLY COMFORTER PROPERTY AND THE MICCOSUKEE GREENWAY ARE NOT PART OF THE PUD.
 - 3) LOCATION, SIZES, AND NUMBER OF STORMWATER PONDS, AND LAND USE BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - 4) NO RESIDENTIAL DRIVEWAYS WILL TIE TO WELAUNEE BLVD.
 - 5) FOR LOW/MEDIUM RESIDENTIAL AREAS, THIS PUD MAY BE IMPLEMENTED THROUGH A PRELIMINARY PLAT/SITE PLAN APPLICATION WHICH CONTAINS CONCEPTUAL DRIVEWAYS THAT EXCEED 4 UNITS PER ACRE BUT IN NO EVENT GREATER THAN 10 UNITS PER ACRE. IF THE TOTAL APPLICATION AVERAGE DENSITY DOES NOT EXCEED 4 UNITS PER ACRE, THIS PUD MAY BE IMPLEMENTED THROUGH A PRELIMINARY PLAT/SITE PLAN APPLICATION WHICH CONTAINS CONCEPTUAL DRIVEWAYS THAT EXCEED 4 UNITS PER ACRE BUT IN NO EVENT GREATER THAN 10 UNITS PER ACRE.
 - 6) WITHIN THE AGGREGATED AREAS OF EMPLOYMENT CENTER AND NEIGHBORHOOD CENTER, AND ADJACENT HIGH DENSITY/MULTI-FAMILY DISTRICTS, THE AVERAGE GROSS RESIDENTIAL DENSITY SHALL NOT EXCEED 16 UNITS PER ACRE.
 - 7) FINAL ALIGNMENT OF WELAUNEE BLVD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 - 8) INSTITUTIONAL USES MAY BE LOCATED IN ANY LAND USE CATEGORY EXCEPT PRIMARY OPEN SPACE AND IN ACCORDANCE WITH THE LOCATION CRITERIA CONTAINED IN THE PUD.
 - 9) RESIDENTIAL PARCELS CONTIGUOUS TO THE MICCOSUKEE GREENWAY SHALL HAVE A GROSS DENSITY OF 2.5 UNITS / ACRE OR LESS.



LEGEND

[Green Box]	OPEN SPACE
[Red Box]	COMMERCIAL
[Blue Box]	INSTITUTIONAL
[Yellow Box]	MULTI-FAMILY RESIDENTIAL
[White Box]	SINGLE FAMILY RESIDENTIAL
[Grey Box]	MULTI-USE PATH
[Dashed Line]	UNPAVED TRAIL
[Thick Dashed Line]	MICKSOUCE GREENWAY (EXISTING UNPAVED TRAIL)
[Circle]	EX. PICON TABLES
[Square]	EX. WATER TOWER
[Circle]	EX. PARKING AREA
[Red Dashed Line]	UNIT BOUNDARY
[Red Number]	UNIT NUMBER

GPI
 Greenman-Pedersen, Inc.
 Engineers and Construction Managers

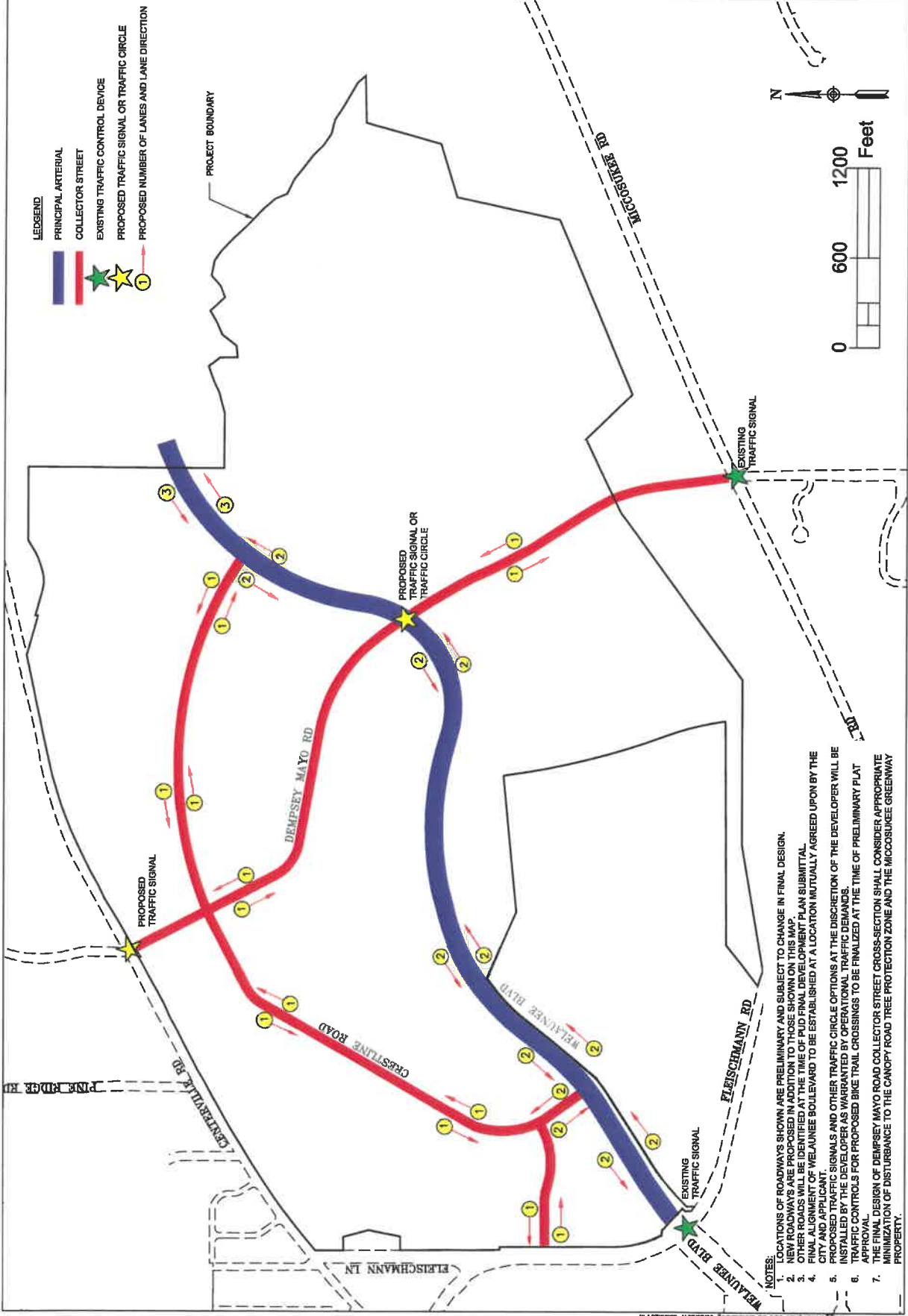
NOTES:
 1) THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
 2) THIS PLAN IS BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA.
 3) THIS PLAN IS BASED OFF OF GIS DATA AND IS NOT FOR PERMITTING OR CONSTRUCTION.

APPENDIX C – Vehicular Circulation Plan

FIGURE 8 - VEHICLE CIRCULATION PLAN

CANOPY MIXED USE PUD

ENGINEERING AND CONSTRUCTION SERVICES
 1900 WILSON BOULEVARD
 TALLAHASSEE, FLORIDA 32304
 TEL: (904) 833-1111 FAX: (904) 833-1010
 LICENSED PROFESSIONAL ENGINEER
 CERTIFICATE OF AUTHORIZATION NO. 3486
 LICENSED BUSINESS NO. 17811



- NOTES:**
1. LOCATIONS OF ROADWAYS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 2. NEW ROADWAYS ARE PROPOSED IN ADDITION TO THOSE SHOWN ON THIS MAP.
 3. OTHER ROADWAYS WILL BE IDENTIFIED AT THE TIME OF PUD FINAL DEVELOPMENT PLAN SUBMITTAL.
 4. FINAL ALIGNMENT OF WELUNEZ BOULEVARD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 5. TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROL DEVICES TO BE INSTALLED AT THE INTERSECTION OF WELUNEZ BLVD AND CRISTLINE ROAD TO BE INSTALLED BY THE DEVELOPER AS WARRANTED BY THE ENGINEER'S PROFESSIONAL JUDGMENT AND SUBJECT TO THE APPROVAL OF THE CITY.
 6. TRAFFIC CONTROLS FOR PROPOSED BIKE TRAIL CROSSINGS TO BE FINALIZED AT THE TIME OF PRELIMINARY PLAT APPROVAL.
 7. THE FINAL DESIGN OF DEMPSEY MAYO ROAD COLLECTOR STREET CROSS-SECTION SHALL CONSIDER APPROPRIATE MINIMIZATION OF DISTURBANCE TO THE CANOPY ROAD TREE PROTECTION ZONE AND THE MICCOSUKEE GREENWAY PROPERTY.

APPENDIX D – Concept Utility Plan

EXHIBIT 5 - CONCEPT UTILITY PLAN

CANOPY CONCEPT PUD

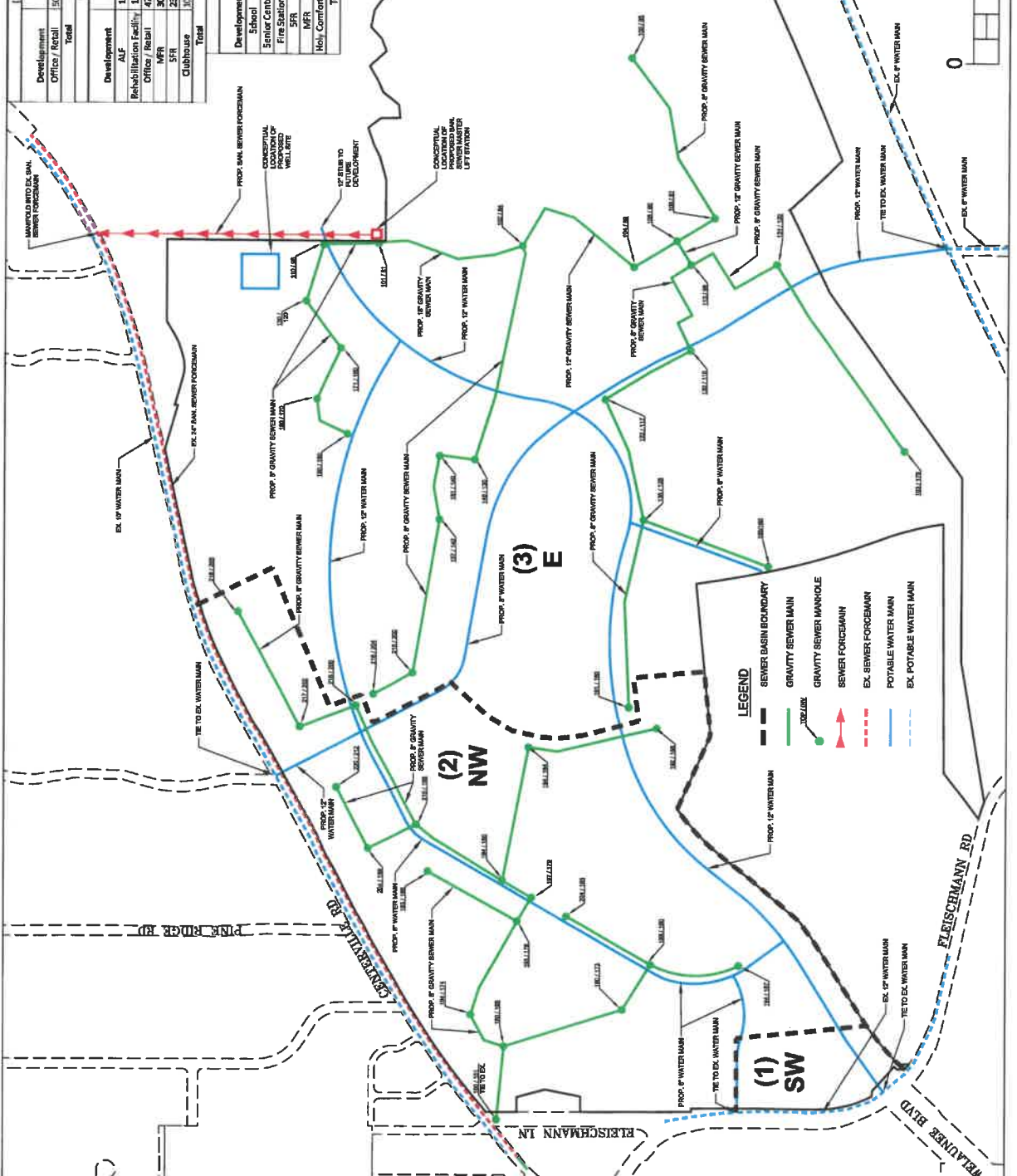
GPI
 ENGINEERING AND CONSTRUCTION SERVICES
 15151 WOODLAND BLVD SUITE 100
 TAMPA, FLORIDA 33620
 (813) 988-7300 FAX (813) 988-7309
 LICENSED PROFESSIONAL ENGINEERS
 LICENSED BUSINESS NO. 7590

(1) Southwest Basin (Melissaeum Road Corridor)							
Development	Units	ADP / Unit	Avg Flow (MGD)	Avg Flow (MGD)	Avg Flow (MGD)	Parking Factor	Peak Flow (gpm)
Office / Retail	10,000 SF	0.55	0.0075	1.51	1.51	4	20.85
Total			0.0075	1.51	1.51		20.85

(2) Northwest Basin (Caterpillar Corridor)							
Development	Units	ADP / Unit	Avg Flow (MGD)	Avg Flow (MGD)	Avg Flow (MGD)	Parking Factor	Peak Flow (gpm)
ALE	100	1.00	0.03	0.30	0.30	3	37.50
Rehabilitation Facility	120 Bed	0.15	0.01	0.58	0.58	3	21.75
Office / Retail	47,937 SF	0.15	0.01	4.99	4.99	3	69.87
MFR	300 Units	250	0.08	52.08	52.08	3	148.25
SFR	238 Units	300	0.07	48.58	48.58	3	148.25
Clubhouse	10,000 SF	1	0.01	6.94	6.94	3	20.83
Total			0.20	138.69	138.69		407.06

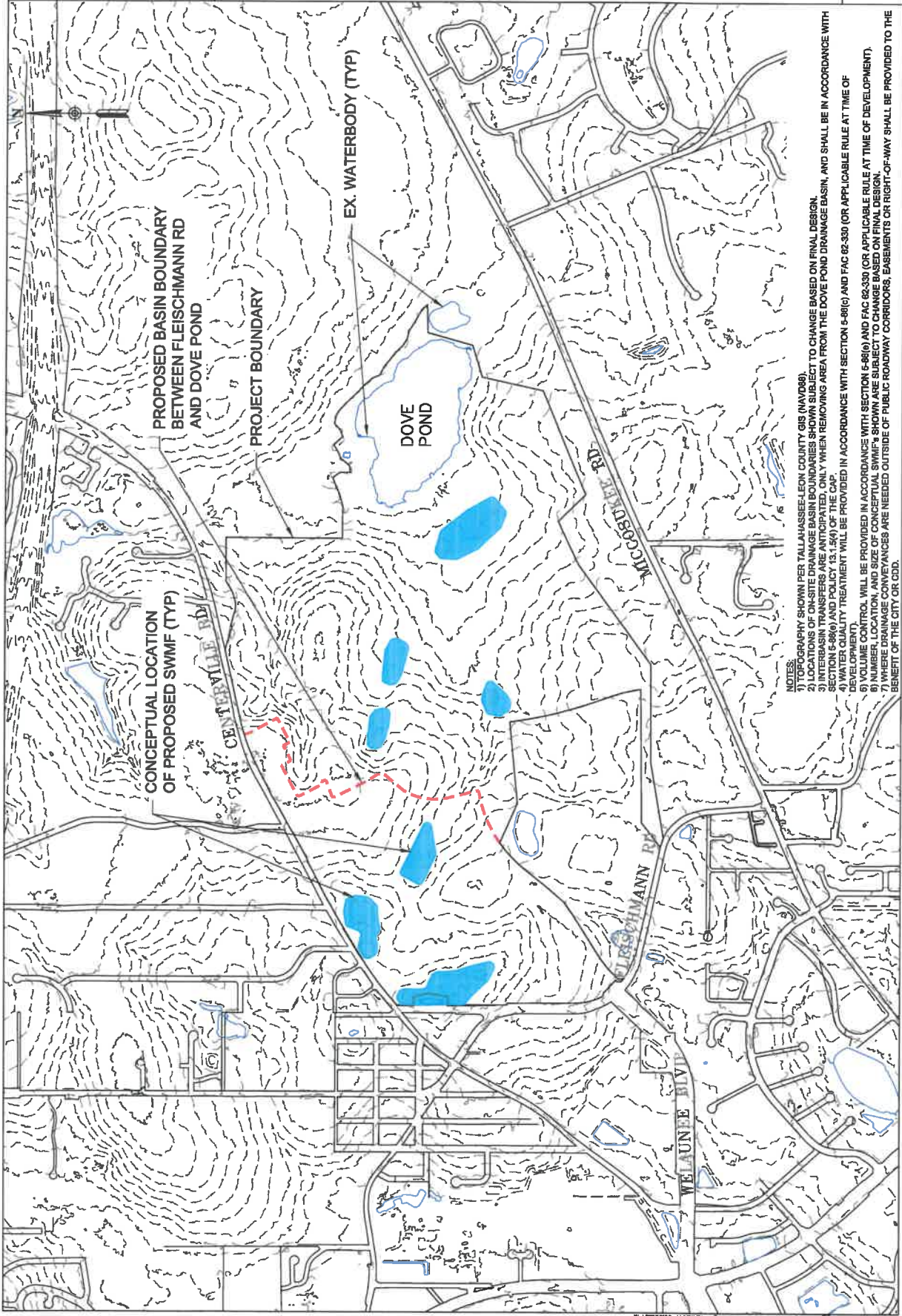
(3) Eastern Basin (Caterpillar Corridor)							
Development	Units	ADP / Unit	Avg Flow (MGD)	Avg Flow (MGD)	Avg Flow (MGD)	Parking Factor	Peak Flow (gpm)
School	400 student	35	0.01	9.72	9.72	2.5	24.31
Senior Center	50,000 SF	0.15	0.05	5.35	5.35	2.5	15.63
Fire Station	20 Fireman	50	0.00	0.59	0.59	2.5	1.94
SFR	659 Units	300	0.20	137.29	137.29	2.5	342.33
MFR	220 Units	250	0.06	38.19	38.19	2.5	96.49
Holy Community SDD student	35	0.02	0.02	12.15	12.15	2.5	30.39
Total			0.34	204.31	204.31		510.79

NOTES:
 1) EX UTILITIES SHOWN BASED ON AVAILABLE GIS DATA. NOT FIELD SURVEY.
 2) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 3) ELECTRICAL, GAS, AND COMMUNICATIONS UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 4) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 5) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 6) WELL SITE LOCATION IS CONCEPTUAL AND SUBJECT TO FINAL DESIGN. IF A PUBLIC STREET DOES NOT EXIST ADJACENT TO THE WELL SITE, THE DEVELOPER SHALL PROVIDE A ACCESS AND UTILITY EASEMENT BETWEEN THE WELL SITE AND THE STREET.
 7) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 8) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 9) ACTUAL LOCATION OF MASTERLIFT STATION AND IF FOREMAN ARE SUBJECT TO FINAL DESIGN AND ACQUISITION OF NECESSARY EASEMENTS.
 10) THE CANOPY CONCEPT PUD IS A CONCEPTUAL DESIGN AND THE LOCATION OF UTILITIES MAY CHANGE DUE TO FINAL DEVELOPMENT. UTILITIES ARE AVAILABLE TO SERVE THE PROJECT. DESIGN BY OTHERS.
 11) IT IS EXPECTED THAT THE HOLY COMMUNITY PROPERTY WILL TIE TO UNLITS ON ITS EASTERN PROPERTY LINE AS WELL AS WESTERN PROPERTY LINE. THE INFORMATION RELATED TO HOLY COMMUNITY SHOWN HEREIN IS PLANNED TO BE IN ADDITION TO EXISTING FACILITIES AND FLOWS.



APPENDIX E – Concept Stormwater Plan

FIGURE 6 - CONCEPT STORMWATER PLAN
CANOPY CONCEPT PUD



- NOTES:
- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAV08).
 - 2) LOCATIONS OF ON-SITE DRAINAGE BASIN BOUNDARIES SHOWN SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 3) INTERBASIN TRANSFERS ARE ANTICIPATED, ONLY WHEN REMOVING AREA FROM THE DOVE POND DRAINAGE BASIN, AND SHALL BE IN ACCORDANCE WITH SECTION 5-88(6) AND POLICY 13.1.5(4) OF THE CAP.
 - 4) WATER QUALITY TREATMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(c) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 5) SWMF LOCATION WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(6) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 6) SWMF LOCATION AND SIZE IS SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 7) WHERE DRAINAGE CONVEYANCES ARE NEEDED OUTSIDE OF PUBLIC ROADWAY CORRIDORS, EASEMENTS OR RIGHT-OF-WAY SHALL BE PROVIDED TO THE BENEFIT OF THE CITY OR CDD.

SECTION 2

**AMENDED MASTER
ASSESSMENT METHODOLOGY**

**FOR
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 10, 2018

Prepared by

**Governmental Management Services – Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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1.0 Introduction

The Canopy Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue up to \$110,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain public infrastructure improvements within the District, more specifically described in the Master Engineer's Report dated August, 2017 prepared by Greenman-Pedersen, Inc. as may be amended and supplemented from time to time (the "Engineer's Report" and the plan of improvements set forth therein, the "Capital Improvement Plan" or "CIP"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District. The Capital Improvement Plan is planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting the lands to be developed within the District. Components of the system, including those within and without the boundaries of the District, are described in more detail in the Engineers Report and are necessary to develop all units anticipated within the District.

1.1 Purpose

This Amended Master Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 424 Acres in within the City of Tallahassee, Leon County, Florida. The development program currently envisions approximately 1,001 residential units and a church (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$90,900,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$110,000,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community. The anticipated costs of the CIP may vary based on various factors, including final Development plan, construction costs, market conditions and other factors.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$110,000,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to provide for the allocation of the \$110,000,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$90,900,000. Based on the estimated costs, the size of the maximum bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$110,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by District bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the developable lands within the District are benefiting from the improvements.

Once platting or assignment of development rights has begun ("Assigned Properties"), the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted or assigned development rights, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,001 residential units and a church within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of the provision of the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation along with related incidental/soft costs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

The benefit associated with construction or acquisition of the Improvements set forth in the CIP is proposed to be allocated to the different residential unit types in proportion to the density of development and intensity of use of the Improvements as measured by standard units called an Equivalent Residential Units ("ERUs"). Table __ illustrates the ERU weights that are proposed to be assigned to the residential product types contemplated to be developed within the District.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include a stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. These improvements accrue in differing amounts and are dependent on the type of land use/lot size receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property; and
- 4) ability to develop all 1001 units and the church site.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories. Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

Please note that the purpose of this Assessment Report is to allocate the benefit derived from delivery of the Improvements to the various land uses in the District and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with

the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services-Central Florida, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 1
CANOPY COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED MASTER METHODOLOGY

Product Types	Lot Size		ERU's	
	Engineer's Report	No. of Units *	per Unit (1)	Total ERUs
Single Family - 20'	(26')	58	0.50	29
Single Family - 30'	(38')	42	0.60	25
Single Family - 30' (Attached)	(20'-29' & 36')	207	0.50	104
Single Family - 40'	(40' & 42')	174	0.80	139
Single Family - 40' (Attached)	(43')	24	0.60	14
Single Family - 50'	(52')	212	1.00	212
Single Family - 60'	(62' & 65')	225	1.20	270
Single Family - 70'	(72')	17	1.40	24
Single Family - 80'	(85')	42	1.60	67
Church		1	0.5	1
Total Units		1,002		885

(1) Benefit is allocated on an ERU basis; based on density of planned development with Single Family - 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2
CANOPY COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED MASTER METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate	
On-Site Roadway Improvements	\$	27,500,000
Utilities Improvements	\$	14,800,000
Drainage and Stormwater Management System	\$	22,800,000
Parks, Open Space, and Right of Way Improvements	\$	4,700,000
Recreational Improvements	\$	3,900,000
Wetland Mitigation	\$	800,000
Professional Services, Permitting and Misc. Costs	\$	8,900,000
Contingencies	\$	7,500,000
	\$	90,900,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated August, 2017.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
CANOPY COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED MASTER METHODOLOGY

Description		Total
Construction Funds	\$	90,900,000
Debt Service Reserve	\$	8,098,511
Capitalized Interest	\$	6,875,000
Underwriters Discount	\$	2,171,100
Cost of Issuance	\$	600,000
Contingency	\$	1,355,389
Par Amount*	\$	110,000,000

Bond Assumptions:

Average Coupon	6.25%
Amortization	30 years
Capitalized Interest	12
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED MASTER METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs
Single Family - 20'	58	0.50	29	3.28%
Single Family - 30'	42	0.60	25	2.85%
Single Family - 30' (Attached)	207	0.50	104	11.70%
Single Family - 40'	174	0.80	139	15.73%
Single Family - 40' (Attached)	24	0.60	14	1.63%
Single Family - 50'	212	1.00	212	23.96%
Single Family - 60'	225	1.20	270	30.52%
Single Family - 70'	17	1.40	24	2.69%
Single Family - 80'	42	1.60	67	7.59%
Church	1	0.50	1	0.06%
Totals	1,002		885	6.13%

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family - 20'	58	\$2,979,317		\$3,605,335		\$ 62,161
Single Family - 30'	42	\$2,588,924		\$3,132,911		\$ 74,593
Single Family - 30' (Attached)	207	\$10,633,081		\$12,867,315		\$ 62,161
Single Family - 40'	174	\$14,300,723		\$17,305,606		\$ 99,458
Single Family - 40' (Attached)	24	\$1,479,385		\$1,790,235		\$ 74,593
Single Family - 50'	212	\$21,779,837		\$26,356,239		\$ 124,322
Single Family - 60'	225	\$27,738,472		\$33,566,908		\$ 149,186
Single Family - 70'	17	\$2,445,095		\$2,958,861		\$ 174,051
Single Family - 80'	42	\$6,903,797		\$8,354,430		\$ 198,915
Church	1	\$51,368		\$62,161		\$ 62,161
Totals	1,002	\$ 90,900,000		\$ 110,000,000		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Allocation of Par Debt		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment Per Unit (1)
		Per Product Type	Type			Per Unit	Per Unit	
Single Family - 20'	58	\$3,605,334.54		\$62,160.94	\$265,434.92	\$4,576.46	\$4,920.93	
Single Family - 30'	42	\$3,132,911.39		\$74,593.13	\$230,653.79	\$5,491.76	\$5,905.12	
Single Family - 30' (Attached)	207	\$12,867,314.65		\$62,160.94	\$947,328.08	\$4,576.46	\$4,920.93	
Single Family - 40'	174	\$17,305,605.79		\$99,457.50	\$1,274,087.63	\$7,322.34	\$7,873.49	
Single Family - 40' (Attached)	24	\$1,790,235.08		\$74,593.13	\$131,802.17	\$5,491.76	\$5,905.12	
Single Family - 50'	212	\$26,356,238.70		\$124,321.88	\$1,940,420.81	\$9,152.93	\$9,841.86	
Single Family - 60'	225	\$33,566,907.78		\$149,186.26	\$2,471,290.65	\$10,983.51	\$11,810.23	
Single Family - 70'	17	\$2,958,860.76		\$174,050.63	\$217,839.69	\$12,814.10	\$13,778.60	
Single Family - 80'	42	\$8,354,430.38		\$198,915.01	\$615,076.78	\$14,644.69	\$15,746.97	
Church	1	\$62,160.94		\$62,160.94	\$4,576.46	\$4,576.46	\$4,920.93	
Totals	1,002	\$110,000,000.00			\$8,098,511.00			

(1) This amount includes 7% collection fees and early payment discounts when collected on the Leon County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
							Allocation	Allocated		
111525 00010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00060	STOTT'S STACY JACKSON	LOT 6 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00120	LING JEFFREY	LOT 12 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00140	OB HOMES OF TALLAHASSEE LLC	LOT 14 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00160	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 16 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00170	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 17 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00180	HAGENBUCH GREGORY	LOT 18 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00010	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 1 BLOCK H	6	40	Assessment Area 1	N/A	\$596,745.03	\$596,745.03	\$43,934.06	\$47,240.92
111526 80100	OB HOMES OF TALLAHASSEE	LOT 10 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80130	SCOTT GENEVIEVE	LOT 13 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 80140	PICKARD BETTY T	LOT 14 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 80150	WARD JACK D	LOT 15 BLOCK B	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80170	OB HOMES OF TALLAHASSEE LLC	LOT 17 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80180	MILLER DANIELLE ELIZABETH	LOT 18 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80190	PANDIT NIRAJ	LOT 19 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80200	TRAVIS JOSEPH A	LOT 20 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80220	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 22 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0020	OSBORNE DOUGLAS F	LOT 2 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0030	OB HOMES OF TALLAHASSEE LLC	LOT 3 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0060	OB HOMES OF TALLAHASSEE LLC	LOT 6 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 C0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 REVENUE MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Per Debt		Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
							Allocation	Per Acre/Unit		
.11526 E0010	PARKER SHERYL K	LOT 1 BLOCK E	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0020	REVES KATHERINE G	LOT 2 BLOCK E	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 E0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0060	ELWOOD ANTON G	LOT 6 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0130	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 13 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 E0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK E	1	42	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
.11526 F0010	RONDON JESUSA	LOT 1 BLOCK F	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0060	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 6 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK F	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 F0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0100	OB HOMES OF TALLAHASSEE LLC	LOT 10 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0120	OB HOMES OF TALLAHASSEE LLC	LOT 12 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0170	SNYDER SUSAN J	LOT 17 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0180	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 18 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0190	STOKES PATRICIA A	LOT 19 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0200	OB HOMES OF TALLAHASSEE LLC	LOT 20 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 F0220	OB HOMES OF TALLAHASSEE LLC	LOT 22 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0010	MACATANGAY RUBEN JR	LOT 1 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0020	RUDD JOHN A	LOT 2 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK G	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
.11526 G0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0060	FLURY JAMES M	LOT 6 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL
 UNIFORMED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
.11526 G0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
.11526 G0110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
Sub Total Units			93					\$11,785,714.29	\$867,697.61	\$933,008.18
.114204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 3	651			349.00	\$243,104.67	\$84,843,528.98	\$6,246,420.48	\$6,716,581.16
.115204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 2 (includes Ch)	258			55.00	\$243,104.67	\$13,370,756.72	\$984,392.91	\$1,058,487.00
Sub Total Units/Acres			909			404.00		\$98,214,285.69	\$7,230,813.39	\$7,775,068.16
Totals			1,002					\$110,000,000	\$8,098,511.00	\$8,708,076.34

1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION 3

RESOLUTION 2018-17

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Canopy Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, as amended (the “**Act**”) and located in Leon County, Florida; and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District previously levied a master assessment lien on October 3, 2017, pursuant to Resolution 2018-02, which this Resolution is meant to supersede and replace; and

WHEREAS, the District Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On July 10, 2018, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2018-10 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s infrastructure improvements (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *District’s Master Engineer’s Report*, dated August 2017 (“**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Governmental Management Services – Central Florida, 135 W. Central Blvd, Suite 320, Orlando, FL 32801 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District; and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the District’s Board fixed the time and place of a public hearing at

which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

- i. Notice of the scheduled public hearing was given by publication and by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On August 21, 2018, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby, using the method determined by the Board and set forth in the *Amended Master Assessment Methodology Report*, dated July 10, 2018 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference),

which results in the Debt Assessments set forth on the final assessment roll; and

- v. The Project benefits all developable property within the District; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the District is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by the Debt Assessments on all specially benefitted property are set forth in **Exhibits A** and **B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are

hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid, and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting, determine such land to be benefitted by the Project and reallocate the Debt Assessments in order to impose special assessments on the newly added and benefitted property.
- b. ***Impact Fee Credits.*** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used as an offset for any acquisition of any portion of the Project, for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.
- c. ***Supplemental Assessment Resolutions for Bonds.*** In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple bonds each secured by one or more different assessment areas.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of

Bonds, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Unless the right is waived, and at any time from the date of levy of Debt Assessments through the date that is thirty (30) days after the related Project has been completed and the Board has adopted a resolution accepting such Project as provided by Section 170.09, *Florida Statutes*, as amended, any owner of property subject to the Debt Assessments may, at its option, pay the entire amount of such Debt Assessments on such property, without interest. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessment owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to

the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the District. Such determination shall be made based on the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land

subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's sole discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Leon County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed, including but not limited to Resolution 2018-02.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 21st DAY OF AUGUST, 2018.

ATTEST:

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman / Vice Chairman

Exhibit A: *District's Master Engineer's Report, dated August 2017*

Exhibit B: *Amended Master Special Assessment Methodology Report, dated July 10, 2018*

Exhibit A

ENGINEER'S REPORT

FOR

CANOPY COMMUNITY DEVELOPMENT DISTRICT

August 2017



CANOPY

— A Community with Deep Roots —

Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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I. INTRODUCTION

A. Description of the Canopy Development

The subject project, known as “Canopy”, is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (City), Leon County, FL. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

The project lies within the Canopy Planned Unit Development (PUD) and proposes to create new lots to serve several uses. The subdivision of land includes single family residential lots, commercial lots, and multi-family residential lots. This project also proposes to dedicate multiple areas of road Right of Way to the City and the Canopy Community Development District (the “District”). The District includes property outside of the lands planned for commercial uses, and primarily includes single family residential lots and the infrastructure or amenities required to serve the single family residential lots.

Residential Uses

The approved development program for Canopy provides for 1,417 dwelling units, including 520 multi-family residential units.

Employment Center and Neighborhood Center non-residential uses

A total of 97,927 gross square feet (gsf) of office and 65,000 of retail uses are approved for the Employment Center and Neighborhood Center non-residential uses. The allowable range of retail uses within the Employment or Neighborhood Center is established at 15% to 50% with the allowable range of office uses established at 50% to 85%.

Institutional Uses

Institutional Uses are allowed in all Land Use Districts, of which 100,000 gsf are allocated to an elementary school; 15,000 gsf are allocated to a fire station (or other public safety/civic facility); 60,000 gsf are allocated to a senior citizens’ activity center; and the remainder 160,000 gsf are allocated for use throughout the development for Institutional Uses as defined below. In addition to the above, a 180 bed assisted living facility, a 120 bed rehabilitation center, and a 70 bed adult care / memory care unit are allowed. The term “Institutional Use” utilized in this PUD includes Educational Use, School Use, Community Use and Institutional Use, all of which are grouped together in the CAP document and treated as a single land use category. A specific description of Institutional Uses is provided within the PUD.

TABLE 1
LAND USE SUMMARY FOR CANOPY PUD

<u>Type of Use</u>	<u>Acreage</u>	<u>% of Total</u>
Employment Center/Neighborhood Center	25.0	4.9
Low/Medium Density Residential	94.5	18.7
Medium/High Density Residential	145.0	28.7
High Density/Multi-Family Residential	54.0	10.7
Primary Open Space (Including Stormwater Area)	143.6	28.4
Stormwater Detention Area	43.6	8.6
Total	505.7 AC	100%

B. Authorization

Greenman-Pedersen, Inc., hereinafter referred to as the “Engineer”, prepared this Engineer’s Report pursuant to the authorization of the Board of Supervisors of the Canopy Community Development District (District).

C. Purpose and Scope

The purpose of this Report is to present the nature, extent, an estimated cost, and benefits associated with implementing the infrastructure needed to serve the District. In addition, this Report presents a narrative description of the major components included within the District’s infrastructure system. It is anticipated that the financing mechanism is expected to be in the form of one or more series of bonds to be issued by the District. The financing and assessment methodology has been developed by the District’s financial advisor.

This Report is intended to generally describe the improvements, the estimated costs, and benefits associated with implementing the improvements and recommendations. This Report is not intended to be used for an exact representation of the required improvements, or for construction purposes since detailed construction plans and specifications for the all of the proposed improvements have not been completed. It should be noted that these plans may be modified, even after initial approval, with the District’s knowledge and consent.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the Developer, engineering professionals, general contractors, and surveyors.

D. The Canopy Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 424 acres of the total 505.7 acres of the project. The 81 acres which are planned to accommodate the Employment Centers, Neighborhood Center, multi-family residential, and institutional uses within the project are not included in the District.

The Development plan for the proposed lands within the District includes approximately 900 single family residential units to be constructed in approximately seven phases. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Canopy.

II. DISTRICT BOUNDARY

A. Property Boundary

The project site is bordered to the West by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the East by property owned by the City. The total acreage of the site is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

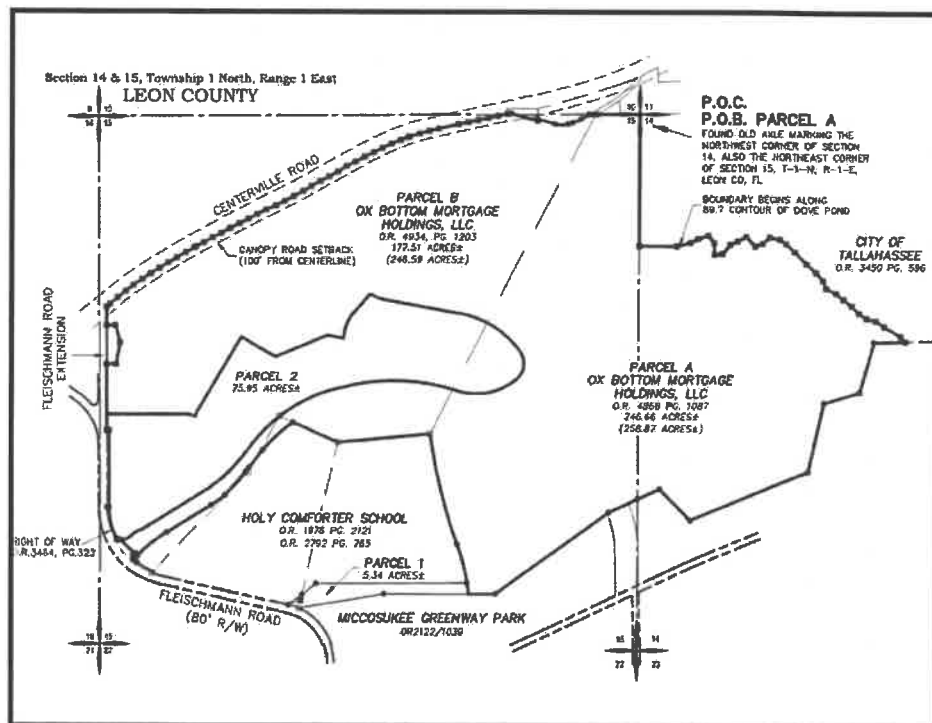


Figure 1 – Location Map



Figure 2 – Aerial Photography of Property

B. Description of Property Served

The District is located within Sections 14 and 15, Township 01 North, and Range 01 East in Leon County, Florida. Historically, the property has been used for agriculture and silviculture purposes with no existing infrastructure on site. The site is currently vegetated with a combination of upland and wetland features, comprised of varying degrees of native and exotic vegetation.

C. Existing Conditions

Infrastructure

There is no existing water, sewer, or roadway infrastructure within the District boundary. These facilities will be provided by extending the City infrastructure from Fleischmann Road, Centerville Road, and Miccosukee Road into the site.

Topography

In general the topography can be described as gentle rolling hills with minimal to moderate slopes. Some significant and severe slopes occur on site and will be impacted or preserved accordingly.

D. Entitlements

Ox Bottom Mortgage Holdings, LLC is master developer and is currently the owner of all lands within the District. The project has obtained approval of a Comprehensive Plan amendment (the Critical Area Plan, or CAP) as well as an approved PUD. The project has an executed FS Chapt 163 Development Agreement between the City of Tallahassee and Developer. These documents provide for the development of: 1,417 residential dwelling units (520 of which are multi-family

units); 65,000 sf of retail which specifically includes 50,000 sf of shopping center and 15,000 sf of high-turnover sit down restaurants; 97,927 sf of office which specifically includes 47,927 sf of general office and 50,000 sf of medical office; 100,000 sf elementary school; 60,000 sf senior citizens activity center; a 180 bed adult living facility; a 120 bed rehabilitation facility; a 70 bed adult care / memory unit; and a 15,000 sf public safety / civic facility. Modifications to this specific development program are allowed and the process by which to modify the program are outlined in the Development Agreement.

The portion of the property which naturally drains to Dove Pond cannot be developed until the Dove Pond Dam is constructed and accepted.

The City of Tallahassee and Leon County have both agreed to participate in the costs of certain infrastructure, specifically the construction of Welaunee Boulevard east of Crestline Road and Dove Pond Dam.

Prior to developing individual lots or parcels, all public infrastructure that is required to provide access, drainage and utility service to that parcel is required to be permitted and constructed.

III. PROPOSED DISTRICT INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

Various facilities and services may be provided by the proposed District. It is anticipated that the master stormwater management system; sewer and water systems; onsite roadway improvements; parks, open space and right of way improvements; recreational improvements; Dove Pond Stormwater Management Facility; and wetland mitigation will be financed by the District.

The capital improvements described in this Report represent the present intentions of the Developer and the District. The implementation of the improvements discussed in this Report requires the final approval by numerous local, state and federal regulatory and permitting agencies. The actual improvements may vary from the improvements proposed in this Report. Cost estimates contained in this Report have been prepared based upon the best available information at the time. The actual cost of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

B. On-Site Roadway Improvements

Welaunee Boulevard

Welaunee Boulevard, a principal arterial roadway, will extend through the Project connecting at Fleischmann Road, extending to the east project boundary north of Dove Pond. The width of the right-of-way for Welaunee Boulevard shall be a minimum of 120 feet. The general design for Welaunee Boulevard will be four through lanes and will provide for a raised median, landscaping, curb and gutter, bicycle facilities, and sidewalks/multi-use paths.

Roadway Access and TDM Strategies

Primary access to the Project will include the extension of Welaunee Boulevard into the Project from Fleischmann Road. A single roadway connection is proposed to Centerville Road at Hickory Ridge Road via an extension of Dempsey Mayo Road through the project. One roadway connection to Miccosukee Road is located at Dempsey Mayo Road. The proposed connection location to Miccosukee Road coincides with the existing utility corridor location established by the City of Tallahassee for the installation of the underground electrical transmission line through the Project area. A system of collector and local streets, will connect with Welaunee Boulevard constituting the primary transportation system within the project. Transportation Demand Management (TDM) strategies will be implemented, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (car pool and van pool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Dempsey Mayo Road will form a north/south connection through the project. This connection will afford both residents and nonresidents alike the opportunity for access to employment, shopping, and dining opportunities within the Employment and Neighborhood Centers. Crestline Road will form an east/west connection through the project providing residents a transportation alternative to Welaunee Boulevard which may be utilized to traverse the proposed development.

Lanes

As part of the Canopy Project, small neighborhoods of single family homes will be created adjacent to green areas that will serve as amenities to the neighborhoods. The single family detached homes will front on the green areas with the only vehicular access via lanes behind the homes. The lanes, which shall be owned and maintained by the CDD, will be public lanes for the purposes of building permitting and home addressing.

Alleys

CDD maintained alley cross sections supporting the pedestrian/bicycle friendly characteristics of this Project are will be provided.

Lot Access Criteria

Legal access to residential lots in Canopy may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated street with a driveway accessing the publicly dedicated street or as an alternate vehicular access may be provided by a rear alley owned and maintained by the CDD, or
2. Frontage on a publicly dedicated lane with a driveway accessing the publicly dedicated lane which will be maintained by the CDD.

Double frontage lots will be restricted to one driveway per lot.

Sidewalk, Bike and Pedestrian Network

A system of recreational and alternative multi-use paths, sidewalks, on-street bicycle lanes providing bicycle and pedestrian access to the Primary Open Space system and access to the

Miccosukee Canopy Road Greenway will be provided. Sidewalks are provided on both sides of the arterial and collector roadways. Sidewalks will be provided on at least one side of local streets in residential low-density and residential estate areas of Canopy. A minimum 10' paved multi-use path may be provided in lieu of a sidewalk and/or bicycle lanes.

Roadway Network

Neighborhoods are interconnected with each other as well as with the Employment and Neighborhood Centers. The roadway network will:

1. Promote and enhance a livable community pattern, including a mixed use and pedestrian environment;
2. Protect the adjacent canopy roads by relieving traffic pressure;
3. Enhance the scale and pedestrian accessibility of the Employment and Neighborhood Centers; and,
4. Provide adequate roadway capacity to serve the development.

C. Utility Improvements

Potable water distribution and sanitary sewer collection service to the District will be provided by The City of Tallahassee. Potable water for the community will be provided via connection to an existing 12" water main located along Fleischmann Boulevard, a 10" water main along Centerville Road, and an 8" main along Miccosukee Road.

This system will be constructed to provide adequate facilities for the development at build-out. The water main within platted right-of-ways and/or utility easements will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process. The potable water facilities will include both transmission and distribution lines along with necessary valves, fire hydrants, water services and facilities such as backflow preventers and air release valves.

The wastewater facilities serving the project will include gravity sewer mains with individual lot sewer services, a master sewer pump station, and a force main with connection to the existing City of Tallahassee wastewater collection system in Centerville Road. All force main, gravity sewer, and pump station infrastructure will be located within platted rights-of-way and/or utility easements, and will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

A 50' Florida Gas Transmission (FGT) Easement traverses the project site which contains a 24" gas transmission main. All proposed crossings will be permitted with FGT and subject to restrictions set forth in the easement agreement.

All dry utilities (power, telephone, cable, etc.) will be provided within platted rights-of-way and/or utility easements.

D. Drainage and Stormwater Management System

Treatment Standards

The Stormwater Management Facilities will be designed to meet the treatment requirements of Sec. 5-86 of the Tallahassee Land Development Code. Stormwater facilities which are dedicated to the City of Tallahassee will be constructed to the requisite standards for access and maintenance. Erosion and sediment control will be provided during all construction activities within the project utilizing best management practices.

Dove Pond Regional Stormwater Facility

Dove Pond has been approved to be improved and function as a regional stormwater management system as detailed in the Stormwater Facility Master Plan (SFMP). It will be utilized for the storage of treated stormwater and has been planned to provide improved flood protection for downstream, off-site property owners. The SFMP outlines the design parameters for the use of Dove Pond. To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted *FROM* the Dove Pond Basin.

Western Project Drainage

On the western end of the Canopy PUD there are two isolated closed basins which are included in the SFMP for use as stormwater facilities. These basins will provide storage for the post-development increase in runoff for the 100 year, 24 hour critical storm, improving existing flood conditions in the area by lowering the flood elevation. Approximately 14 acres of the project lie in an open watershed that ultimately discharges to Lake Lafayette. This area will be designed to meet City requirements in addition to Outstanding Florida Waters (OFW) treatment standards.

Stormwater Facilities Authorized in Open Space

Stormwater management facilities are authorized within in the Primary Open Space system, and have been included in the SFMP. These stormwater management facilities may be utilized to meet minimum open space requirements.

E. Parks, Open Space, and Right of Way Improvements

Parks are planned throughout the Canopy Project. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas, grills, picnic tables, tennis courts, volleyball courts, pavilions, or other standard park amenities. Certain larger parks are planned to allow for group activities, such as Frisbee golf, camp fires, live music, yard games, dog park, pond viewing, community vegetable garden, ornamental garden, community cook-outs, or other community-wide recreational events as may be planned by the CDD Manager. The project includes a linear park, which is approximately 100 LF wide and extends from Centerville Road to Dove Pond. This linear park is expected to include a multi-use path, sitting areas, and a variety of amenities as the linear park passes through adjacent residential neighborhoods.

The open spaces are also planned to include certain stormwater management facilities, which will be designed to provide an amenity to the development, whether it may include a lighted fountain, gazebo, a trellis and swing, or other similar opportunities for the residents to enjoy the planned green spaces.

Trails are also planned within the open spaces. These trails will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These trails are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the Miccosukee Greenway, Centerville Road Trail, and Fleischmann Lane.

Right of Way Improvements primarily include landscaping and multi-use paths. All roadways within ½ mile walking radius of the Employment Center or Neighborhood Center will provide street trees. Welaunee Boulevard, Dempsey Mayo, Crestline Road, and the linear park will provide paved multi-use paths which are a minimum of 10' in width.

F. Recreational Improvements / Amenities

In addition to the recreational improvements listed above related to the parks and open space, the project plans to provide a central amenity center in the form of a clubhouse. This clubhouse is expected to include indoor meeting space, break-out rooms, an entertainment space, community activity area, party preparation & greeting area, as well as dedicated workout studio space.

Outdoor amenities at the clubhouse are expected to include a Laguna style pool, kids splash pad, cabanas, covered lanai, private fob access, ice cream & café vendor station, tennis & volley ball court, children's playground, fire attraction seating area, as well as being adjacent to a large linear park, and Outdoor Theater. The Outdoor Theater will accommodate approximately 100 viewers and will be available for live performances and video projection.

G. Wetland Mitigation

Wetland Impacts are anticipated, specifically related to the construction of Dove Pond Regional Stormwater Facility (RSF). The RSF is planned to provide flood control, and reduce downstream flooding of the existing residential areas. The project will permanently impact 2.69 acres of wetlands and temporarily impact 1.49 acres of wetlands or other surface waters. There are 43.51 acres of FDEP jurisdictional wetlands on site. The mitigation for the wetland impacts include 15.18 acres of herbaceous wetland creation, 2.04 acres of forested wetland creation, and a 56.08 acre conservation easement. Additional benefits from the mitigation include water quality improvement, control of exotics, enhanced wetland function, and enhanced habitat values.

H. Professional Services, Permitting and Miscellaneous Costs

Professional Services included but not limited to; engineering, planning, landscape architecture, environmental services, materials testing, surveying, and construction inspection, will be part of the District's Project budget.

Federal, State and Local permits and engineering plan approvals have been obtained, or are in the process of being obtained, for the construction of portions of the site infrastructure.

The timetable for remaining permits and modifications will be contingent upon the development schedule for the project phasing. The permit fees required for approval of the Project is also included in the District cost.

Other miscellaneous costs that the District may incur will include; legal fees, insurance, management fees, lending/bank fees, and bond fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 represents the opinion of probable costs for the District infrastructure. The opinion of probable costs includes the actual infrastructure costs for the various improvements, such as: materials, labor, construction, technical services, and contingencies. All estimates are in 2017 dollars and no inflation factor was utilized.

Table 2 presents a summary of the District financed improvements as described in Section III of this Report.

**TABLE 2
OPINION OF PROBABLE CONSTRUCTION COSTS**

<u>Facility</u>	<u>Estimated Cost</u>
On-Site Roadway Improvements	\$27,500,000
Utilities Improvements	\$14,800,000
Drainage and Stormwater Management System	\$22,800,000
Parks, Open Space, and Right of Way Improvements	\$4,700,000
Recreational Improvements	\$3,900,000
Wetland Mitigation	\$800,000
Professional Services, Permitting and Misc. Costs	\$8,900,000
Contingency	\$7,500,000
Total	\$90,900,000

V. OWNERSHIP AND MAINTENANCE AUTHORITY

The ownership and maintenance responsibilities for the major infrastructure improvements at The Canopy CDD are presented in Table 3.

**TABLE 3
EXPECTED OWNERSHIP AND MAINTENANCE**

Facility	Funding	O & M	Ownership
On-Site Roadway Improvements	Dev/City/CDD	City/CDD ²	City/CDD ²
Water & Sewer Utility Improvements	Dev/CDD	City	City
Drainage and Stormwater Management System	Dev/City/CDD	City/CDD ¹	City
Dove Pond Dam	Dev/City/CDD	CDD	CDD
Parks, Open Space, and Right of Way Improvements	Dev/CDD	City/CDD ¹	City/CDD
Recreational Improvements	Dev/CDD	CDD	CDD
Wetland Mitigation	Dev/CDD	CDD	CDD

Dev = Ox Bottom Mortgage Holdings, LLC

City = City of Tallahassee

CDD = Canopy Community Development District

¹City is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance.

²CDD will be responsible for operation and maintenance of all roadways which City will not own (alleys, etc.).

VI. REPORT MODIFICATION

During development and implementation of the improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

In addition, the development may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to roads, drainage, water, wastewater, landscaping, and irrigation. Such improvements may be identified in a subsequent Engineer's Report.

VII. ENGINEER'S CONCLUSION AND CERTIFICATION

It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) AND (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and similar items of work in Leon County for the quantities as represented on construction plans. The future costs of labor, equipment, and material; coupled with changing regulations and construction process, are beyond our control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and will meet their intended functions. Where necessary, historical costs and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed

in providing the cost data included in this report are reputable entities in the Leon County area. It is therefore our opinion that the construction of the proposed project can be complete at the cost stated.

Alan D. Wise, P.E.
Florida Registered Engineer No. 70831
Greenman-Pedersen, Inc.
Certificate of Authorization No. 3498
Phone: (850) 297-2922

APPENDIX A – Boundary Sketch & Legal Description

SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
 Community Development
 District

IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY



ABBREVIATIONS AND SYMBOLS

- AC = ACRES
- (C) = CALCULATED MEASUREMENT
- CD = CHORD BEARING AND DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.O.T. = CITY OF TALLAHASSEE
- D = DELTA or CENTRAL ANGLE
- D.B. = DEED BOOK
- T.M. = TOWN
- T.M. = TOWN
- F.M. = FOUND IRON ROD AND CAP
- ID = IDENTIFICATION
- L. = LAND BUSINESS NUMBER
- LS# = SURVEYOR REGISTRATION NUMBER
- = NUMBER
- OR = OFFICIAL RECORD BOOK
- PG. = PAGE
- = PLAT MEASUREMENT
- = PLAT BOOK
- P.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R. = RADIUS
- R/W = RIGHT OF WAY
- (S) = SURVEY MEASUREMENT
- SCM = SET CONCRETE MONUMENT
- SIRC = SET IRON ROD AND CAP
- = SURVEYOR REGISTRATION NUMBER

SURVEYOR'S NOTES:

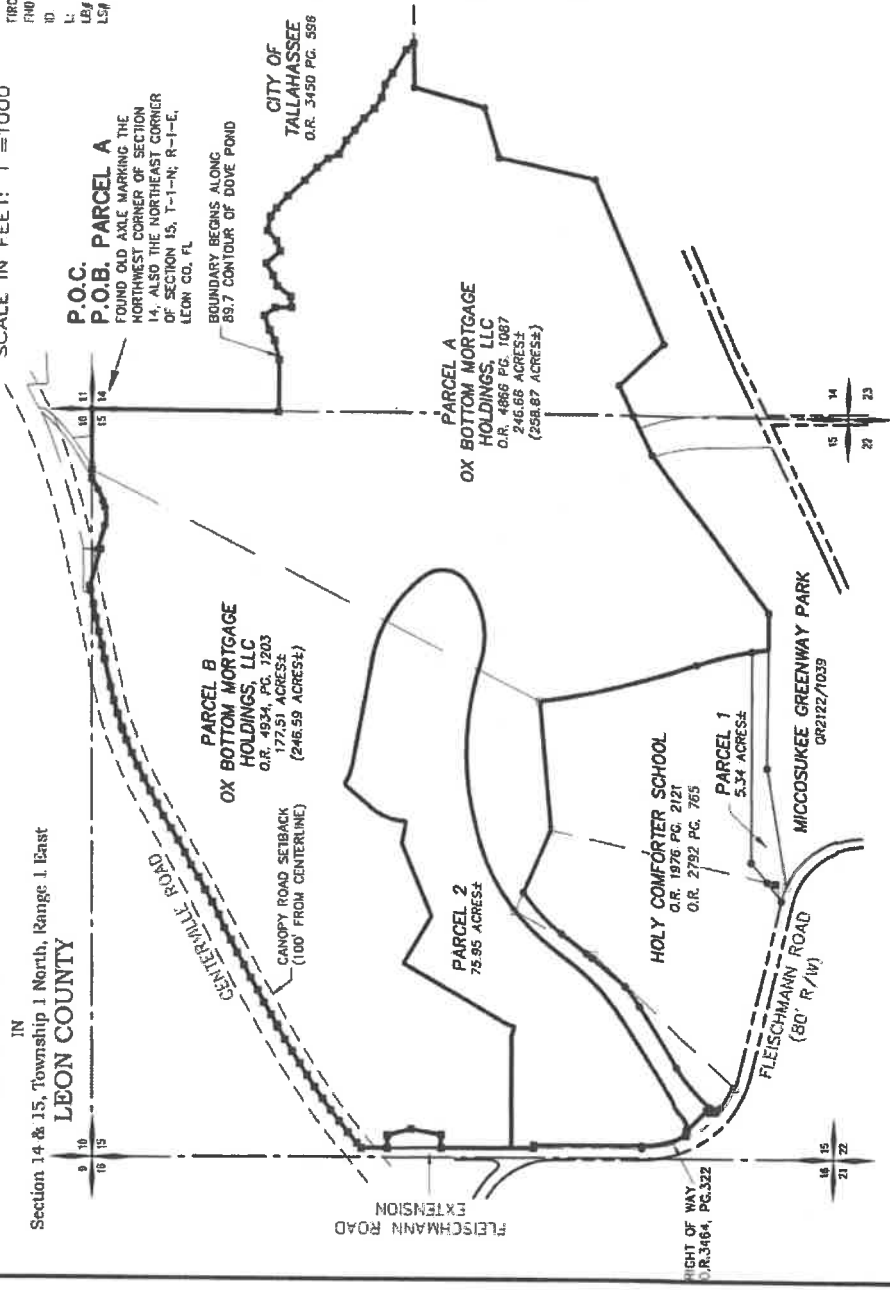
- The exterior boundary shown here is based on a survey prepared for CNL Tallahassee, LLC by Moore Bass Consulting, Project No. 08-114, dated 12/14/06. The bearings shown herein are based on said survey. See sheets 2-6 for legal description and boundary details. Exterior boundary monumentation shown per above referenced survey.
- This Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- THIS IS NOT A BOUNDARY SURVEY

Nobles Consulting Group, Inc.
 Alfredo A. Bermudez
 Professional Surveyor and Mapper, No. 5578
 State of Florida

SHEET 1 OF 12

SCALE:	1" = 1000'	PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	09/20/2016
CAD NO.:	5850-01 CDD RND	ISSUE DATE:	09/30/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

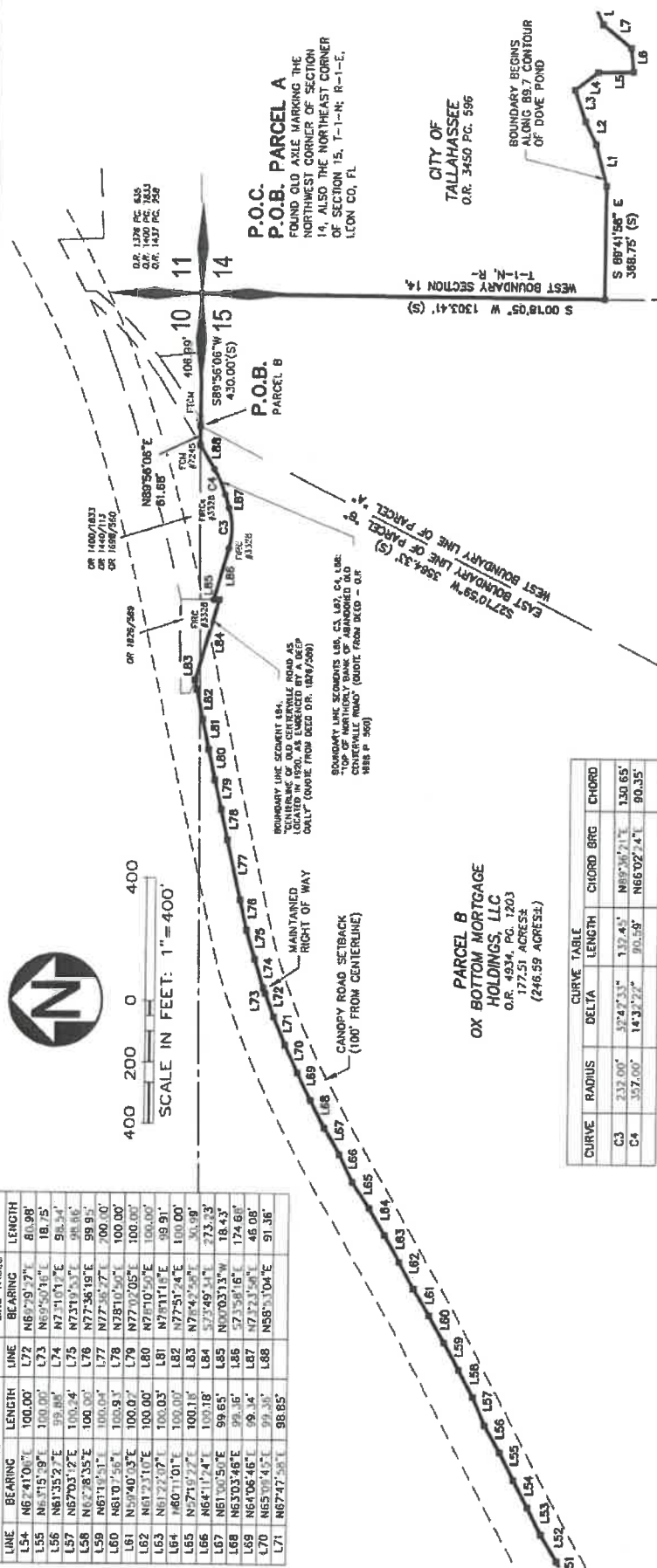
NCG
 NOBLES CONSULTING GROUP, INC.
 2644 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
 1.850.293.9833 FAX: 904.585.1179 TALL: 904.585.1104 WWW.NCGINC.COM REG#7890
 C.S.P. #1012



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	N67°47'00"E	100.00'	L72	N69°19'27"E	81.98'
L55	N67°19'19"E	100.00'	L73	N69°50'16"E	18.75'
L56	N61°35'27"E	99.88'	L74	N71°01'27"E	98.94'
L57	N67°03'12"E	100.24'	L75	N73°19'53"E	98.86'
L58	N62°38'35"E	100.00'	L76	N77°38'18"E	99.95'
L59	N67°12'31"E	100.00'	L77	N77°38'27"E	100.00'
L60	N61°07'56"E	100.93'	L78	N78°10'50"E	100.00'
L61	N59°40'03"E	100.00'	L79	N77°10'05"E	100.00'
L62	N61°21'07"E	100.00'	L80	N78°10'50"E	100.00'
L63	N61°27'07"E	100.03'	L81	N78°11'18"E	99.91'
L64	N60°11'01"E	100.00'	L82	N77°51'14"E	100.00'
L65	N67°11'27"E	100.11'	L83	N78°42'58"E	99.99'
L66	N64°11'44"E	100.18'	L84	S72°49'34"E	273.73'
L67	N61°00'50"E	99.85'	L85	N00°03'13"W	18.43'
L68	N63°03'48"E	99.16'	L86	S73°58'16"E	174.68'
L69	N64°06'46"E	99.14'	L87	N77°43'50"E	48.08'
L70	N65°09'45"E	99.30'	L88	N58°51'04"E	91.36'
L71	N67°47'58"E	98.85'			



SCALE IN FEET: 1" = 400'



CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	232.00'	32°47'33"	132.44'	N89°36'21"E	130.65'
C4	397.00'	14°37'22"	90.58'	N66°02'24"E	90.35'

SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East,
LEON COUNTY

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866 PG. 1087
246.88 ACRES±
(258.87 ACRES±)

PARCEL 2
75.95 ACRES±

SHEET 2 OF 12

SCALE:	1" = 400'	PROJECT NO:	5850-01
FIELD BOOK:	5850-01 CUD BUD	SURVEY DATE:	09/20/2016
DRAWN BY:	AAB	ISSUE DATE:	09/30/2016
CHECKED BY:	CMT	REVISION:	09/30/2016

NCG
NOBLES COMPUTING GROUP, INC.
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
(813) 923-1179 Fax: 850-585-1104 WWW.NCGINC.COM 5077950
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S 00°18'05" W 1303.41' (S)
WEST BOUNDARY SECTION 14,
T-1-N, R-

CITY OF
TALLAHASSEE
O.R. 3450 PG. 556

BOUNDARY BEGINS
ALONG 89.7 CONTOUR
OF DOVE POND

S 89°41'56" E
368.75' (S)

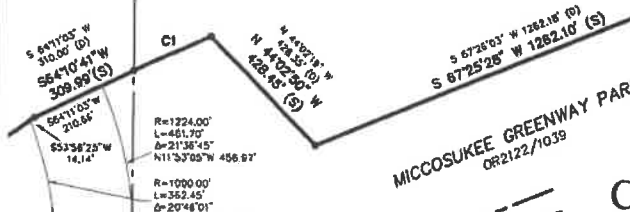
SCALE IN FEET: 1"=400'



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N75°05'36"E	140.10'	L17	S46°23'04"E	123.39'
L2	N64°18'10"E	87.30'	L18	S40°35'23"E	103.26'
L3	N71°06'34"E	106.26'	L19	S21°32'54"E	84.32'
L4	S37°38'45"E	94.60'	L20	S63°31'18"E	108.67'
L5	S01°04'48"E	115.07'	L21	S51°05'19"E	94.62'
L6	N84°38'40"E	77.61'	L22	S52°02'55"E	106.31'
L7	N38°44'33"E	121.10'	L23	S44°17'37"E	102.86'
L8	N66°39'51"E	78.04'	L24	S56°03'17"E	86.68'
L9	N60°37'14"E	98.78'	L25	S75°48'30"E	99.41'
L10	S42°36'50"E	112.12'	L26	S57°01'17"E	95.90'
L11	N62°42'39"E	78.84'	L27	S39°45'49"E	192.15'
L12	N48°23'19"E	85.04'	L28	S40°57'38"E	72.00'
L13	S78°47'34"E	102.57'	L29	N70°27'20"E	126.80'
L14	S54°40'50"E	73.35'	L30	N53°00'24"E	166.44'
L15	S46°34'23"E	118.72'	L31	N51°23'36"E	179.35'
L16	S43°57'44"E	160.31'			

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4866 PG. 1087
246.66 ACRES±
(258.87 ACRES±)

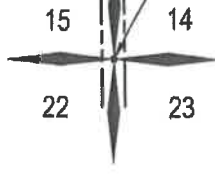
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C1	6528.65'	7°04'08"	235.72'	S65°14'18"W	235.76'
C2	592.25'	10°21'58"	107.15'	N71°58'18"W	107.01'
C3	232.00'	32°42'33"	132.45'	N89°38'21"E	130.65'
C4	357.00'	14°32'22"	90.59'	N66°02'24"E	90.35'



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

SHEET 3 OF 12

FOUND TERRA COTTA MONUMENT BELOW
PAVEMENT MARKING THE SOUTHWEST
CORNER OF SECTION 14 AND THE
SOUTHEAST CORNER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
LEON COUNTY, FLORIDA



SCALE:	1" = 400'	PROJECT NO.:	5550-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5550-01 CDD BHD	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CM7	REVISION:	

NCG
NOBLE CONSULTING GROUP, INC.
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 TEL: 904-241-1173 FAX: 904-241-1184 WWW.NCGINC.COM EM: 904-241-1190

NOBLE CONSULTING GROUP, INC.

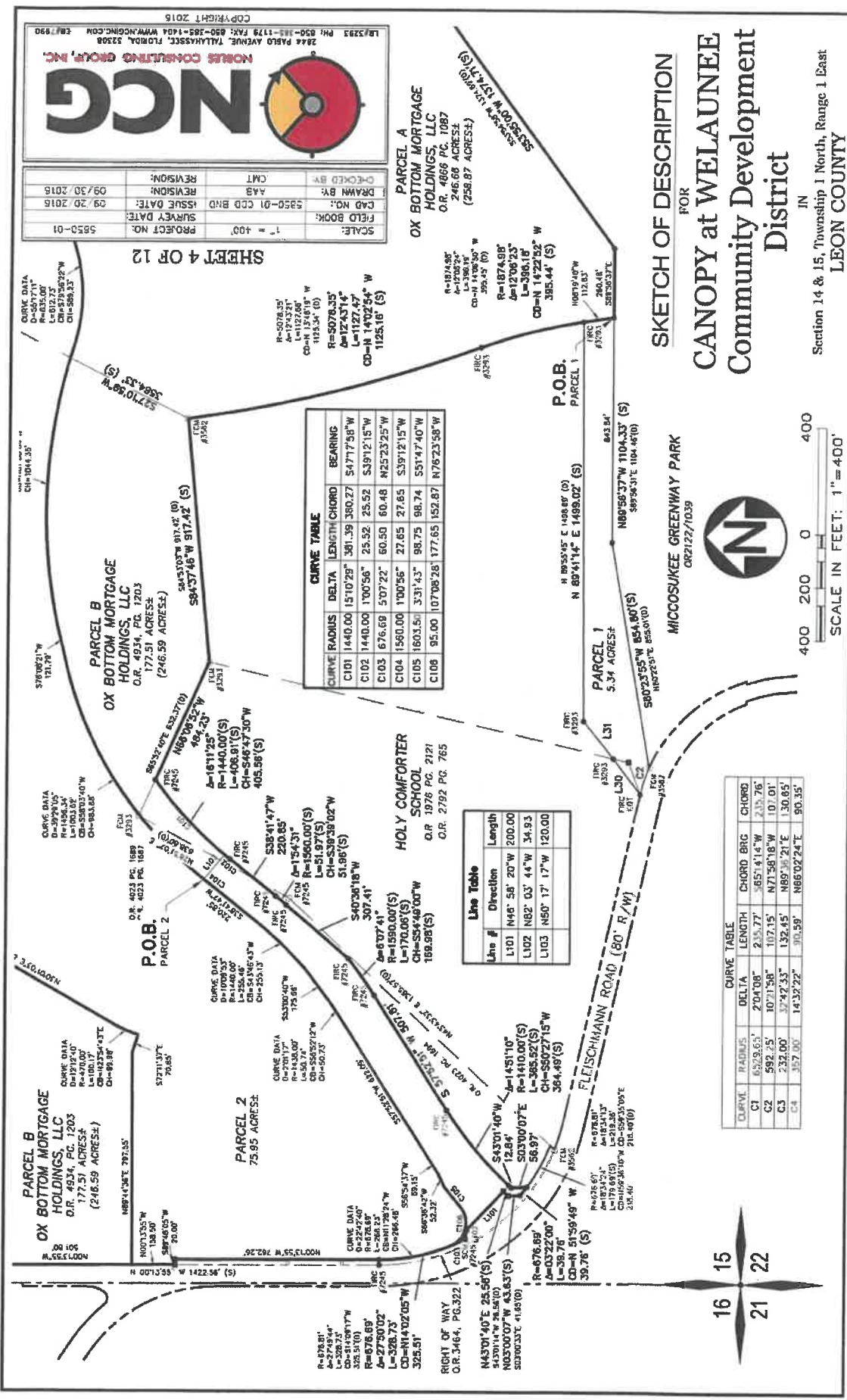
SCALE:	1" = 100'
FIELD BOOK:	3950-01 CDD BND
ISSUE DATE:	09/30/2016
REVISION:	4A-B
DRAWN BY:	CMT
CHECKED BY:	

PROJECT NO.: 5850-01

SHEET 4 OF 12

DATE: 09/30/2016

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FOR

SKETCH OF DESCRIPTION

CANOPY at WELAUNEE

Community Development District

IN

Section 14 & 15, Township 1 North, Range 1 East
 LEON COUNTY

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C101	1440.00	151°02'29"	381.39	380.27	S47°17'58"W
C102	1440.00	1°00'56"	25.52	25.52	S39°12'15"W
C103	676.68	5°07'22"	60.50	60.48	N25°23'25"W
C104	1560.00	1°00'56"	27.85	27.85	S39°12'15"W
C105	1603.51	3°31'43"	98.75	98.74	S51°17'40"W
C106	95.00	107°08'28"	177.65	152.87	N76°23'58"W

Line Table

Line #	Direction	Length
L101	N46°58'20"W	200.00
L102	N82°03'44"W	34.93
L103	N50°17'17"W	120.00

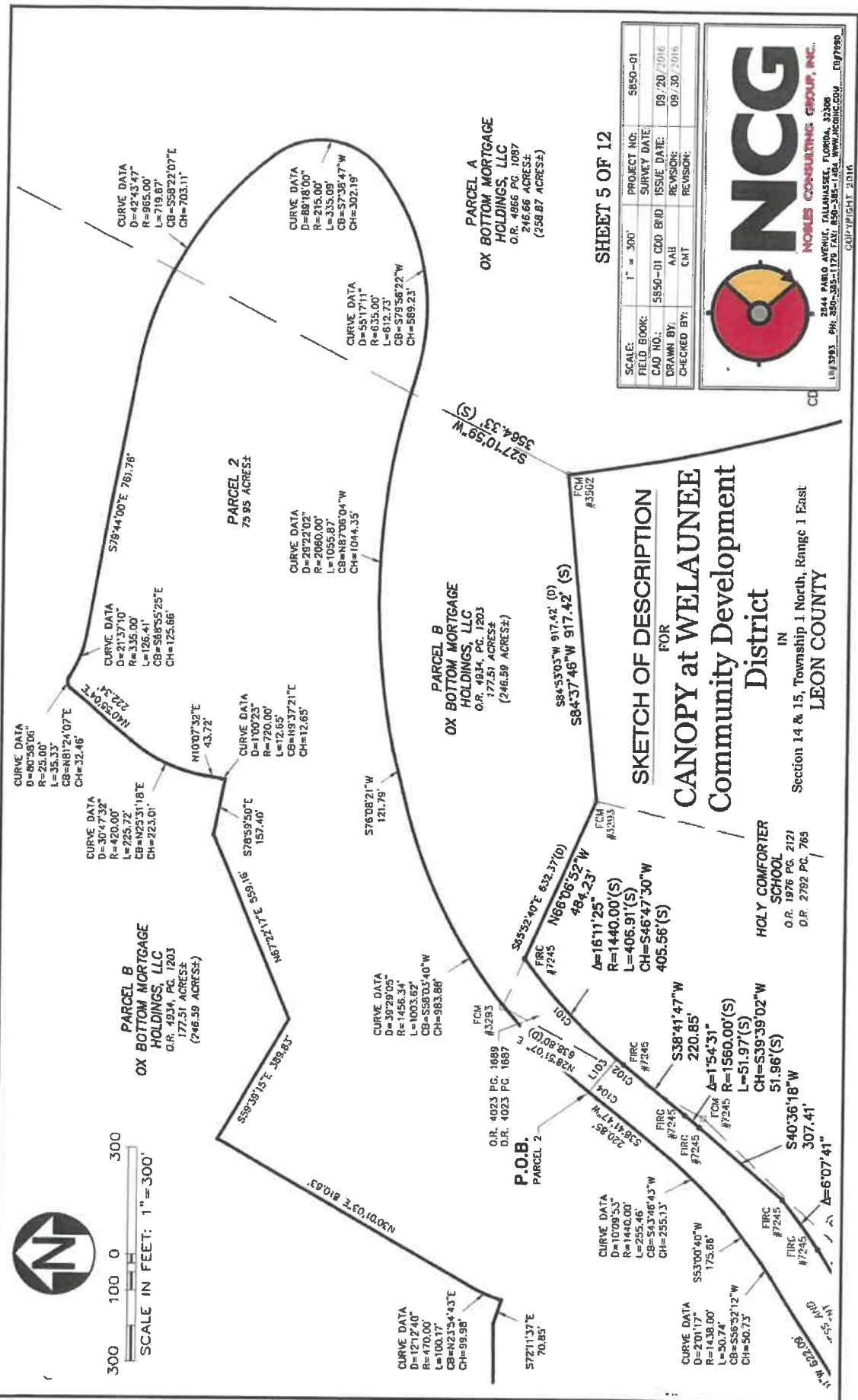
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BRG	CHORD
C1	6529.65'	2°04'08"	215.77'	1651.41'	41°44'W	215.76'
C2	592.25'	107°1'58"	102.15'	171.58'	18°18'W	101.01'
C3	232.00'	3°24'33"	132.45'	189.36'	21°E	130.65'
C4	357.00'	14°32'22"	30.59'	186.92'	24°E	90.35'





300 100 0 300
SCALE IN FEET: 1"=300'



PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

PARCEL A
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4866 PG. 1087
246.66 ACRES±
(258.87 ACRES±)

SHEET 5 OF 12

SCALE:	1" = 300'	PROJECT NO.:	5850-01
FIELD BOOK:	5850-01 CDD B1D	SURVEY DATE:	09/20/2016
DRAWN BY:	AAL	ISSUE DATE:	09/30/2016
CHECKED BY:	CMT	REVISION:	09/30/2016

NCG
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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

HOLY COMFORTER SCHOOL
O.R. 1976 PG. 2121
O.R. 2792 PG. 765

P.O.B. PARCEL 2
O.R. 4023 PG. 1889
O.R. 4023 PG. 1887

PARCEL 2
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

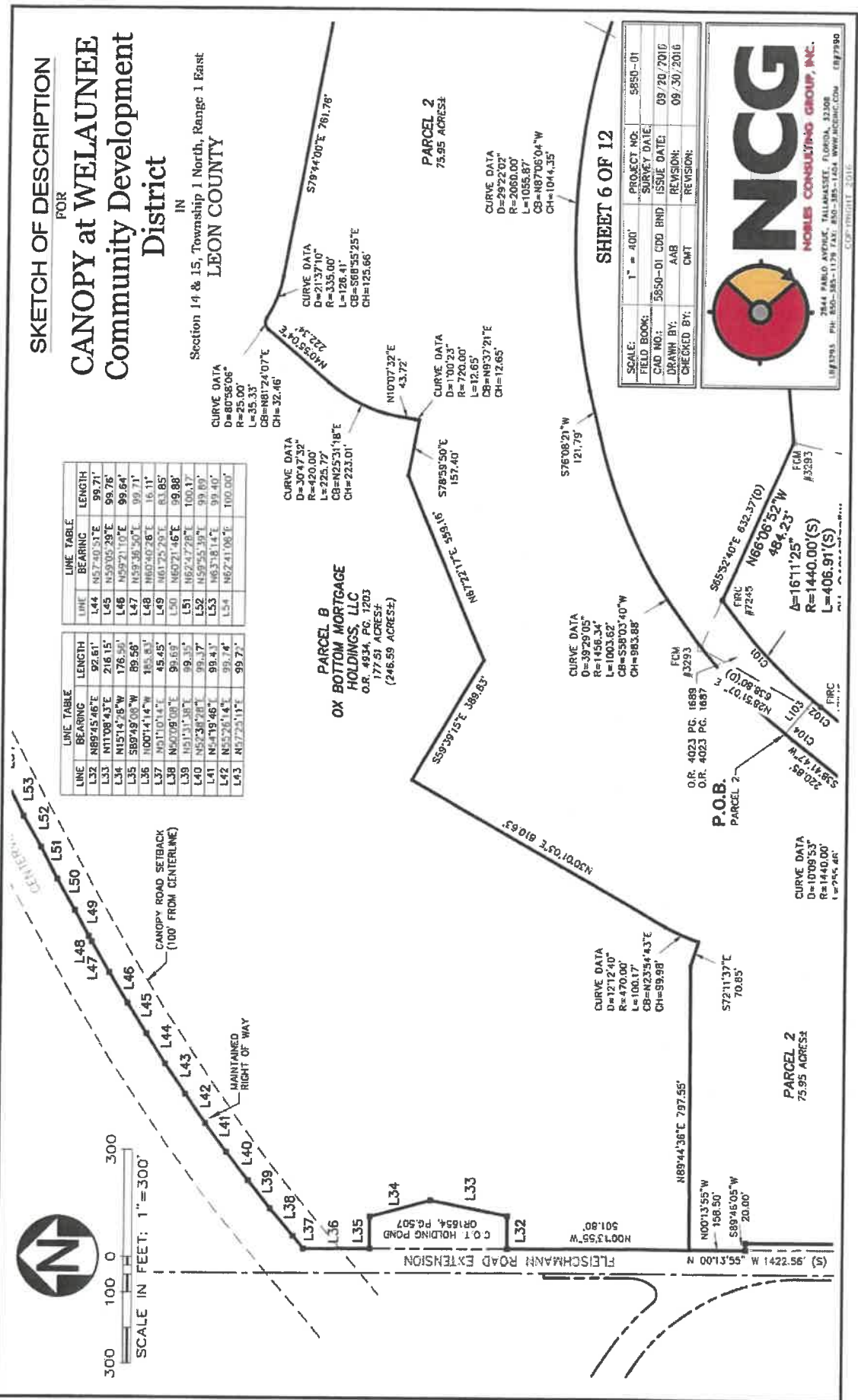
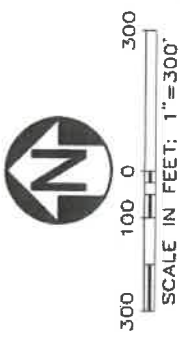
PARCEL B
OX BOTTOM MORTGAGE HOLDINGS, LLC
O.R. 4934, PG. 1203
177.51 ACRES±
(246.59 ACRES±)

SKETCH OF DESCRIPTION FOR

CANOPY at WELAUNEE
Community Development District

IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LINE	BEARING	LENGTH
L32	N89°45'46"E	92.61'
L33	N11°08'43"E	216.15'
L34	N15°14'5"W	176.56'
L35	S89°49'06"W	89.59'
L36	N00°14'14"W	45.81'
L37	N01°10'14"E	45.45'
L38	N60°08'08"E	99.63'
L39	N51°11'38"E	99.35'
L40	N52°35'28"E	99.37'
L41	N54°19'46"E	99.43'
L42	N55°29'14"E	99.74'
L43	N57°25'11"E	99.77'
L44	N57°40'51"E	99.71'
L45	N59°05'29"E	99.76'
L46	N59°21'10"E	99.64'
L47	N59°56'50"E	99.71'
L48	N60°40'26"E	16.11'
L49	N61°25'29"E	63.85'
L50	N62°14'46"E	99.88'
L51	N62°47'28"E	100.17'
L52	N59°55'39"E	99.89'
L53	N63°18'14"E	99.40'
L54	N62°41'06"E	100.00'



SHEET 6 OF 12

SCALE:	1" = 400'	PROJECT NO.:	5850-01
FIELD BOOK:	5850-01 CDD BND	SURVEY DATE:	09/28/2016
DRAWN BY:	AAB	ISSUE DATE:	09/30/2016
CHECKED BY:	CMT	REVISION:	09/30/2016

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1875994 PH: 850-385-1179 FAX: 850-385-1161 WWW.NCGINC.COM 1877990

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LEGAL DESCRIPTION

PARCEL "A"

258.87 acres as recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida

A parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows: (Note: SCM denotes "set concrete monument")

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and nm South 00° 18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89° 41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75° 05'36" East 140.10 feet to a SCM; thence North 64° 16'10" East 82.30 feet to a SCM (#7245); thence North 71° 06'34" East 108.26 feet to a SCM (#7245); thence South 37° 38'45" East 94.60 feet to a SCM (#7245); thence South 01° 04'48" East 115.07 feet to a SCM (#7245); thence North 84° 38'40" East 77.61 feet to a SCM (#7245); thence North 38° 44'32" East 121.10 feet to a SCM (#7245); thence North 66° 39'5 1" East 78.04 feet to a SCM (#7245); thence North 60° 37'14" East 98.78 feet to a SCM (#7245); thence South 42° 36'50" East 132.12 feet to a SCM (#7245); thence North 69° 42'39" East 78.94 feet to a SCM (#7245); thence North 48° 23'19" East 95.04 feet to a SCM (#7245); thence South 78° 47'24" East 102.57 feet to a SCM (#7245); thence South 54° 50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43° 57'44" East 160.31 feet to a SCM (#7245); thence South 46° 23'04" East 123.39 feet to a SCM (#7245); thence South 40° 35'23" East 103.26 feet to a SCM (#7245); thence South 21° 52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51 ° 05'19" East 94.62 feet to a SCM (#7245); thence South 52° 02'55" East 106.31 feet to a SCM (#7245); thence South 44° 37'37" East 102.96 feet to a SCM (#7245); thence South 56° 03'37" East 88.68 feet to a SCM (#7245); thence South 75° 48'30" East 99.41 feet to a SCM (#7245); thence South 57° 01'17" East 95.90 feet to a SCM (#7245); thence South 59° 45'49" East 192.15 feet to a SCM (#7245); thence South 40° 57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88° 40'45" West 313.60 feet to a 2 1/2" aluminum pipe (# 732); thence South 15° 37'42" West 520.42 feet to a 2 1/2" aluminum pipe (# 732); thence South 73° 07'41" West 371.62 feet to a 2 1/2" aluminum pipe(# 732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (# 732); thence South 67° 25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (# 732); thence North 44° 02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6,529.65 feet through a central angle of 02° 04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65° 14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(# 732). thence South 64° 10'41" West 309.99 feet to a 2 1/2" aluminum pipe(# 732); thence South 53° 55'00" West 1,374.71 feet to a 2 1/2" aluminum pipe(# 732); thence North 89° 56'37" West 1,104.33 feet to a 2 1/2" aluminum pipe (# 732); thence South 80° 23'55" West 854.80 feet to a concrete monument (# 3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10° 21 '58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (# 3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70° 27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (# 7245); thence North 13° 06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (# 3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51° 23'36" East 179.35 feet to a rod and cap (# 3293); thence North 89° 41 '14" East 1,499.02 feet to an iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1,874.98 feet through a central angle of 12° 06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14° 22'52" West 395.44 feet), to a point on a non-tangent curve to the right, thence northerly along said curve with a radius of 5,078.35 feet through a central angle of 12° 43'14" for an arc distance of 1,127.47 feet (the chord of said arc being North 14° 02'54" West 1,125.16 feet) to an iron rod and cap; thence North 27°10'59" East, 3564.33 feet to the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida; thence along said North boundary North 89° 56'06" East, 430.00 feet to the POINT OF BEGINNING.

SHEET 7 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CBD BHD	ISSUE DATE:	09/20/2016
DRAWN BY:	AAS	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



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 CDP1P/IGHT 2016

SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

AND ALSO

PARCEL "B"

246.59 acres more or less as recorded in Official Records Book 4934, Page 1203 of the Public Records of Leon County, Florida

Commence at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 89°56'06" West along the north line of Section 15, Township 1 North, Range 1 East, Leon County, Florida, 430.00 feet to a found iron rod and cap (#7245) marking the Point of Beginning; thence South 27°10'59" West, 3564.33 feet to a found rod and cap (#3562) marking the Northeast corner of the property described in O.R. Book 2792, Page 765; thence South 84°37'46" West 917.42 feet to a concrete monument (#3293) marking the Northwest corner of said property and the Northeast corner of the property described in O. R. Book 1976, Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 1440.00 feet through a central angle of 16°11'25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on curve to the right; thence Southwesterly along said curve having a radius of 1560.00 feet through a central angle of 01°54' 31" for an arc length of 51. 97 feet (chord bears South 39°39'02" West 51.96 feet),to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52' 51" West 507. 81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410. 00 feet through a central angle of 14°51'10" for an arc length of 365. 52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03°00'07" West 43.63 feet to a concrete monument (#7245); thence North 43°01'40" East 25.58 feet to a concrete monument (#7245); thence N 46°58'20" W 200.00 feet to a concrete monument (#7245); thence North 82°03'44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27°50'02" for an arc length of 328.73 feet (the chord of said arc being North 14°02'05" West 325.51 feet) to a concrete monument (#7245); thence North 00°13'55" West 762.26 feet to a concrete monument (#7245); thence South 89°46' 05" West 20.00 feet to a concrete monument (#7245); thence North 00°13'55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary run North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14' 14" West along said right of way boundary 185. 83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26' 14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06"

SHEET 8 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD END	ISSUE DATE:	09 / 29 / 2016
DRAWN BY:	AAB	REVISION:	09 / 30 / 2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL "B" (Continued)

East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°35'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North 61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'22" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North 73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way boundary run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (#3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 560 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (#3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (#3328); thence North 58°53'04" East 91.36 feet to a concrete monument (#7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 61.68 feet to the Point of Beginning.

LESS AND EXCEPT

PARCEL 1

A 5.34 Acre portion of a 258.87 Acre parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida, and being more particularly described as follows: (Note: SCM denotes "set concrete monument")

COMMENCE at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a SCM; thence North 64°16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01°04'48" East 115.07 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38°44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to

SHEET 9 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	03/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
 FOR
CANOPY at WELAUNEE
Community Development
District
 IN
 Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 1
(Continued)

a SCM (#7245); thence North 60°37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69°42'39" East 78.94 feet to a SCM (#7245); thence North 48°23'19" East 95.04 feet to a SCM (#7245); thence South 78°47'24" East 102.57 feet to a SCM (#7245); thence South 54°50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43°57'44" East 160.31 feet to a SCM (#7245); thence South 46°23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21°52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51°05'19" East 94.62 feet to a SCM (#7245); thence South 52°02'55" East 106.31 feet to a SCM (#7245); thence South 44°37'37" East 102.96 feet to a SCM (#7245); thence South 56°03'37" East 88.68 feet to a SCM (#7245); thence South 75°48'30" East 99.41 feet to a SCM (#7245); thence South 57°01'17" East 95.90 feet to a SCM (#7245); thence South 59°45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows: South 88°40'45" West 313.60 feet to a 2 1/2" aluminum pipe (#732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (#732); thence South 73°07'41" West 371.62 feet to a 2 1/2" aluminum pipe(#732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (#732); thence South 67°25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (#732); thence North 44°02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(#732); thence South 64°10'41" West 309.99 feet to a 2 1/2" aluminum pipe(#732); thence South 53°55'00" West 1374.71 feet to a 2 1/2" aluminum pipe(#732); thence North 89°56'37" West 260.48 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue North 89°56'37" West 843.84 feet to a 2 1/2" aluminum pipe (#732); thence South 80°23'55" West 854.80 feet to a concrete monument (#3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10°21'58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (#3562) marking the Southeast corner of property described in Official Records Book 1976, Page 2121 of the Public Records of Leon County, Florida; thence North 70°27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (#7245); thence North 13°06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (#3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (#3293); thence North 89°41'14" East 1499.02 feet to an iron rod and cap (#3562), thence run South 08 degrees 19 minutes 40 seconds East 112.83 feet to the POINT OF BEGINNING. The above described parcel contains 5.34 acres more or less.

LESS AND EXCEPT

PARCEL 2

A 75.95 Acre Parcel located in Section 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

COMMENCE at a found old axle marking the Northeast Corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run thence South 89 degrees 56 minutes 06 seconds West along the north boundary of said Section 15 for a distance of 430.00 feet; thence departing said north boundary run South 27 degrees 10 minutes 59 seconds West for a distance of 3564.33 feet to a point marking the northeast corner of a parcel as recorded in Official Records Book 1976, Page 2121 and Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence run along the northerly boundary of said parcel the following courses: South 84 degrees 37 minutes 46 seconds West for a distance of 917.42 feet; thence run North 66 degrees 06 minutes 52 seconds West for a distance of 484.23 feet to a point on a non-tangent curve to the left; thence departing said northerly boundary run along said

SHEET 10 OF 12

SCALE:		PROJECT NO.:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09 / 20 / 2016
DRAWN BY:	AAB	REVISION:	09 / 30 / 2016
CHECKED BY:	CMT	REVISION:	



NCG
NOMES CONSULTING GROUP, INC.
2844 PAULD AVENUE, TALLAHASSEE, FLORIDA, 32308
LD#3293 PH: 850-585-1179 FAX: 850-585-1404 WWW.NCGINC.COM EB769D
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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

curve with a central angle of 15 degrees 10 minutes 29 seconds and a radius of 1440.00 feet for an arc distance of 381.39 feet (chord of said curve bears South 47 degrees 17 minutes 58 seconds West 380.27 feet); thence departing said curve run North 50 degrees 17 minutes 17 seconds West for a distance of 120.00 feet to a point on a non-tangent curve concave southeasterly and the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run southwesterly along said curve with a radius of 1560.00 feet through a central angle of 01 degrees 00 minutes 56 seconds for an arc distance of 27.65 feet (chord of 27.65 feet bears South 39 degrees 12 minutes 15 seconds West),thence run South 38 degrees 41 minutes 47 seconds West for a distance of 220.85 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 1440.00 feet through a central angle of 10 degrees 09 minutes 53 seconds for an arc length of 255.46 feet (chord of 255.13 feet bears South 43 degrees 46 minutes 43 seconds West); thence run South 53 degrees 00 minutes 40 seconds East for a distance of 175.66 feet to a point on a non-tangent curve concave northwesterly; thence run South 57 degrees 52 minutes 51 seconds West for a distance of 622.09 feet; thence run South 56 degrees 54 minutes 37 seconds West for a distance of 69.15 feet; thence run South 66 degrees 36 minutes 42 seconds West for a distance of 52.32 feet to a point on a non-tangent curve to the left; thence run along said curve with a central angle of 03 degrees 31 minutes 43 seconds and a radius of 1603.50 feet for an arc distance of 98.75 feet (chord of said curve bears South 51 degrees 47 minutes 40 seconds West) to a point on a reverse curve to the right; thence run along said curve with a central angle of 107 degrees 08 minutes 28 seconds and a radius of 95.00 feet for an arc distance of 177.65 feet (chord of said curve bears South 76 degrees 23 minutes 58 seconds East 152.87 feet) to a point on a compound curve to the right; thence run northwesterly along said curve with a central angle of 22 degrees 42 minutes 40 seconds and a radius of 676.69 feet for an arc distance of 268.23 feet (chord of said curve bears North 11 degrees 28 minutes 24 seconds West 266.48 feet); thence departing said curve run North 00 degrees 13 minutes 55 seconds West for a distance of 762.26 feet; thence run South 89 degrees 46 minutes 05 seconds West for a distance of 20.00 feet; thence run North 00 degrees 13 minutes 55 seconds West for a distance of 158.50 feet; thence leaving the easterly right of way boundary of said Fleishman Road run North 89 degrees 44 minutes 36 seconds East for a distance of 797.55 feet; thence run South 72 degrees 11 minutes 37 seconds East for a distance of 70.85 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 470.00 feet through a central angle of 12 degrees 12 minutes 40 seconds for an arc distance of 100.17 feet (chord of 99.98 feet bears North 23 degrees 54 minutes 43 seconds East); thence run North 30 degrees 01 minutes 03 seconds East for a distance of 810.63 feet; thence run South 59 degrees 39 minutes 15 seconds East for a distance of 389.83 feet; thence run North 67 degrees 22 minutes 17 seconds East for a distance of 559.16 feet; thence run South 78 degrees 59 minutes 50 seconds East for a distance of 157.40 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 720.00 feet through a central angle of 01 degrees 00 minutes 23 seconds for an arc distance of 12.65 feet (chord of 12.65 feet bears North 09 degrees 37 minutes 21 seconds East); thence run North 10 degrees 07 minutes 32 seconds East for a distance of 43.72 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 420.00 feet through a central angle of 30 degrees 47 minutes 32 seconds for an arc distance of 225.72 feet (chord of 223.01 feet bears North 25 degrees 31 minutes 18 seconds East); thence run North 40 degrees 55 minutes 04 seconds East for a distance of 222.34 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 25.00 feet through a central angle of 80 degrees 58 minutes 06 seconds for an arc distance of 35.33 feet (chord of 32.46 feet bears North 81 degrees 24 minutes 07 seconds East) to a point of reverse curve to the left; thence run southeasterly along said curve with a radius of 335.00 feet through a central angle of 21 degrees 37 minutes 10 seconds for an arc distance of 126.41 feet (chord of 125.66 feet bears South 68 degrees 55 minutes 25 seconds East); thence run South 79 degrees 44 minutes 00 seconds East for a distance of 761.76 feet to point of curve to the right; thence run southeasterly along said curve with a radius of 965.00 feet through a central angle of 42 degrees 43 minutes 47 seconds for an arc distance of 719.67 feet (chord of 703.11 feet bears South 58 degrees 22 minutes 07 seconds East) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 215.00 feet through a central angle of 89 degrees 18 minutes 00 seconds for an arc distance of 335.09 feet (chord of 302.19 feet bears South 07 degrees 38 minutes 47 seconds West) to a point of compound curve to the right;

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SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BHD	ISSUE DATE:	09/20/2016
DRAWN BY:	AAE	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

LEGAL DESCRIPTION (Continued)

PARCEL 2
(Continued)

thence run southwesterly along said curve with a radius of 635.00 feet through a central angle of 55 degrees 17 minutes 11 seconds for an arc distance of 612.73 feet (chord of 589.23 feet bears South 79 degrees 56 minutes 22 seconds West) to a point of reverse curve to the left; thence run northwesterly along said curve with a radius of 2060.00 feet through a central angle of 29 degrees 22 minutes 02 seconds for an arc distance of 1055.87 feet (chord of 1044.35 feet bears North 87 degrees 06 minutes 04 seconds West); thence run South 76 degrees 08 minutes 21 seconds West for a distance of 121.79 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along said curve with a radius of 1456.34 feet through a central angle of 39 degrees 29 minutes 05 seconds for an arc distance of 1003.62 feet (chord of 983.88 feet bears South 58 degrees 03 minutes 40 seconds West) to the POINT OF BEGINNING. The above described parcel contains 75.95 acres, more or less.

The above described parcel contain an aggregate of 424.17 acres more or less.

SHEET 12 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



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SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

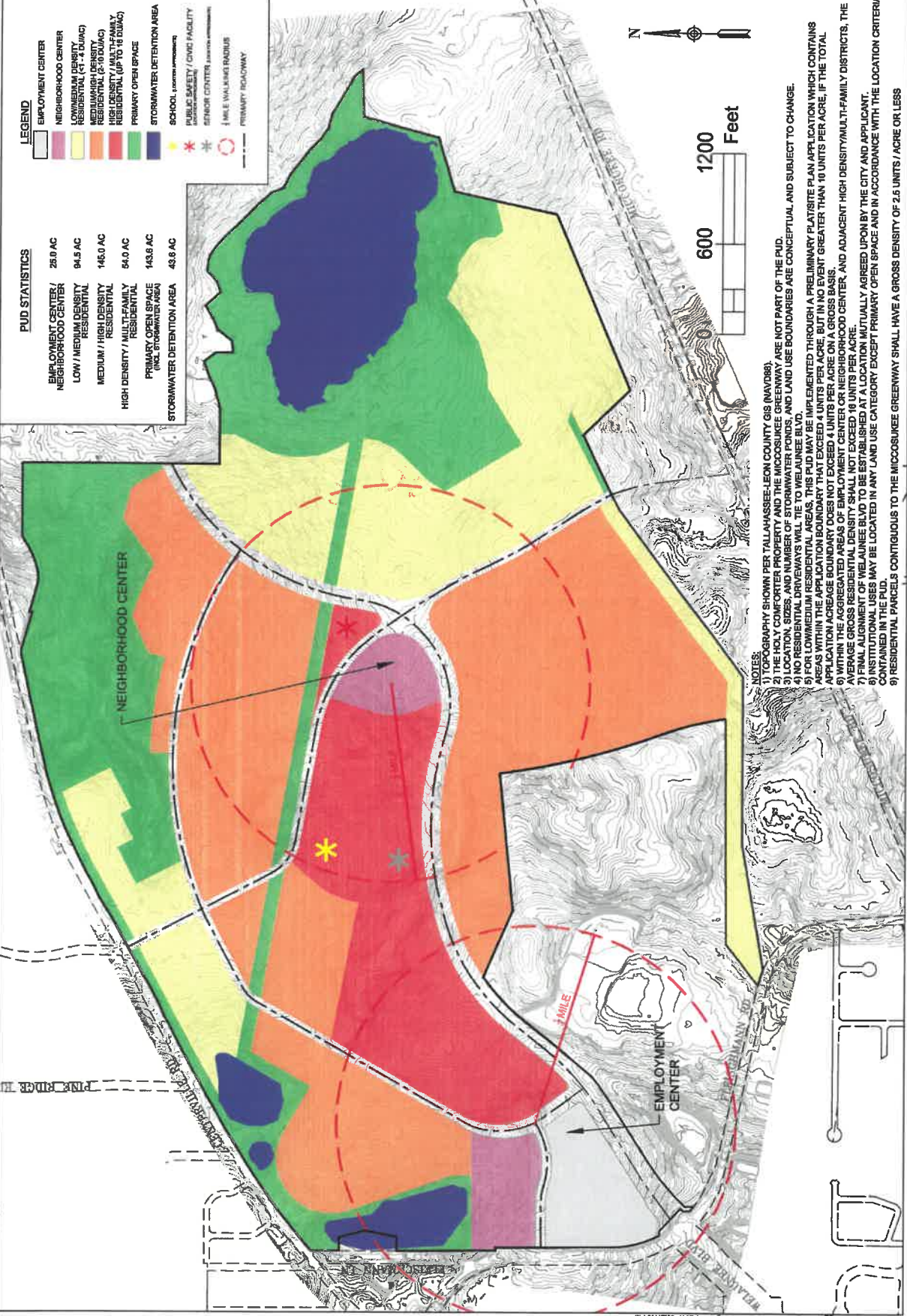
APPENDIX B – Land Use Map and Concept Plan

FIGURE 5 - GENERAL LAND USE PLAN CANOPY CONCEPT PUD

GPi
 1815 WILSON BLVD SUITE 200
 TALLAHASSEE, FLORIDA 32310
 PHONE: (904) 833-1111
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 12400
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 12400

PUD STATISTICS	
EMPLOYMENT CENTER	25.0 AC
NEIGHBORHOOD CENTER	94.5 AC
LOW / MEDIUM DENSITY RESIDENTIAL (PT 4 DU/AC)	146.0 AC
MEDIUM / HIGH DENSITY RESIDENTIAL	64.0 AC
HIGH DENSITY / MULTIFAMILY RESIDENTIAL	143.9 AC
PRIMARY OPEN SPACE (PARK STATION AREA)	43.6 AC
STORMWATER DETENTION AREA	

LEGEND	
[White Box]	EMPLOYMENT CENTER
[Light Green Box]	NEIGHBORHOOD CENTER
[Light Yellow Box]	LOW/MEDIUM DENSITY RESIDENTIAL (PT 4 DU/AC)
[Light Orange Box]	MEDIUM/HIGH DENSITY RESIDENTIAL (2-10 DU/AC)
[Red Box]	HIGH DENSITY / MULTIFAMILY RESIDENTIAL (UP TO 16 DU/AC)
[Green Box]	PRIMARY OPEN SPACE
[Dark Blue Box]	STORMWATER DETENTION AREA
[Yellow Star]	SCHOOL
[Red Star]	PUBLIC SAFETY / CIVIC FACILITY
[Green Star]	SENIOR CENTER
[Red Circle]	1/2 MILE WALKING RADIUS
[Dashed Line]	PRIMARY ROADWAY

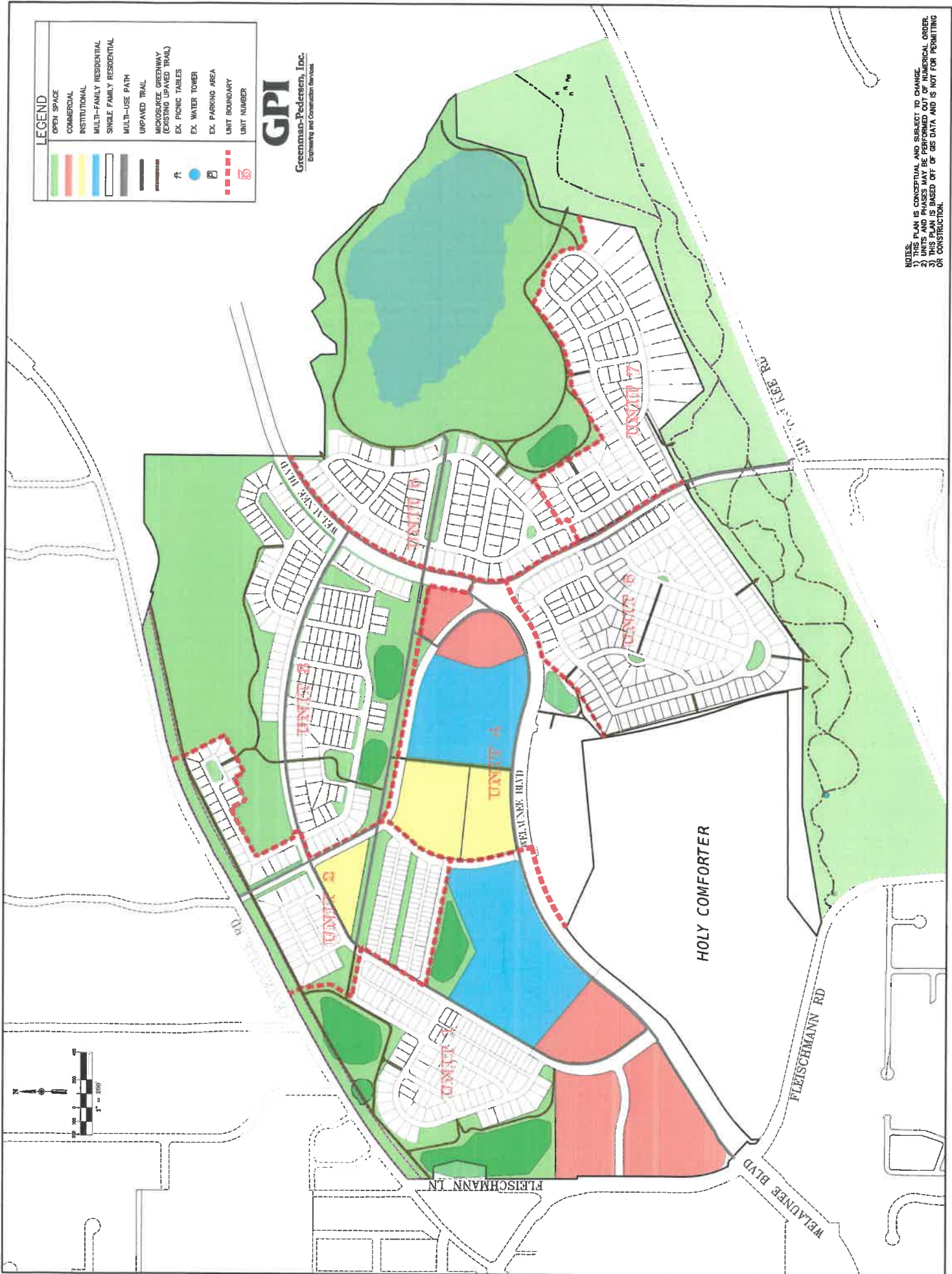


- NOTES:
- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAVD88).
 - 2) THE HOLY COMFORTER PROPERTY AND THE MICCOSUKEE GREENWAY ARE NOT PART OF THE PUD.
 - 3) LOCATION, SIZES, AND NUMBER OF STORMWATER PONDS, AND LAND USE BOUNDARIES ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - 4) NO RESIDENTIAL DRIVEWAYS WILL TIE TO WELAUNEE BLVD.
 - 5) RESIDENTIAL AREAS, THIS PUD MAY BE IMPLEMENTED THROUGH A PRELIMINARY PLAT/SITE PLAN APPLICATION WHICH CONTAINS 10 UNITS PER ACRE, BUT IN NO EVENT GREATER THAN 10 UNITS PER ACRE, IF THE TOTAL APPLICATION ACREAGE BOUNDARY DOES NOT EXCEED 4 UNITS PER ACRE.
 - 6) WITHIN THE AGGREGATED AREAS OF EMPLOYMENT CENTER OR NEIGHBORHOOD CENTER, AND ADJACENT HIGH DENSITY/MULTIFAMILY DISTRICTS, THE AVERAGE GROSS RESIDENTIAL DENSITY SHALL NOT EXCEED 16 UNITS PER ACRE.
 - 7) FINAL ALIGNMENT OF WELAUNEE BLVD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 - 8) INSTITUTIONAL USES MAY BE LOCATED IN ANY LAND USE CATEGORY EXCEPT PRIMARY OPEN SPACE AND IN ACCORDANCE WITH THE LOCATION CRITERIA CONTAINED IN THE PUD.
 - 9) RESIDENTIAL PARCELS CONTIGUOUS TO THE MICCOSUKEE GREENWAY SHALL HAVE A GROSS DENSITY OF 2.5 UNITS / ACRE OR LESS

LEGEND

[Green Box]	OPEN SPACE
[Yellow Box]	COMMERCIAL
[Blue Box]	INSTITUTIONAL
[Light Blue Box]	MULTI-FAMILY RESIDENTIAL
[Light Green Box]	SINGLE FAMILY RESIDENTIAL
[Grey Box]	MULTI-USE PATH
[Black Box]	UNPAVED TRAIL
[Dashed Line]	MICROSOURCE GREENWAY (EXISTING UNPAVED TRAIL)
[Circle with 'A']	EX. WATER TOWER
[Circle with 'P']	EX. PARKING AREA
[Red Dashed Line]	UNIT BOUNDARY
[Red Number]	UNIT NUMBER

GPI
Greenman-Pedersen, Inc.
Engineering and Construction Services



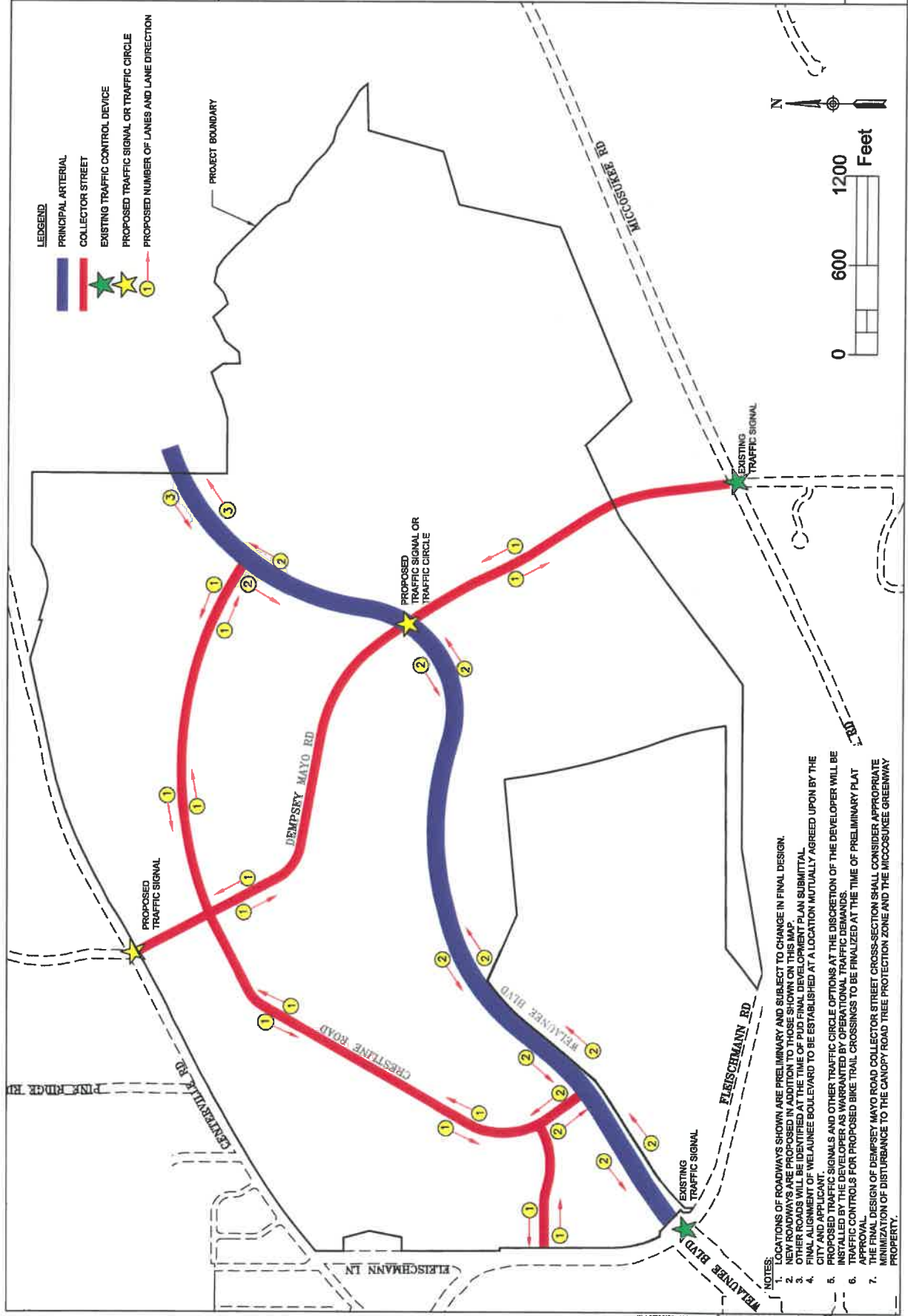
NOTES:
 1) THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.
 2) UNITS AND PHASES MAY BE PERFORMED OUT OF NUMERICAL ORDER.
 3) UNIT #4 IS BASED OFF OF GIS DATA AND IS NOT FOR PERMITTING OR CONSTRUCTION.

APPENDIX C – Vehicular Circulation Plan

FIGURE 8 - VEHICLE CIRCULATION PLAN

CANOPY MIXED USE PUD

GPI
 ENGINEERING AND CONSTRUCTION SERVICES
 1801 LAKESIDE SQUARE, SUITE 200
 ATLANTA, GEORGIA 30339
 PHONE: (404) 525-1111 • FAX: (404) 525-1108
 LICENSED BUSINESS NO.: 7780



- NOTES:**
1. LOCATIONS OF ROADWAYS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 2. NEW ROADWAYS ARE PROPOSED IN ADDITION TO THOSE SHOWN ON THIS MAP.
 3. OTHER ROADS WILL BE IDENTIFIED AT THE TIME OF PUD FINAL DEVELOPMENT PLAN SUBMITTAL.
 4. CITY AND APPLICANT: WELAUNEE BOULEVARD TO BE ESTABLISHED AT A LOCATION MUTUALLY AGREED UPON BY THE CITY AND APPLICANT.
 5. PROPOSED TRAFFIC SIGNALS AND OTHER TRAFFIC CIRCLE OPTIONS AT THE DISCRETION OF THE DEVELOPER WILL BE INSTALLED BY THE DEVELOPER AS WARRANTED BY OPERATIONAL TRAFFIC DEMANDS.
 6. TRAFFIC CONTROLS FOR PROPOSED BIKE TRAIL CROSSINGS TO BE FINALIZED AT THE TIME OF PRELIMINARY PLAT APPROVAL.
 7. THE FINAL DESIGN OF DEMPSEY MAYO ROAD COLLECTOR STREET CROSS-SECTION SHALL CONSIDER APPROPRIATE MINIMIZATION OF DISTURBANCE TO THE CANOPY ROAD TREE PROTECTION ZONE AND THE MICCOSUKEE GREENWAY PROPERTY.

APPENDIX D – Concept Utility Plan

EXHIBIT 5 - CONCEPT UTILITY PLAN CANOPY CONCEPT PUD

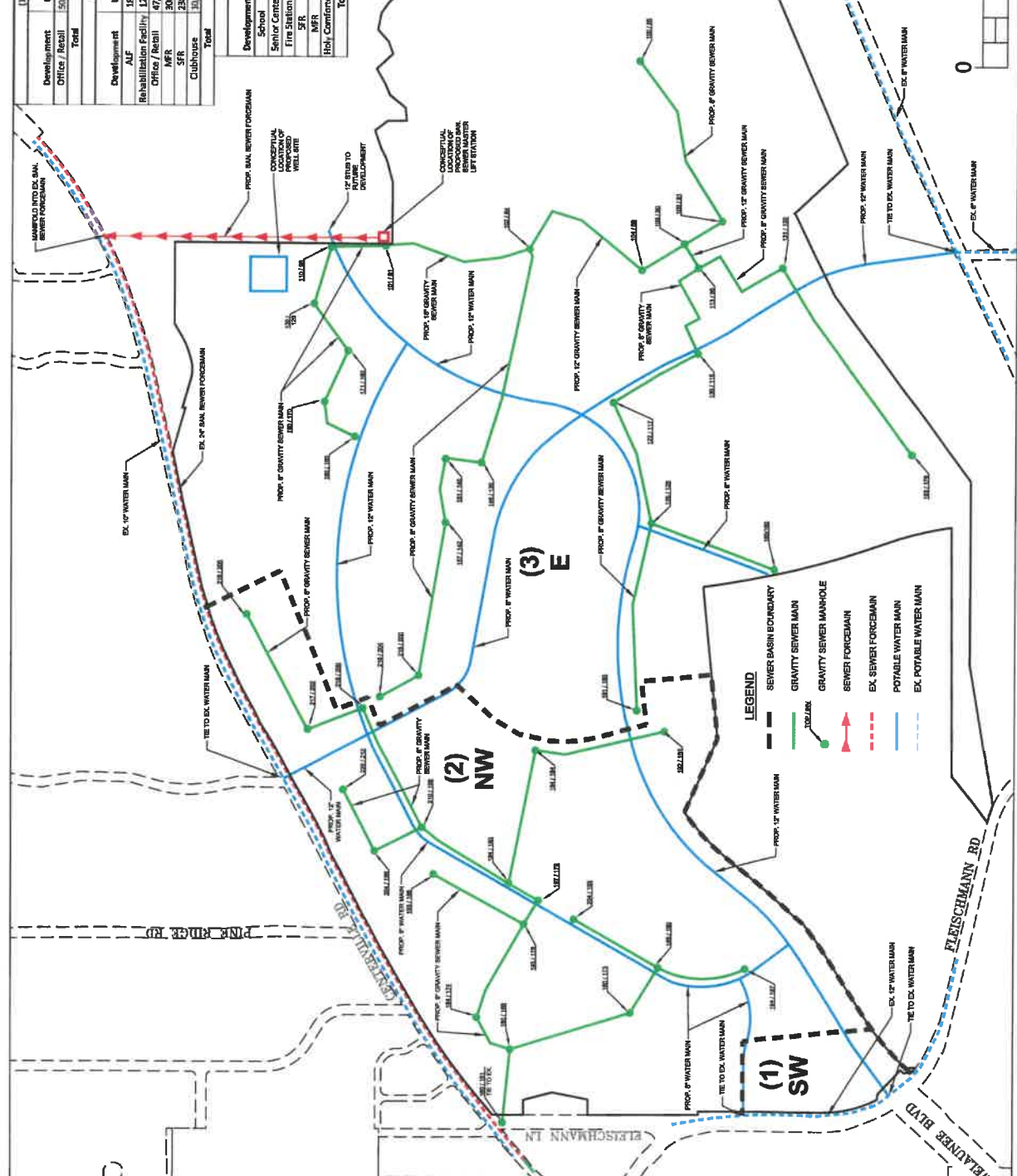
ENGINEERING AND CONSTRUCTION SERVICES
1800 WALKER BOULEVARD, SUITE 2000
TALLAHASSEE, FLORIDA 32302
TEL: 904.689.8888 FAX: 904.689.8889
LICENSED PROFESSIONAL ENGINEER
LICENSED BUSINESS NO. 7900

[1] Southwestern Basin (Walrusville Road Corridor)			
Development	Units	Avg Flow (MGD)	Peak Flow (gpm)
Office / Retail	50,000 SF	0.0075	26.53
Total		0.01	20.83

[2] Northwestern Basin (Carnegie Community)			
Development	Units	Avg Flow (MGD)	Peak Flow (gpm)
ALF	100	0.02	37.50
Rehabilitation Facility	120 Bed	0.01	31.50
Office / Retail	47,973 SF	0.01	34.99
MFR	300 Units	0.06	166.25
SFR	230 Units	0.07	198.75
Clubhouse	10,000 SF	0.01	31.63
Total		0.20	497.05

[3] Eastern Basin (Carnegie Community)			
Development	Units	Avg Flow (MGD)	Peak Flow (gpm)
School	400 students	0.01	9.72
Senior Center	60,000 SF	0.05	6.25
Fire Station	20,000 SF	0.00	0.49
MFR	650 Units	0.30	137.20
SFR	220 Units	0.05	38.19
Hotel/Commuter	500 students	0.02	12.15
Total		0.34	204.31

NOTES:
 1) EX UTILITIES SHOWN BASED ON AVAILABLE GIS DATA, NOT FIELD SURVEY.
 2) EX UTILITIES SHOWN BASED ON AVAILABLE GIS DATA, NOT FIELD SURVEY.
 LOCATION MAY CHANGE DUE TO FINAL HORIZONTAL AND VERTICAL DESIGN.
 3) ELECTRICAL, GAS AND COMMUNICATIONS UTILITIES ARE AVAILABLE TO SERVE THE PROJECT DESIGN BY OTHERS.
 4) WELL BITE LOCATION IS CONCEPTUAL AND SUBJECT TO FINAL DESIGN. IF APPROVAL, BUT WILL NOT BE SUBJECT FOR REVIEW.
 5) WELL BITE LOCATION IS CONCEPTUAL AND SUBJECT TO FINAL DESIGN. IF APPROVAL, BUT WILL NOT BE SUBJECT FOR REVIEW.
 6) WELL BITE LOCATION IS CONCEPTUAL AND SUBJECT TO FINAL DESIGN. IF APPROVAL, BUT WILL NOT BE SUBJECT FOR REVIEW.
 7) WELL BITE LOCATION IS CONCEPTUAL AND SUBJECT TO FINAL DESIGN. IF APPROVAL, BUT WILL NOT BE SUBJECT FOR REVIEW.
 8) ACTUAL LOCATION OF MASTER LEFT STATION AND IF FORCE MAIN ARE SUBJECT TO FINAL DESIGN AND ACQUISITION OF NECESSARY EASEMENTS.
 9) IT IS EXPECTED THAT THE HOVY COMPANY PROPERTY WILL BE DEVELOPED FOR INDUSTRIAL USE TO SERVE THE COOPERATIVE'S CONTRIBUTION TO THE DESIRED DEVELOPMENT SCHEDULE OF THE CANOPY DEVELOPERS.
 10) THE EASTERN PROPERTY LINE AS WELL AS ITS WESTERN BOUNDARY ARE SHOWN FOR INFORMATION RELATED TO HOVY COMPANY'S WESTERN PROPERTY LINE AS WELL AS ITS WESTERN BOUNDARY.
 11) THE INFORMATION RELATED TO HOVY COMPANY'S WESTERN PROPERTY LINE AS WELL AS ITS WESTERN BOUNDARY IS PLANNED TO BE IN ADDITION TO EXISTING FACILITIES AND FLOWS.

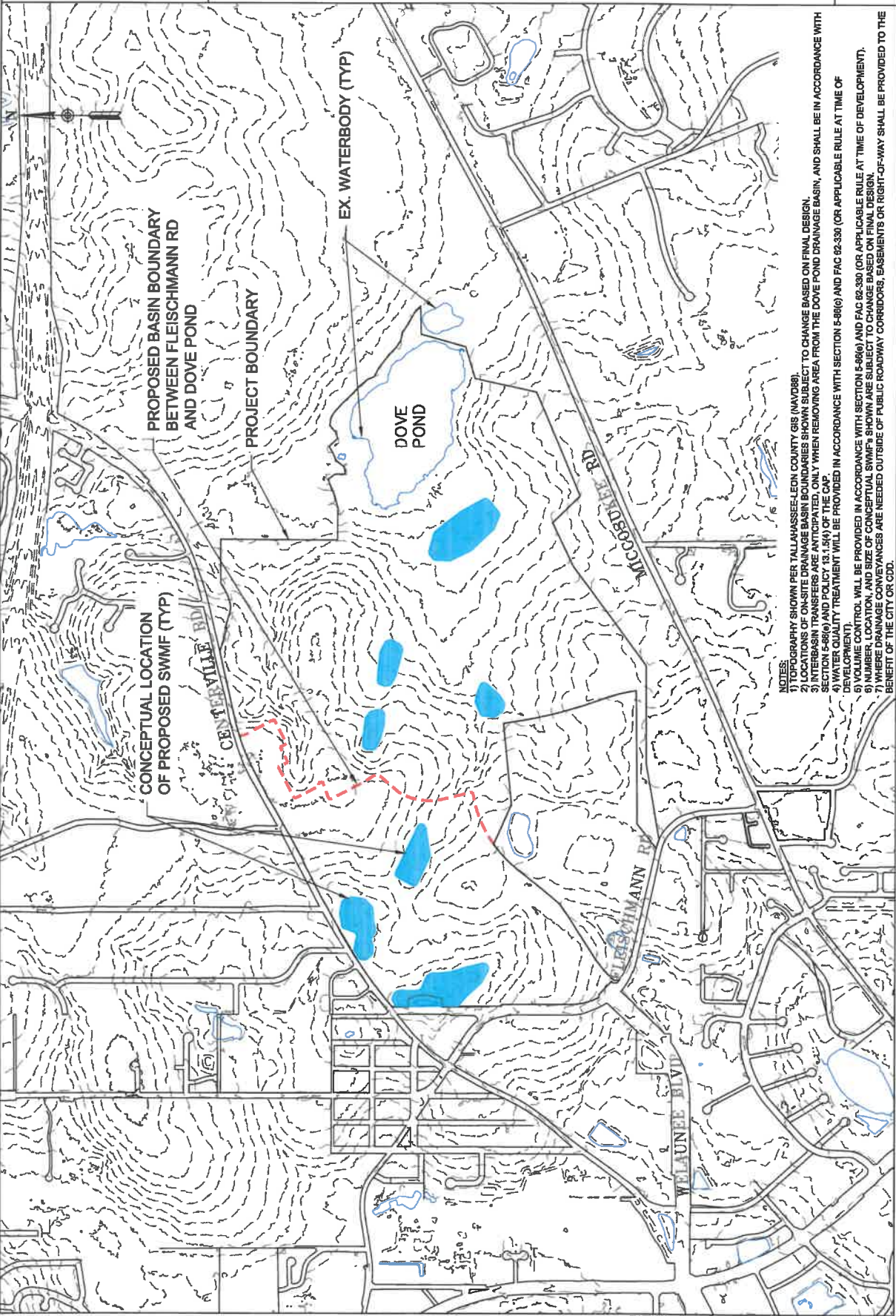


LEGEND

- SEWER BASIN BOUNDARY (Dashed line)
- GRAVITY SEWER MAIN (Solid green line)
- GRAVITY SEWER MANHOLE (Green circle)
- SEWER FORCE MAIN (Solid red line)
- EX SEWER FORCE MAIN (Dashed red line)
- POTABLE WATER MAIN (Solid blue line)
- EX POTABLE WATER MAIN (Dashed blue line)
- 12" WATER MAIN (Solid black line)
- 18" WATER MAIN (Solid black line)
- 24" WATER MAIN (Solid black line)
- 30" WATER MAIN (Solid black line)
- 36" WATER MAIN (Solid black line)
- 42" WATER MAIN (Solid black line)
- 48" WATER MAIN (Solid black line)
- 54" WATER MAIN (Solid black line)
- 60" WATER MAIN (Solid black line)
- 66" WATER MAIN (Solid black line)
- 72" WATER MAIN (Solid black line)
- 78" WATER MAIN (Solid black line)
- 84" WATER MAIN (Solid black line)
- 90" WATER MAIN (Solid black line)
- 96" WATER MAIN (Solid black line)
- 102" WATER MAIN (Solid black line)
- 108" WATER MAIN (Solid black line)
- 114" WATER MAIN (Solid black line)
- 120" WATER MAIN (Solid black line)

APPENDIX E – Concept Stormwater Plan

FIGURE 6 - CONCEPT STORMWATER PLAN
CANOPY CONCEPT PUD



- NOTES:
- 1) TOPOGRAPHY SHOWN PER TALLAHASSEE-LEON COUNTY GIS (NAVDS8).
 - 2) LOCATIONS OF ON-SITE DRAINAGE BASIN BOUNDARIES SHOWN SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - 3) INTERBASIN TRANSFERS ARE ANTICIPATED, ONLY WHEN REMOVING AREA FROM THE DOVE POND DRAINAGE BASIN, AND SHALL BE IN ACCORDANCE WITH SECTION 5-88(6) AND POLICY 13.1.5(4) OF THE CAP.
 - 4) WATER QUALITY TREATMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(6) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 5) WHERE CONTROL WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-88(6) AND FAC 62-330 (OR APPLICABLE RULE AT TIME OF DEVELOPMENT).
 - 6) WHERE CONTROL AND TREATMENT ARE REQUIRED OUTSIDE OF PUBLIC ROADWAY CORRIDORS, EASEMENTS OR RIGHT-OF-WAY SHALL BE PROVIDED TO THE BENEFIT OF THE CITY OR CTD.
 - 7) WHERE DRAINAGE CONVEYANCES ARE NEEDED OUTSIDE OF PUBLIC ROADWAY CORRIDORS, EASEMENTS OR RIGHT-OF-WAY SHALL BE PROVIDED TO THE BENEFIT OF THE CITY OR CTD.

Exhibit B

**AMENDED MASTER
ASSESSMENT METHODOLOGY

FOR
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 10, 2018

Prepared by

**Governmental Management Services – Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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1.0 Introduction

The Canopy Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue up to \$110,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain public infrastructure improvements within the District, more specifically described in the Master Engineer's Report dated August, 2017 prepared by Greenman-Pedersen, Inc. as may be amended and supplemented from time to time (the "Engineer's Report" and the plan of improvements set forth therein, the "Capital Improvement Plan" or "CIP"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District. The Capital Improvement Plan is planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting the lands to be developed within the District. Components of the system, including those within and without the boundaries of the District, are described in more detail in the Engineers Report and are necessary to develop all units anticipated within the District.

1.1 Purpose

This Amended Master Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 424 Acres in within the City of Tallahassee, Leon County, Florida. The development program currently envisions approximately 1,001 residential units and a church (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$90,900,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$110,000,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community. The anticipated costs of the CIP may vary based on various factors, including final Development plan, construction costs, market conditions and other factors.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$110,000,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to provide for the allocation of the \$110,000,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$90,900,000. Based on the estimated costs, the size of the maximum bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$110,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by District bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the developable lands within the District are benefiting from the improvements.

Once platting or assignment of development rights has begun ("Assigned Properties"), the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted or assigned development rights, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,001 residential units and a church within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of the provision of the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation along with related incidental/soft costs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

The benefit associated with construction or acquisition of the Improvements set forth in the CIP is proposed to be allocated to the different residential unit types in proportion to the density of development and intensity of use of the Improvements as measured by standard units called an Equivalent Residential Units ("ERUs"). Table ___ illustrates the ERU weights that are proposed to be assigned to the residential product types contemplated to be developed within the District.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include a stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility and wetland mitigation. These improvements accrue in differing amounts and are dependent on the type of land use/lot size receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property; and
- 4) ability to develop all 1001 units and the church site.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories. Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

Please note that the purpose of this Assessment Report is to allocate the benefit derived from delivery of the Improvements to the various land uses in the District and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with

the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services-Central Florida, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 1
CANOPY COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED MASTER METHODOLOGY

Product Types	Lot Size		ERU's per Unit (1)	Total ERUs
	Engineer's Report	No. of Units *		
Single Family - 20'	(26')	58	0.50	29
Single Family - 30'	(38')	42	0.60	25
Single Family - 30' (Attached)	(20'-29' & 36')	207	0.50	104
Single Family - 40'	(40' & 42')	174	0.80	139
Single Family - 40' (Attached)	(43')	24	0.60	14
Single Family - 50'	(52')	212	1.00	212
Single Family - 60'	(62' & 65')	225	1.20	270
Single Family - 70'	(72')	17	1.40	24
Single Family - 80'	(85')	42	1.60	67
Church		1	0.5	1
Total Units		1,002		885

(1) Benefit is allocated on an ERU basis; based on density of planned development with Single Family - 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2 CANOPY COMMUNITY DEVELOPMENT DISTRICT INFRASTRUCTURE COST ESTIMATES AMENDED MASTER METHODOLOGY</p>
--

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
On-Site Roadway Improvements	\$ 27,500,000
Utilities Improvements	\$ 14,800,000
Drainage and Stormwater Management System	\$ 22,800,000
Parks, Open Space, and Right of Way Improvements	\$ 4,700,000
Recreational Improvements	\$ 3,900,000
Wetland Mitigation	\$ 800,000
Professional Services, Permitting and Misc. Costs	\$ 8,900,000
Contingencies	\$ 7,500,000
	\$ 90,900,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated August, 2017.

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TABLE 3
CANOPY COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED MASTER METHODOLOGY

Description		Total
Construction Funds	\$	90,900,000
Debt Service Reserve	\$	8,098,511
Capitalized Interest	\$	6,875,000
Underwriters Discount	\$	2,171,100
Cost of Issuance	\$	600,000
Contingency	\$	1,355,389
Par Amount*	\$	110,000,000

Bond Assumptions:

Average Coupon	6.25%
Amortization	30 years
Capitalized Interest	12
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED MASTER METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs
Single Family - 20'	58	0.50	29	3.28%
Single Family - 30'	42	0.60	25	2.85%
Single Family - 30' (Attached)	207	0.50	104	11.70%
Single Family - 40'	174	0.80	139	15.73%
Single Family - 40' (Attached)	24	0.60	14	1.63%
Single Family - 50'	212	1.00	212	23.96%
Single Family - 60'	225	1.20	270	30.52%
Single Family - 70'	17	1.40	24	2.69%
Single Family - 80'	42	1.60	67	7.59%
Church	1	0.50	1	0.06%
Totals	1,002		885	6.13%

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family - 20'	58	\$2,979,317		\$3,605,335	\$	62,161
Single Family - 30'	42	\$2,588,924		\$3,132,911	\$	74,593
Single Family - 30' (Attached)	207	\$10,633,081		\$12,867,315	\$	62,161
Single Family - 40'	174	\$14,300,723		\$17,305,606	\$	99,458
Single Family - 40' (Attached)	24	\$1,479,385		\$1,790,235	\$	74,593
Single Family - 50'	212	\$21,779,837		\$26,356,239	\$	124,322
Single Family - 60'	225	\$27,738,472		\$33,566,908	\$	149,186
Single Family - 70'	17	\$2,445,095		\$2,958,861	\$	174,051
Single Family - 80'	42	\$6,903,797		\$8,354,430	\$	198,915
Church	1	\$51,368		\$62,161	\$	62,161
Totals	1,002	\$ 90,900,000	\$	110,000,000	\$	

* Unit mix is subject to change based on marketing and other factors

**TABLE 6
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED MASTER METHODOLOGY**

Product Types	No. of Units *	Allocation of Par Debt		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment	
		Per Product	Type			Per Unit	Per Unit	Per Unit	Per Unit (1)
Single Family - 20'	58	\$3,605,334.54		\$62,160.94	\$265,434.92	\$4,576.46	\$4,920.93		
Single Family - 30'	42	\$3,132,911.39		\$74,593.13	\$230,653.79	\$5,491.76	\$5,905.12		
Single Family - 30' (Attached)	207	\$12,867,314.65		\$62,160.94	\$947,328.08	\$4,576.46	\$4,920.93		
Single Family - 40'	174	\$17,305,605.79		\$99,457.50	\$1,274,087.63	\$7,322.34	\$7,873.49		
Single Family - 40' (Attached)	24	\$1,790,235.08		\$74,593.13	\$131,802.17	\$5,491.76	\$5,905.12		
Single Family - 50'	212	\$26,356,238.70		\$124,321.88	\$1,940,420.81	\$9,152.93	\$9,841.86		
Single Family - 60'	225	\$33,566,907.78		\$149,186.26	\$2,471,290.65	\$10,983.51	\$11,810.23		
Single Family - 70'	17	\$2,958,860.76		\$174,050.63	\$217,839.69	\$12,814.10	\$13,778.60		
Single Family - 80'	42	\$8,354,430.38		\$198,915.01	\$615,076.78	\$14,644.69	\$15,746.97		
Church	1	\$62,160.94		\$62,160.94	\$4,576.46	\$4,576.46	\$4,920.93		
Totals	1,002	\$110,000,000.00			\$8,098,511.00				

(1) This amount includes 7% collection fees and early payment discounts when collected on the Leon County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt Assessment Allocation (1)
							Allocation Per Acre/Unit	Total Par Debt Allocated		
111525 00010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00060	STOTTIS STACY JACKSON	LOT 6 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00120	LING JEFFREY	LOT 12 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00140	OB HOMES OF TALLAHASSEE LLC	LOT 14 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00160	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 16 BLOCK D	1	40	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49
111525 00170	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 17 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00180	HAGENBUCH GREGORY	LOT 18 BLOCK D	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111525 00010	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 1 BLOCK H	6	40	Assessment Area 1	N/A	\$596,745.03	\$596,745.03	\$43,934.06	\$47,240.92
111526 80100	OB HOMES OF TALLAHASSEE	LOT 10 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK B	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80130	SCOTT GENEVIEVE	LOT 13 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 80140	PICKARD BETTY T	LOT 14 BLOCK B	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86
111526 80150	WARD JACK D	LOT 15 BLOCK B	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80170	OB HOMES OF TALLAHASSEE LLC	LOT 17 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80180	MILLER DANIELLE ELIZABETH	LOT 18 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80190	PANDIT NIRAJ	LOT 19 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80200	TRAVIS JOSEPH A	LOT 20 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 80220	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 22 BLOCK B	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00010	OB HOMES OF TALLAHASSEE LLC	LOT 1 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00020	OSBORNE DOUGLAS F	LOT 2 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00030	OB HOMES OF TALLAHASSEE LLC	LOT 3 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00060	OB HOMES OF TALLAHASSEE LLC	LOT 6 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK C	1	60	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23
111526 00090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK C	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 'REMINARY ASSESSMENT ROLL
 INTENDED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt	
							Allocated	Per Acre/Unit		Assessment	Allocation (1)
.11526 E0010	PARKER SHERYL K	LOT 1 BLOCK E	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23	
.11526 E0020	REEVES KATHERINE G	LOT 2 BLOCK E	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23	
.11526 E0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0040	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 4 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0050	OB HOMES OF TALLAHASSEE LLC	LOT 5 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0060	ELWOOD ANTON G	LOT 6 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0070	OB HOMES OF TALLAHASSEE LLC	LOT 7 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0120	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 12 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0130	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 13 BLOCK E	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 E0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK E	1	42	Assessment Area 1	N/A	\$99,457.50	\$99,457.50	\$7,322.34	\$7,873.49	
.11526 F0010	RONDON JESUSA	LOT 1 BLOCK F	1	50	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0020	OB HOMES OF TALLAHASSEE LLC	LOT 2 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0060	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 6 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0080	OB HOMES OF TALLAHASSEE LLC	LOT 8 BLOCK F	1	65	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23	
.11526 F0090	OB HOMES OF TALLAHASSEE LLC	LOT 9 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0100	OB HOMES OF TALLAHASSEE LLC	LOT 10 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0110	OB HOMES OF TALLAHASSEE LLC	LOT 11 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0120	OB HOMES OF TALLAHASSEE LLC	LOT 12 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0130	OB HOMES OF TALLAHASSEE LLC	LOT 13 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0140	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 14 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0150	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 15 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0160	OB HOMES OF TALLAHASSEE LLC	LOT 16 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0170	SNYDER SUSAN J	LOT 17 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0180	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 18 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0190	STOKES PATRICIA A	LOT 19 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0200	OB HOMES OF TALLAHASSEE LLC	LOT 20 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0210	OB HOMES OF TALLAHASSEE LLC	LOT 21 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 F0220	OB HOMES OF TALLAHASSEE LLC	LOT 22 BLOCK F	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0010	MACATANGAY RUBEN JR	LOT 1 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0020	RUDD JOHN A	LOT 2 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0030	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 3 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0040	OB HOMES OF TALLAHASSEE LLC	LOT 4 BLOCK G	1	62	Assessment Area 1	N/A	\$149,186.26	\$149,186.26	\$10,983.51	\$11,810.23	
.11526 G0050	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 5 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0060	FLURY JAMES M	LOT 6 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	

TABLE 7
 ANOPY COMMUNITY DEVELOPMENT DISTRICT
 RELIMINARY ASSESSMENT ROLL
 UNDEVELOPED MASTER METHODOLOGY

Parcel ID #	Owner	Lot/Block	Units	Lot Size	Assessment Area	Acres	Total Par Debt		Net Annual Assessment	Gross Annual Debt	
							Allocation Per Acre/Unit	Allocated		Assessment	Allocation (1)
.11526 G0070	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 7 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0080	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 8 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0090	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 9 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0100	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 10 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
.11526 G0110	OX BOTTOM MORTGAGE HOLDINGS LLC	LOT 11 BLOCK G	1	52	Assessment Area 1	N/A	\$124,321.88	\$124,321.88	\$9,152.93	\$9,841.86	
Sub Total Units			93				\$11,785,714.29	\$867,697.61		\$933,008.18	
.114204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 3	651			349.00	\$243,104.67	\$84,843,528.98	\$6,246,420.48	\$6,716,581.16	
.115204050000	OX BOTTOM MORTGAGE HOLDINGS LLC	Assessment Area 2 (includes Ch...	258			55.00	\$243,104.67	\$13,370,756.72	\$984,352.91	\$1,058,487.00	
Sub Total Units/Acres			909			404.00	\$98,214,285.69	\$7,230,813.39	\$7,775,068.16		
Totals			1,002				\$110,000,000	\$8,098,511.00	\$8,708,076.34		

1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

SECTION VII

RESOLUTION 2018-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT ENGINEER, OR ANOTHER INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS, TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF THE DISTRICT'S INFRASTRUCTURE IMPROVEMENTS AS PROVIDED IN THE DISTRICT'S ADOPTED IMPROVEMENT PLAN; PROVIDING FOR THE APPROVAL OF A WORK AUTHORIZATION; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District Board of Supervisors, upon recommendation of the District Engineer, has adopted an improvement plan for the construction and installation of certain infrastructure improvements within the District (the "Improvements"); and

WHEREAS, the District has or will enter into various construction contracts for the construction and installation of the Improvements (the "Construction Contracts"); and

WHEREAS, the Construction Contracts allow, or will be amended to allow, for the direct purchase by the District of certain construction materials necessary for those contracts; and

WHEREAS, the District has determined that such direct purchase of construction materials will provide a significant construction cost reduction that is in the best interest of the District; and

WHEREAS, the District desires to have a District representative who is familiar with the project and who is knowledgeable in the area of procuring and handling construction materials act as its representative.

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

SECTION 1. The District Engineer, the District Manager or another individual as shall be appointed by the Board (“Purchasing Agent”) shall have the full authority of the District to issue purchase orders or enter into purchase agreements on behalf of the District at such times and intervals as it determines necessary for the timely receipt of construction materials required by the Contractor for the prosecution of the construction project.

SECTION 2. The Purchasing Agent shall purchase on behalf of the District only those materials identified in the Construction Contracts and in amounts not to exceed the cost amount contained therein and as included in the Construction Contracts.

SECTION 3. The Purchasing Agent shall be authorized to purchase on behalf of the District any additional construction materials that are identified in a schedule of values associated with any change order(s) to the Construction Contracts or that of any subcontractor to the Contractor which is approved by the District.

SECTION 4. Should the District Engineer act as the Purchasing Agent for any given Construction Contract, a work authorization of the District Engineer, a form of which is attached hereto as **Exhibit A**, is hereby approved and the District Engineer shall be paid such reasonable fees, costs and expenses, related to its actions as the District’s Purchasing Agent as provided for in the District Engineer’s agreement with the District.

SECTION 5. The Purchasing Agent is further authorized to take any other administrative actions that are consistent with his/her duties as the District’s Purchasing Agent, including but not limited to, negotiating for lower prices on materials from other suppliers, arranging for the storage, delivery, and protection of purchased materials, and sending and receiving notices and releases as are required by law.

SECTION 6. The District Manager is hereby authorized to purchase Builders All Risk Insurance on behalf of the District and with the District as the named insured in such amounts as are necessary to cover the estimated costs of the construction materials pursuant to the Construction Contract.

SECTION 7. The procurement procedures and its exhibits, attached hereto as **Composite Exhibit B** and incorporated herein by reference, are hereby approved and shall be used by the Purchasing Agent for the purchase of construction materials on behalf of the District.

SECTION 8. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 9. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman / Vice Chairman

EXHIBIT A

Work Authorization

_____ , _____

Board of Supervisors
Canopy Community Development District
c/o Governmental Management Services-Central Florida, LLC
135 W Central Blvd., Suite 320
Orlando, FL 32801

**Subject: Work Authorization Number _____
Canopy Community Development District**

Dear _____:

Greenman-Pedersen, Inc. (“GPI”) is pleased to submit this work authorization to provide engineering services for the Canopy Community Development District. We will provide these services pursuant to our current agreement dated _____, 2017 (“Engineering Agreement”) as follows:

I. Scope of Work

Engineer will act as Purchasing Agent for the District with respect to the direct purchase of construction materials for the District’s Improvements in accordance with the procurement procedures adopted by the Board of Supervisors.

II. Compensation

Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, etc., pursuant to the Engineering Agreement.

Work Authorization

Page 2

Engineer hereby represents it understands and will abide by all terms of the District's Procurement Procedures for Owner Purchased Material. In preparing and executing any documentation for purposes of ordering or purchasing materials in the name of and on behalf of the District, the Engineer will affirm that the vendor supplying the Owner Purchased Materials is not also the installer of the Owner Purchased Materials, and further, will affirm that the installer of the Owner Purchased Materials did not manufacture, fabricate or furnish the Owner Purchased Materials.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Canopy Community Development District and GPI with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Sincerely,

_____, P.E.
Greenman-Pedersen, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Canopy Community Development District

Date: _____

PROCUREMENT PROCEDURES FOR OWNER PURCHASED MATERIAL

1. Purchase Requisition Request Forms. At least ten calendar days prior to CONTRACTOR ordering construction materials, CONTRACTOR shall prepare and forward to OWNER a separate Purchasing Requisition Request Form for each supplier in the form attached hereto as **Attachment 1**, specifically identifying the construction materials which CONTRACTOR plans to order from each supplier so that OWNER may, in its sole discretion, elect to purchase directly such construction materials.

2. Purchase Orders. After receipt of the Purchasing Requisition Request Form, the OWNER shall prepare Purchase Orders in the form attached hereto as **Attachment 2**, for construction materials which the OWNER wishes to purchase directly.

Purchase Orders shall require that the supplier provide required shipping and handling insurance. Purchase Orders shall also require the delivery of the Owner Purchased Materials on the delivery dates provided by the CONTRACTOR in the Purchasing Requisition Request Form. Pursuant to the Purchase Order, the supplier will provide the CONTRACTOR the required quantities of construction material at the price established in the supplier's quote less any associated sales tax.

3. Certificate of Entitlement. The OWNER shall execute a separate Certificate of Entitlement for each Purchase Order in the form attached hereto as **Attachment 3**, and furnish a copy of same to the supplier and to the CONTRACTOR in accordance with section 4. Each Certificate of Entitlement must have attached thereto the corresponding Purchase Order.

Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

Each Certificate of Entitlement shall affirm that (1) the attached Purchase Order is being issued directly to the vendor supplying the tangible personal property the CONTRACTOR will use in the identified public works; (2) the vendor's invoice will be issued directly to the governmental entity; (3) payment of the vendor's invoice will be made directly by the governmental entity to the vendor from public funds; (4) the governmental entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the

governmental entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

4. Transmission of Certificate of Entitlement and Attached Purchase Order. At least two calendar days prior to CONTRACTOR placing OWNER'S order for the construction materials, OWNER shall forward each Certificate of Entitlement, together with the attached Purchase Order, to CONTRACTOR and to supplier. Promptly upon receipt of the Owner Purchased Materials specified in each Purchase Order, CONTRACTOR shall verify the purchase of the Owner Purchased Materials in accordance with the terms of the Purchase Order and in a manner to assure timely delivery of the Owner Purchased Materials.

5. Notice of Reduction in Contract Price. On or about the last business day of each month, OWNER shall deliver to the CONTRACTOR a Notice of Reduction in Contract Price (hereinafter "Notice"). Each Notice shall list all Owner Purchased Materials for the respective month and the total price for all such construction materials, plus all sales taxes which would have been associated with such construction materials had the CONTRACTOR purchased the construction materials. Each Notice may also include the total price and sales tax (had CONTRACTOR purchased) for any previously purchased Owner Purchased Materials which for any reason were not previously deducted from the contract price. The contract price will be reduced automatically and as a ministerial task by the amount set forth in each Notice. Each Notice will also reflect the amended contract balance reflecting the deductions taken in said Notice.

The intent of this provision is to cause the contract price to be reduced automatically by the amount OWNER pays for Owner Purchased Materials plus the amount of applicable sales tax that would have been paid for such construction materials, had the CONTRACTOR or any other non-tax exempt entity purchased the construction materials. All savings of sales taxes shall accrue solely to the benefit of OWNER, and CONTRACTOR shall not benefit whatsoever from savings of any such taxes.

6. Payment for Owner Purchased Materials. In order to arrange for the prompt payment to suppliers, the CONTRACTOR shall provide to the OWNER a list indicating on behalf of the owner of the Owner Purchased Materials within 15 days of receipt of said Owner Purchased Materials. The list shall include a copy of the applicable Purchase Orders, invoices, delivery tickets, written acceptance of the delivered items, and such other documentation as may be reasonably required by the OWNER. Upon receipt of the appropriate documentation, the OWNER shall prepare a check drawn to the supplier based upon the receipt of data provided. OWNER will make payment to each

supplier. The CONTRACTOR agrees to assist the OWNER to immediately obtain appropriate partial or final release of waivers.

OWNER shall be responsible for the full payment of all valid and due invoices for Owner Purchased Materials and shall not be entitled to retain the standard ten percent amount of the progress payment due to the CONTRACTOR as is otherwise provided for in the contract documents.

CONTRACTOR SHALL AFFIRM THAT THE VENDOR SUPPLYING THE OWNER PURCHASED MATERIALS IS NOT ALSO THE INSTALLER OF THE OWNER PURCHASED MATERIALS. CONTRACTOR SHALL FURTHER AFFIRM THAT THE INSTALLER OF THE OWNER PURCHASED MATERIALS DID NOT MANUFACTURE, FABRICATE OR FURNISH THE OWNER PURCHASED MATERIALS.

7. CONTRACTOR Responsibilities. CONTRACTOR shall be fully responsible for all matters relating to ordering, storing, protecting, receipt, and handling for all construction materials including Owner Purchased Materials, in accordance with these procedures including, but not limited to, verifying correct quantities, verifying documents of orders in a timely manner, coordinating purchases, providing and obtaining all warranties and guarantees required by the contract documents, inspection and acceptance on behalf of the owner of the construction materials at the time of delivery, and loss or damage to the construction materials following acceptance of construction materials, due to the negligence of the CONTRACTOR. CONTRACTOR shall serve as bailee with respect to such Owner Purchased Materials. The CONTRACTOR shall coordinate delivery schedules, sequence of delivery, loading orientation, and other arrangements normally required by the CONTRACTOR for the construction materials furnished including Owner Purchased Materials. The CONTRACTOR shall provide all services required for the unloading, handling and storage of construction materials through installation including Owner Purchased Materials. The CONTRACTOR agrees to indemnify and hold harmless the OWNER from any and all claims of whatever nature resulting from non-payment for Owner Purchased Materials arising from CONTRACTOR actions.

7.1 Inspection and Documentation. As Owner Purchased Materials are delivered to the job site, CONTRACTOR shall visually inspect all shipments from the suppliers, and approve the vendor's invoice for construction materials delivered. The CONTRACTOR shall assure that each delivery of Owner Purchased Material is accompanied by documentation adequate to identify the Purchase Order against which the purchase is made. This documentation may consist of a delivery

ticket and an invoice from the supplier conforming to the Purchase Order together with such additional information as the OWNER may require. All invoices for Owner Purchase Materials shall include the Owner's consumer certificate of exemption number. The CONTRACTOR will then forward all such invoices to the OWNER. On or about the 15th and last day of each month (or the next succeeding business day), CONTRACTOR shall review all invoices submitted by all suppliers of Owner Purchased Materials delivered to the project sites during that month and either concur or object to the OWNER's issuance of payment to the suppliers, based upon CONTRACTOR's records of Owner Purchased Materials delivered to the site and whether any defects or non-conformities exist in such Owner Purchased Materials.

7.2 Warranties, Guarantees, Repairs and Maintenance. The CONTRACTOR shall be responsible for obtaining and managing on behalf of the Owner all warranties and guarantees for all construction materials as required by the contract documents and shall fully warrant all construction materials including all Owner Purchased Materials. OWNER's purchase of various construction materials shall not in any manner impact or reduce CONTRACTOR's duty to warrant said construction materials. The OWNER may forward all repair, maintenance, non-conforming construction materials calls, or any other issues relating to the construction materials to the CONTRACTOR for resolution with the appropriate supplier, vendor, or subcontractor. The CONTRACTOR shall resolve all such calls or issues.

7.3 Records and Accountings. The CONTRACTOR shall maintain records of all Owner Purchased Materials it incorporates into the work from the stock of Owner Purchased Materials in its possession as bailee. The CONTRACTOR shall account monthly to the OWNER for any Owner Purchased Materials delivered into the CONTRACTOR's possession, indicating portions of all such construction materials which have been incorporated into the work.

7.4 Defective or Non-conforming Construction Materials. The CONTRACTOR shall insure that Owner Purchased Materials conform to specifications, and determine prior to incorporation into the work if such construction materials are defective or non-conforming, whether such construction materials are identical to the construction materials ordered, and match the description on the bill of lading. If the CONTRACTOR discovers defective or non-conforming Owner Purchased Material upon such visual inspection, the CONTRACTOR shall not utilize such non-conforming or defective construction materials in the work and instead shall promptly notify the OWNER of the defective or non-conforming conditions so repair or replacement of such construction materials can occur without any undue delay or interruption to the Project. If the CONTRACTOR fails to adequately and properly perform such inspection or otherwise

incorporates into the Project defective or non-conforming Owner Purchased Materials, the condition of which it either knew or should have known by performance of an inspection, CONTRACTOR shall be responsible for all damages to OWNER resulting from CONTRACTOR's incorporation of such construction materials into the project, including liquidated or delay damages.

8. Title. Notwithstanding the transfer of Owner Purchased Materials by the OWNER to the CONTRACTOR's possession as bailee for the OWNER, the OWNER shall retain legal and equitable title to any and all Owner Purchased Materials.

9. Insurance and Risk of Loss. The OWNER shall purchase and maintain Builder's Risk Insurance sufficient to protect against any loss or damage to Owner Purchased Materials. Owner shall be the named insured and such insurance shall cover the full value of any Owner Purchased Materials not yet incorporated into the Project during the period between the time the OWNER first takes title to any such Owner Purchased Materials and the time when the last of such Owner Purchased Materials is incorporated into the project or consumed in the process of completing the Project.

10. No Damages for Delay. The OWNER shall in no way be liable for, and CONTRACTOR waives all claims for, any damages relating to or caused by alleged interruption or delay due to ordering or arrival of Owner Purchased Materials, defects, or other problems of any nature with such construction materials, late payment for such construction materials, or any other circumstance associated with Owner Purchased Materials, regardless of whether OWNER's conduct caused, in whole or in part, such alleged damages. The foregoing waiver by CONTRACTOR includes damages for acceleration and inefficiencies. CONTRACTOR accepts from OWNER as further and specific consideration for the foregoing waivers, OWNER's undertaking to pay for and finance all Owner Purchased Materials.

Attachment 1

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

2. Manufacturer or brand, model or specification number of the item.

3. Quantity needed as estimated by CONTRACTOR. _____

4. The price quoted by the supplier for the construction materials identified above.

\$ _____

5. The sales tax associated with the price quote. \$ _____

6. Shipping and handling insurance cost. \$ _____

7. Delivery dates as established by CONTRACTOR. _____

OWNER: _____

Authorized Signature (Title)

Date

CONTRACTOR: _____

Authorized Signature (Title)

Date

Attachment 2

PURCHASE ORDER

1. **SEE ATTACHED PURCHASE REQUISITION REQUEST FORM DATED _____.**

2. Canopy Community Development District State of Florida sales tax exemption certificate number: _____.

Canopy Community Development District is the Purchaser of the construction materials purchased pursuant to this Purchase Order. Supplier shall provide for the required shipping and handling insurance cost for delivery of the construction materials by the delivery date specified in this Purchase Order.

OWNER: _____

Authorized Signature (Title)

Date

CONTRACTOR: _____

Authorized Signature (Title)

Date

Attachment 3

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of Canopy Community Development District (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to Purchase Order Number _____ from _____ (Vendor) on or after _____ (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to contract # _____ with _____ (Name of Contractor) for the construction of _____.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

- ___ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- ___ 2. The vendor's invoice will be issued directly to Governmental Entity.
- ___ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- ___ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- ___ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to

conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Signature of Authorized Representative

Title

Purchaser's Name (Print or Type)

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records.

SECTION VIII

*This item will be provided under
separate cover*

SECTION IX

Website Compliance Proposal
For
Canopy CDD
(<http://www.canopycdd.com>)

Website Accessibility for People with Disabilities as per
[Nondiscrimination requirements of Title II of the American Disabilities Act \(ADA\)](#)

Version Log

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	2.0	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	3.0	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	4.0	Added CDD Specific details	VB Joshi
August 13, 2018	5.0	Updated pricing for simple CDD websites	As per requirements from Ariel and Valerie

Presented by: VB Joshi, CEO, VGlobalTech, Orlando, Florida



Client: Poinciana CDD - ADA and WCAG Website Compliance

Service Providers: VGlobalTech

Project: Website: <http://www.canopycdd.com>

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1.0 Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

1.1 Common Problems and Solutions in Website Accessibility?

1.1.1 Problem: Images Without Text Equivalentents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

1.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

1.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

1.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

2.0 Pricing

Website Complexity: **Normal / Simple Websites**

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

2.1 Year1:

	Task	Estimated hrs	Cost
1.	Perform ADA Website Compliance Check for current website – All webpages on the website. Create a project plan, code review, html updates, plugins / security updates (wordpress, joomla, etc CMS websites)	30 – 40 hrs	\$600
2.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	10-20hrs	\$500
3.	Create a webpage showing websites ADA Compliance efforts	2 hr	\$50
4.	Create customized footer with VGlobalTech’s ADA Compliance Seal (valid for 1 year only)	2 hr	\$50
	Total for first year only		\$1200 / first year

**2.2 ADA Compliance Yearly Maintenance and Upgrade starting Year2 onwards
(Optional Maintenance):**

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

	Task	Estimated hrs	Cost
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	1 – 2 hrs / month	\$100
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	1 - 2 hrs	\$75
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)	2 hr	\$75
4.	Support (upto 1 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any)	1 hr – 2 hrs/ month	\$700
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	2 - 3 hrs / month	\$250
	Annual Maintenance (starting year2)		\$1200 / year

This proposal is valid includes following points and stipulations:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing their marketing services agreement by mailing a signed letter to 636 Fanning Drive, Winter Springs, FL 32708. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. **Confidentiality:** All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

3.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution has been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

For Customer

Date

VB Joshi

For VGlobalTech

Date

4.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>

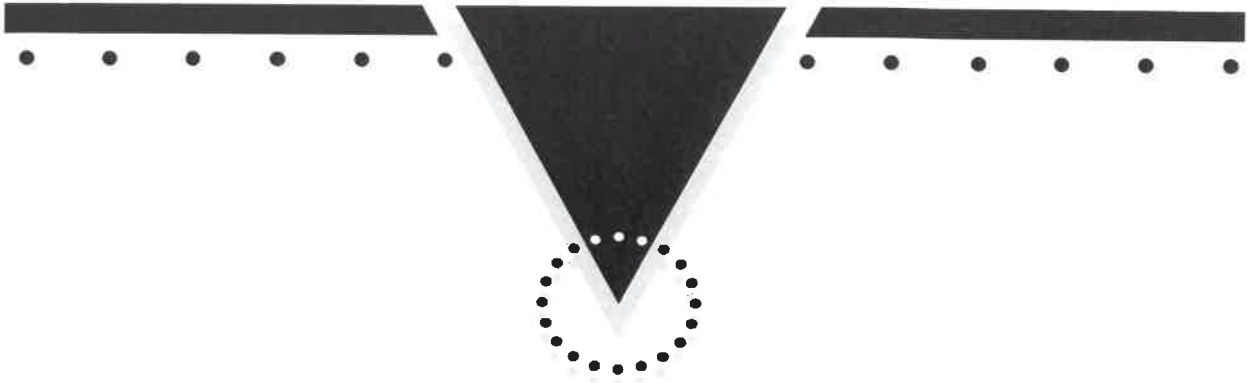
SECTION X

*This item will be provided under
separate cover*

SECTION XII

SECTION C

SECTION 1



**Canopy
Community Development District**

Unaudited Financial Reporting

July 31, 2018



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Canopy
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2018

	GENERAL	CAPITAL PROJECT
ASSETS:		
CASH	\$7,434	\$0
DUE FROM DEVELOPER	\$11,727	\$0
DUE FROM CAPITAL	\$12,002	\$0
TOTAL ASSETS	\$31,164	\$0
LIABILITIES:		
ACCOUNTS PAYABLE	\$23,480	\$0
CONTRACTS PAYABLE	\$0	\$6,288
DUE TO CAPITAL	\$0	\$0
DUE TO DEVELOPER	\$0	\$1,227,180
DUE TO GENERAL FUND	\$0	\$0
FUND EQUITY:		
FUND BALANCES:		
UNASSIGNED	\$7,684	(\$1,233,468)
TOTAL LIABILITIES & FUND EQUITY	\$31,164	\$0

Canopy

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	BUDGET	PRORATED BUDGET 7/31/18	ACTUAL 7/31/18	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$87,500	\$72,917	\$57,518	(\$15,398)
TOTAL REVENUES	\$87,500	\$72,917	\$57,518	(\$15,398)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE</u>				
ENGINEERING	\$12,000	\$10,000	\$0	\$10,000
ATTORNEY	\$25,000	\$20,833	\$19,798	\$1,035
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$600	\$500	\$500	\$0
TELEPHONE	\$300	\$250	\$26	\$224
POSTAGE	\$1,000	\$833	\$112	\$722
INSURANCE	\$5,800	\$5,800	\$5,000	\$800
PRINTING & BINDING	\$1,000	\$833	\$1,030	(\$197)
LEGAL ADVERTISING	\$5,000	\$4,167	\$1,167	\$3,000
OTHER CURRENT CHARGES	\$1,000	\$833	\$766	\$68
OFFICE SUPPLIES	\$625	\$521	\$84	\$437
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$87,500	\$73,913	\$57,825	\$16,088
EXCESS REVENUES (EXPENDITURES)	\$0		(\$306)	
FUND BALANCE - Beginning	\$0		\$7,990	
FUND BALANCE - Ending	\$0		\$7,684	

Canopy
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	PROPOSED BUDGET	PRORATED BUDGET 7/31/18	ACTUAL 7/31/18	Variance
REVENUES				
INTRAGOVERNMENTAL REVENUES	\$ -	\$ -	\$ 2,000,000	\$2,000,000
TOTAL REVENUES	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
EXPENDITURES				
PROFESSIONAL FEES	\$ -	\$ -	\$ 57,578	\$ (57,578)
MISCELLANEOUS EXPENSE	\$ -	\$ -	\$ 261	\$ (261)
CAPITAL OUTLAY	\$ -	\$ -	\$ 3,170,525	\$ (3,170,525)
TOTAL EXPENDITURES	\$ -	\$ -	\$ 3,228,364	\$ (3,228,364)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ (1,228,364)	
FUND BALANCE - BEGINNING	\$ -	\$ -	\$ (5,104)	
FUND BALANCE - ENDING	\$ -	\$ -	\$ (1,233,468)	

Canopy Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Developer Contributions	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,548	\$6,084	\$5,257	\$3,326	\$3,243	\$0	\$0	\$57,518
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,548	\$6,084	\$5,257	\$3,326	\$3,243	\$0	\$0	\$57,518
Expenditures													
Administrative													
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$4,150	\$862	\$0	\$3,313	\$3,939	\$2,377	\$2,978	\$2,180	\$0	\$0	\$0	\$0	\$19,798
Management Fees	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
Information Technology	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
Telephone	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$26
Postage	\$30	\$1	\$2	\$19	\$4	\$1	\$1	\$12	\$35	\$6	\$0	\$0	\$112
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$201	\$46	\$4	\$0	\$0	\$119	\$6	\$339	\$66	\$249	\$0	\$0	\$1,030
Legal Advertising	\$1,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118	\$0	\$0	\$0	\$1,167
Other Current Charges	\$131	\$66	\$66	\$66	\$66	\$81	\$131	\$81	\$81	\$0	\$0	\$0	\$766
Office Supplies	\$21	\$0	\$0	\$0	\$0	\$20	\$0	\$21	\$1	\$21	\$0	\$0	\$84
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Expenditures	\$13,741	\$3,940	\$3,038	\$6,364	\$6,976	\$5,563	\$6,084	\$5,599	\$3,276	\$3,243	\$0	\$0	\$57,825
Excess Revenues (Expenditures)	\$0	\$0	\$0	\$0	\$0	(\$15)	\$0	(\$342)	\$51	\$0	\$0	\$0	(\$306)

**Canopy Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (FY17)	Capital Project Portion (FY17)	General Fund Portion (FY18)	Capital Project Portion (FY18)	Over and (short) Balance Due	
FY17										
CASH										
1	6/20/17	8/25/17	\$ 7,700.00	\$ 7,700.00	\$ 4,930.47				\$ -	
2	8/21/17	11/22/17	\$ 12,154.78	\$ 12,154.78	\$ 7,700.00	\$ -	\$ 5,000.00	\$ -	\$ -	
3	9/25/17	11/22/17	\$ 7,427.11	\$ 7,427.11	\$ 7,154.78	\$ -	\$ -	\$ -	\$ -	
FY18										
1	10/27/17	11/22/17	\$ 20,781.11	\$ 20,781.11	\$ 14,762.58	\$ 2,782.50	\$ 3,236.03	\$ -	\$ -	
2	11/27/17	12/6/17	\$ 8,438.05	\$ 8,438.05	\$ 1,858.17	\$ 2,321.48	\$ 4,258.40	\$ -	\$ -	
3	12/22/17	1/17/18	\$ 16,683.93	\$ 16,683.93			\$ 7,123.21	\$ 9,560.72	\$ -	
4	1/22/18	2/6/18	\$ 10,959.70	\$ 10,959.70			\$ 3,979.10	\$ 6,980.60	\$ -	
5	2/13/18	3/12/18	\$ 4,664.45	\$ 4,664.45			\$ 2,971.30	\$ 1,693.15	\$ -	
6	3/22/18	4/13/18	\$ 9,335.86	\$ 9,335.86			\$ 6,724.82	\$ 2,611.04	\$ -	
7	4/23/18	5/9/18	\$ 21,034.25	\$ 21,034.25			\$ 6,913.63	\$ 14,120.62	\$ -	
8	5/18/18	6/12/18	\$ 16,455.92	\$ 16,455.92			\$ 5,846.16	\$ 10,609.76	\$ -	
9	6/25/18	8/1/18	\$ 12,161.35	\$ 12,161.35			\$ 6,186.17	\$ 5,975.18	\$ 12,161.35	
10	7/27/18		\$ 11,829.12	\$ 11,829.12			\$ 5,540.78	\$ 6,288.34	\$ 11,829.12	
11	8/9/18		\$ 25,551.60	\$ 25,551.60			\$ 6,335.62	\$ 19,215.98	\$ 25,551.60	
Due from Developer					\$ 135,635.16	\$ 43,833.11	\$ 5,103.98	\$ 64,115.22	\$ 77,055.39	\$ 49,542.07
Total Developer Contributions FY18					\$	\$	\$	\$	\$	\$
Total Due to Developer FY18					\$	\$	\$	\$	\$	\$
Cash balance from Dove Pond -\$4930.47										

**Canopy Community Development District
Capital Funding Contributions/Due From**

Funding Request #	Prepared Date	Blueprint Payment Received Date	Canopy CDD Payment Received Date	ACH Amount	Total Funding Request	Blueprint Portion FY18	Developer/CDD Portion FY18	Blueprint Over and (short) Balance Due	Developer/Canopy CDD Over and (short) Balance Due	Total Balance Due
1	1/30/18	2/26/18	2/28/18	\$ 594,736.13	\$ 594,736.13	\$ 396,486.79	\$ 198,249.34	\$ -	\$ -	\$ -
2	2/7/18	2/26/18	2/28/18	\$ 802,133.93	\$ 802,133.93	\$ 534,750.61	\$ 267,383.32	\$ -	\$ -	\$ -
3	4/4/18	4/20/18	4/13/18	\$ 689,565.67	\$ 689,565.67	\$ 450,530.43	\$ 239,035.24	\$ -	\$ -	\$ -
4	5/28/18	6/15/18	6/1/18	\$ 682,672.21	\$ 682,672.21	\$ 445,934.56	\$ 236,737.65	\$ -	\$ -	\$ -
5	5/29/18	6/15/18	6/1/18	\$ 401,416.56	\$ 401,416.56	\$ 172,297.62	\$ 229,118.94	\$ -	\$ -	\$ -
Due from				\$ 3,170,524.50	\$ 3,170,524.50	\$ 2,000,000.01	\$ 1,170,524.49	\$ -	\$ -	\$ -

Total Capital Funding Contributions FY18

\$ 3,170,524.50

SECTION 2

Canopy

Community Development District

FY18 Funding Request #10

July 27, 2018

Payee	Capital Project FY2018	General Fund FY2018
1 Governmental Management Services-CF, LLC Inv# 13 - Management Fees - July 2018		\$ 3,242.73
2 Greenman-Pedersen, Inc Inv # 256103 General Engineering Services May 2018	\$ 3,334.12	
3 Hopping Green & Sams Inv # 100889 General Counsel May 2018 Inv # 100890 Project Construction May 2018	\$ 2,693.00	\$ 2,179.93
4 Tallahassee Democrat Inv #1778705 RFP for Construction Services Inv #1778705 Notice of Meeting 6/29/18	\$ 261.22	\$ 118.12
	\$ 6,288.34	\$ 5,540.78
	Total:	\$ 11,829.12

Please make check payable to:

Canopy Community Development District
1412 S. Narcoossee Road
St. Cloud, FL 34771

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

①

Invoice # 13
 Invoice Date: 7/2/18
 Due Date: 7/2/18
 Case:
 P.O. Number:

Bill To:
 Canopy CDD
 135 West Central Blvd
 Suite 320
 Orlando, FL 32801

Hold

REC'D JUL 05 2018

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018 1,31.5/3.34		2,916.67	2,916.67
Information Technology - July 2018 351		50.00	50.00
Office Supplies 51		20.81	20.81
Postage 42		6.25	6.25
Copies 425		249.00	249.00

Total	\$3,242.73
Payments/Credits	\$0.00
Balance Due	\$3,242.73

JUL 2 2018

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

(7)

H/1

Canopy Community Development District 1-300-121-2000
135 West Central Blvd, Suite 320
Orlando, FL 32801
1-31-513-311

June 19, 2018
Project No: FLX-2017011.00
Invoice No: 256103

Project FLX-2017011.00 Canopy CDD Continuing Services
Professional Services from April 28, 2018 to May 25, 2018

DF Capital

Task 00100 General Services
Professional Personnel

		Hours	Rate	Amount
Wise, Alan	5/1/2018	6.00	175.48	1,052.88
CDD Meeting, Dove Pond Dam meeting at Sandco,				
Wise, Alan	5/7/2018	2.00	175.48	350.96
Two CDD Bond Calls. One with Developers, one with Bond Team				
Wise, Alan	5/22/2018	3.00	175.48	526.44
Supplemental Engineering Report #1				
Wise, Alan	5/23/2018	4.00	175.48	701.92
Supplemental Engineering Report #1				
Wise, Alan	5/24/2018	4.00	175.48	701.92
Supplemental Engineering Report #1				
Totals		19.00		3,334.12
Total Labor				3,334.12

CDD MTG/Engineer's RPT

Total this Task \$3,334.12
Total this Invoice \$3,334.12

Hopping Green & Sams

Attorneys and Counselors

JUN 22 2018

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

5

===== STATEMENT =====

June 20, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 100889
Billed through 05/31/2018

Rover Hold

1-31-513-315

General Counsel

CANCDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/27/18	MKR	Research recent changes to law regarding indemnification provisions in district contracts.	0.10 hrs
05/01/18	JLK	<u>Prepare</u> for board meeting; <u>travel</u> to and from and <u>attend</u> board <u>meeting</u> .	1.70 hrs
05/03/18	JLK	Confer regarding budget draft and confer with DM on same.	0.30 hrs
05/03/18	JBC	Meeting regarding proposed FY 2018/2019 budget; prepare correspondence regarding same.	0.20 hrs
05/08/18	JLK	Review draft budget; update resolutions and documents on same; confer regarding inclusionary housing and assessment levels; call on same; update RFP documents.	1.20 hrs
05/08/18	JBC	Review proposed budget; prepare for budget meeting.	0.50 hrs
05/09/18	JLK	Review inclusionary housing agreement and confer with staff on same regarding assessment impacts.	0.40 hrs
05/09/18	JBC	Prepare bid documents regarding units 4 and 5; attend meeting regarding fiscal year 2018/2019 budget.	0.50 hrs
05/09/18	KEM	Research sample requests for proposals.	0.10 hrs
05/09/18	MST	Prepare resolution extending terms of board of supervisors.	0.10 hrs
05/11/18	AHJ	Confer with Jennings and Turner regarding final master trust indenture; confer with Algard regarding same.	0.20 hrs
05/18/18	JBC	Review budget; prepare budget documents.	0.50 hrs
05/21/18	MST	Revise budget approval resolution, budget hearing notices, mailed assessment notice, affidavit of mailing, appropriation resolution, and assessment resolution for fiscal year 2018-2019 budget; revise request for proposals regarding Units 4 and 5 construction project.	1.00 hrs
05/25/18	MST	Revise budget notices, resolutions, and mailed assessment notice regarding fiscal year 2019 budget.	0.40 hrs

05/29/18	JLK	Draft RFP resolution; review draft agenda and transmit information for same; update assessment resolution.	0.80 hrs
05/30/18	JBC	Prepare for board meeting.	1.00 hrs
05/31/18	JLK	Confer with insurance adjuster and counsel for same on ADA website compliance and research same.	0.10 hrs
Total fees for this matter			\$2,139.50

DISBURSEMENTS

Conference Calls	40.43
Total disbursements for this matter	\$40.43

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	145 /hr	\$29.00
Cooksey, Jennings B.	2.70 hrs	245 /hr	\$661.50
Kilinski, Jennifer L.	4.50 hrs	265 /hr	\$1,192.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Rigoni, Michelle K.	0.10 hrs	245 /hr	\$24.50
Turner, M. Suzanne - Paralegal	1.50 hrs	145 /hr	\$217.50

TOTAL FEES	\$2,139.50
TOTAL DISBURSEMENTS	\$40.43

TOTAL CHARGES FOR THIS MATTER \$2,179.93

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.20 hrs	145 /hr	\$29.00
Cooksey, Jennings B.	2.70 hrs	245 /hr	\$661.50
Kilinski, Jennifer L.	4.50 hrs	265 /hr	\$1,192.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50
Rigoni, Michelle K.	0.10 hrs	245 /hr	\$24.50
Turner, M. Suzanne - Paralegal	1.50 hrs	145 /hr	\$217.50

TOTAL FEES	\$2,139.50
TOTAL DISBURSEMENTS	\$40.43

TOTAL CHARGES FOR THIS BILL \$2,179.93

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

JUN 22 2018

===== STATEMENT =====

June 20, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 100890
Billed through 05/31/2018

Project Construction

CANCDD 00103 JLK

DF Capital

1-31-18

FOR PROFESSIONAL SERVICES RENDERED

05/01/18	JLK	Conference call with engineer regarding various construction projects, CEI status, Dove pond contract, RFP for next units, roadway improvements and similar issues.	1.30 hrs
05/09/18	JLK	Confer with engineer regarding procurement and CEI provision of change order amounts.	0.70 hrs
05/10/18	MST	Prepare bid proposal package for construction in units 4 and 5.	3.40 hrs
05/14/18	JLK	Begin review and comments to RFP documents and project manual.	1.00 hrs
05/16/18	MST	Revise project manual for request for proposals related to the infrastructure improvements for Units 4 and 5.	1.10 hrs
05/18/18	JLK	Continue drafting RFP documents for Units 4/5 and transmitting information to DE and DM on same.	1.30 hrs
05/21/18	JLK	Continue drafting and finalize RFP for units 4/5.	1.30 hrs
05/24/18	JLK	Confer with engineer regarding rfp documents and updates to various construction matters; begin review of Pay App Information for submittals; confer with chair on same.	1.50 hrs
05/29/18	JLK	Update RFP documentation; review inclusionary housing information and transmit same.	0.60 hrs

Total fees for this matter

\$2,693.00

MATTER SUMMARY

Kilinski, Jennifer L.	7.70 hrs	265 /hr	\$2,040.50
Turner, M. Suzanne - Paralegal	4.50 hrs	145 /hr	\$652.50

TOTAL FEES

\$2,693.00

=====

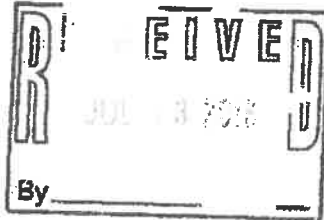
TOTAL CHARGES FOR THIS MATTER

\$2,693.00

BILLING SUMMARY

Kilinski, Jennifer L.	7.70 hrs	265 /hr	\$2,040.50
Turner, M. Suzanne - Paralegal	4.50 hrs	145 /hr	\$652.50
	TOTAL FEES		\$2,693.00
	TOTAL CHARGES FOR THIS BILL		\$2,693.00

Please include the bill number on your check.



ACCOUNT NAME

ACCOUNT #

PAGE #

Canopy Cdd

183440

1 of 1

INVOICE #

BILLING PERIOD

PAYMENT DUE DATE

0001778705

Jun 1- Jun 30, 2018

July 20, 2018

PREPAY (Memo Info)

UNAPPLIED (included in amt due)

TOTAL AMOUNT DUE

\$0.00

\$0.00

\$379.34

BILLING ACCOUNT NAME AND ADDRESS

CANOPY CDD
ATTN: STACIE VANDERBELT
135 W CENTRAL BLVD STE 320
ORLANDO, FL 32801-2435



BILLING INQUIRIES/ADDRESS CHANGES

1-866-228-4167 or TALL@ccc.gannett.com

FEDERAL ID

16-0980965

Terms and Conditions: Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

00001834400000000000000017787050003793415587

NOTE: Your account number has changed. Your old account number was 313019. Your new account number is 183440 and should be used for all future correspondence.

Table with 3 columns: Date, Description, Amount. Row 1: 6/1/18, Balance Forward, \$0.00

Package Advertising:

Table with 4 columns: Start-End Date, Package Description, PO Number, Package Cost. Includes handwritten note 'Construction Services' and checkmarks.

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



ACCOUNT NAME

PAYMENT DUE DATE

AMOUNT PAID

Canopy Cdd

July 20, 2018

ACCOUNT NUMBER

INVOICE NUMBER

183440

0001778705

CURRENT DUE

30 DAYS PAST DUE

60 DAYS PAST DUE

90 DAYS PAST DUE

120+ DAYS PAST DUE

UNAPPLIED PAYMENTS

TOTAL AMOUNT DUE

\$379.34

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$379.34

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

Tallahassee Media Group
P.O. Box 677585
Dallas, TX 75267-7585

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA MASTERCARD DISCOVER AMEX

Card Number

Exp Date / / CVV Code

Signature Date

00001834400000000000000017787050003793415587

Tallahassee Group

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: CANOPY CDD

Address: 135 W CENTRAL BLVD STE 320
ORLANDO FL 32801
USA

Ad No.: 0002973619
Pymt Method: Invoice
Net Amt: \$261.22
Tel: 4078415524

Run Times: 1

Run Dates: 06/13/18

No. of Affidavits: 1

Text of Ad:

CANOPY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR INFRASTRUCTURE IMPROVEMENTS –
UNITS 4 AND 5
TALLAHASSEE, FLORIDA

Notice is hereby given that the Canopy Community Development District ("District") will receive proposals for the following District project:

Units 4 and 5 Infrastructure Construction Project

The contract will require contractors to provide for the construction, labor, materials and equipment necessary to construct and install certain Units 4 and 5 infrastructure improvements and other associated scopes necessary to complete such improvements, as more particularly described in the Project Manual and in accordance with the plans and specifications. Generally the project will consist of the installation of the public infrastructure improvements related to Units 4 and 5 of the Canopy development, including site work associated with water, wastewater, stormwater, roadway and sidewalk facilities, as shown on the construction plans.

The Project Manual will be available beginning June 13, 2018 at 1:00 P.M. EST at the offices of the District Engineer, Greenman-Pedersen, Inc. (GPI), located at 1590 Village Square Blvd., Tallahassee, Florida 32309 for the sum of \$150.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein may preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal submission package including the contract documents, and construction plans and specifications. Please make checks payable to the Canopy Community Development District.

There will be a mandatory pre-proposal conference at the offices of GPI, located at 1590 Village Square Blvd., Tallahassee, FL 32309, on June 27, 2018 at 2:00p.m. Failure to attend the mandatory pre-proposal conference may preclude the District's consideration of a proposal submitted by a non-attending proposer.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, extend or contract the work, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Any protest of the terms and specifications must be filed with the District within seventy-two (72) hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Firms desiring to provide construction services for the referenced project must submit eight (8) hard copies and one (1) electronic copy of the required proposal no later than 3:00 p.m. on July 16, 2018 at the offices of the District Engineer, Greenman-Pedersen, Inc., located at 1590 Village Square Blvd., Tallahassee, FL 32309, where the proposals will be publicly opened consistent with Florida law. Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the sum equal to five percent (5%) of the total amount of the bid with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the instructions to Proposers. The District reserves the right to return unopened to the Proposer any Proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the Proposal opening. The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with Section 235.05, Florida Statutes.

All questions regarding the Project Manual or this project shall be directed in writing only to the District Engineer, Alan Wise, awise@gpinet.com, with a copy to Jennifer Kilinski, at jenk@hgsd.com by 5:00 p.m. on June 27, 2018. No phone inquiries please.

Canopy Community Development District
District Manager

Run Date: June 13, 2018

Tallahassee Group

Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: CANOPY CDD

Address: 135 W CENTRAL BLVD STE 320
ORLANDO FL 32801
USA

Ad No.: 0002998323
Pymt Method: Invoice
Net Amt: \$118.12
Tel: 4078416624

Run Times: 1

No. of Affidavits: 1

Run Dates: 06/29/18

Text of Ad:

**NOTICE OF MEETING
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Canopy Community Development District will be held on Tuesday, July 10, 2018 at Dorothy B Owen Park, 3205 Thomasville Rd., Tallahassee, FL 92308. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-855-8776, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Darrin Mosing
Governmental Management Services-Central Florida, LLC
District Manager
PUBLICATION: 6/29/2018

0002998323-01

Canopy

Community Development District

FY18 Funding Request #11

August 9, 2018

Payee	Capital Project FY2018	General Fund FY2018
1 Governmental Management Services-CF, LLC Inv# 14 - Management Fees - August 2018		\$ 3,272.72
2 Greenman-Pedersen, Inc Inv # 257748 General Engineering Services June 2018	\$ 17,705.48	
3 Hopping Green & Sams Inv # 101450 General Counsel June 2018 Inv # 101452 Project Construction June 2018	\$ 1,510.50	\$ 3,062.90
	\$ 19,215.98	\$ 6,335.62
	Total:	\$ 25,551.60

Please make check payable to:

Canopy Community Development District
1412 S. Narcoossee Road
St.Cloud, FL 34771

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 14
Invoice Date: 8/1/18
Due Date: 8/1/18
Case:
P.O. Number:

Bill To:
 Canopy CDD
 135 West Central Blvd
 Suite 320
 Orlando, FL 32801

H

REC'D AUG 06 2018

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018		2,916.67	2,916.67
Information Technology - August 2018		50.00	50.00
Office Supplies		20.06	20.06
Postage		140.12	140.12
Copies		133.50	133.50
Telephone		18.37	18.37
		Total	\$3,278.72
		Payments/Credits	\$0.00
		Balance Due	\$3,278.72



GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

Canopy Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

July 17, 2018

Project No:

FLX-2017011.00

Invoice No:

257748

Project FLX-2017011.00 Canopy CDD Continuing Services

Professional Services from May 26, 2018 to June 22, 2018

Task 00100 General Services

Professional Personnel

		Hours	Rate	Amount
Bruner, Joseph	6/7/2018	5.00	175.48	877.40
Unit 4/5 EMP Review				
Bruner, Joseph	6/8/2018	4.00	175.48	701.92
Unit 4/5 EMP Review				
Bruner, Joseph	6/11/2018	5.00	175.48	877.40
Unit 4/5 constructibility review				
Bruner, Joseph	6/22/2018	2.00	175.48	350.96
Club House Type A Site Plan				
Hickox, Jonathan	6/11/2018	11.25	130.00	1,462.50
bid set preparation				
Hickox, Jonathan	6/12/2018	10.00	130.00	1,300.00
bid set preparation				
Hickox, Jonathan	6/13/2018	12.00	130.00	1,560.00
bid set preparation				
Hickox, Jonathan	6/14/2018	6.75	130.00	877.50
bid set preparation				
Hickox, Jonathan	6/19/2018	4.50	130.00	585.00
bid set preparation				
Hickox, Jonathan	6/20/2018	2.00	130.00	260.00
bid set preparation				
Justice, Travis	6/8/2018	1.00	177.50	177.50
Coordiantion for CDD COstruction Projects with Joe Mchugh and A Wise				
Justice, Travis	6/20/2018	2.00	177.50	355.00
Canopy Clubhouse coordination				
McHugh, Joseph	6/4/2018	2.50	175.48	438.70
Canopy CDD Continuing Services Units 4 & 5 Construction RFP				
McHugh, Joseph	6/5/2018	2.50	175.48	438.70
Canopy CDD Continuing Services Units 4 & 5 Construction RFP				
McHugh, Joseph	6/6/2018	4.00	175.48	701.92
Canopy CDD Continuing Services Units 4 & 5 Construction RFP				
McHugh, Joseph	6/7/2018	1.50	175.48	263.22
Canopy CDD Continuing Services Units 4 & 5 Construction RFP				
McHugh, Joseph	6/14/2018	6.00	175.48	1,052.88
Meetings and Site Visits				
McHugh, Joseph	6/18/2018	5.00	175.48	877.40
Staff Meeting				

Project	FLX-2017011.00	Canopy CDD Continuing Services			Invoice	257748
Wise, Alan		6/5/2018	4.00	175.48	701.92	
		CDD Meeting, Units 4 and 5 Bid Documents				
Wise, Alan		6/6/2018	2.00	175.48	350.96	
		Units 4 and 5 Bid Docs				
Wise, Alan		6/7/2018	2.00	175.48	350.96	
		Units 4 and 5 Bid Documents				
Wise, Alan		6/11/2018	2.00	175.48	350.96	
		supplemental engineering report				
Wise, Alan		6/12/2018	2.00	175.48	350.96	
		supplemental engineering report				
Wise, Alan		6/14/2018	6.00	175.48	1,052.88	
		Units 4 and 5 Construction RFP Docs				
Wise, Alan		6/15/2018	2.50	175.48	438.70	
		Supplemental Engineering Report and CDD Bounday Exhibit, Call with Robbie Cox				
Wise, Alan		6/21/2018	1.50	175.48	263.22	
		Supplemental Engineering report				
		Totals	109.00		17,018.56	
		Total Labor				17,018.56
Additional Fees						
		The Blueprint Shop, Inc.			686.92	
		Total Additional Fees			686.92	686.92
					Total this Task	\$17,705.48
					Total this Invoice	\$17,705.48

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

REC'D AUG 01 2018

===== STATEMENT =====

July 20, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 101450
Billed through 06/30/2018

General Counsel

CANCDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/31/18	SRS	Conduct research regarding ADA compliance measures for special district websites and follow-up regarding same.	0.10 hrs
06/05/18	JLK	Travel to and from and attend board meeting; confer regarding board make up and transmit new supervisor information.	1.70 hrs
06/05/18	JBC	Prepare for, travel to and attend board meeting; conduct board meeting follow-up; research Florida law regarding residency requirements for district officers.	1.50 hrs
06/05/18	MST	Prepare letter to new board supervisor C. Hosford; prepare supervisor notebook for C. Hosford.	0.80 hrs
06/06/18	JLK	Conference call regarding sewer/water rebates with landowner, engineer and financing team; begin review letter of agreement and transmit information on same.	1.20 hrs
06/06/18	JBC	Prepare budget documents, developer funding agreement, and direct collect agreement; complete board meeting follow-up.	1.30 hrs
06/06/18	MST	Prepare direct collect agreement for fiscal year 2019 budget; prepare developer funding agreement for general fund of 2019 budget; review and revise assessment resolution, annual appropriation resolution, published assessment notice, mailed assessment notice, and budget hearing notice.	2.10 hrs
06/07/18	MST	Finalize letter and supervisor notebook and send same to C. Hosford; revise project manual and request for proposal regarding construction of units 4 and 5.	2.10 hrs
06/12/18	JBC	Conduct board meeting follow-up; prepare correspondence regarding same; research Mossing's question regarding residency; prepare new supervisor notebook.	0.40 hrs
06/20/18	JBC	Prepare proposed rule regarding religious facility recreation privileges.	0.60 hrs
06/26/18	JLK	Review audit.	0.70 hrs
06/27/18	JLK	Confer regarding assessment resolutions and notices.	0.20 hrs

06/29/18	JLK	Review draft agenda and provide comments to the same; begin preparing resolutions for meeting; research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.50 hrs
06/29/18	SRS	Conduct research and implement ADA compliance measures for special district websites.	0.20 hrs
06/29/18	AHJ	Prepare mailed and published notices of 170 assessment hearing; prepare 170 assessment resolutions.	1.30 hrs
Total fees for this matter			\$3,059.00

DISBURSEMENTS

Conference Calls	3.90
Total disbursements for this matter	\$3.90

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	1.30 hrs	145 /hr	\$188.50
Cooksey, Jennings B.	3.80 hrs	245 /hr	\$931.00
Kilinski, Jennifer L.	4.30 hrs	265 /hr	\$1,139.50
Sandy, Sarah R.	0.30 hrs	250 /hr	\$75.00
Turner, M. Suzanne - Paralegal	5.00 hrs	145 /hr	\$725.00
TOTAL FEES			\$3,059.00
TOTAL DISBURSEMENTS			\$3.90
TOTAL CHARGES FOR THIS MATTER			\$3,062.90

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	1.30 hrs	145 /hr	\$188.50
Cooksey, Jennings B.	3.80 hrs	245 /hr	\$931.00
Kilinski, Jennifer L.	4.30 hrs	265 /hr	\$1,139.50
Sandy, Sarah R.	0.30 hrs	250 /hr	\$75.00
Turner, M. Suzanne - Paralegal	5.00 hrs	145 /hr	\$725.00
TOTAL FEES			\$3,059.00
TOTAL DISBURSEMENTS			\$3.90
TOTAL CHARGES FOR THIS BILL			\$3,062.90

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

REC'D AUG 01 2018

===== STATEMENT =====

July 20, 2018

Canopy CDD
c/o Governmental Management Services, LLC
135 West Central Blvd., Suite 320
Orlando, FL 32801

Bill Number 101452
Billed through 06/30/2018

DF Capital

Project Construction

CANCDD 00103 JLK

FOR PROFESSIONAL SERVICES RENDERED

06/05/18	JLK	Confer with engineer regarding RFP and update same; review CEI and Sandco change orders and confer with staff on same.	0.60 hrs
06/06/18	JLK	Continue updating and review of RFP documents for Units 4/5.	0.60 hrs
06/07/18	JLK	Continue to review and update RFP construction documents; review rebate letter and confer with staff and DE on same.	1.30 hrs
06/15/18	JLK	Confer regarding units 4/5 bids and status of same; confer regarding engineers report and tables related thereto; transmit supporting information to county.	1.10 hrs
06/26/18	JLK	Meeting on site with engineers regarding RFP documents and engineers report; update documents and addendum with same; confer with Kinney.	1.60 hrs
06/27/18	JLK	Confer regarding RFP updates and financing therefore; review addendum.	0.50 hrs
Total fees for this matter			\$1,510.50

MATTER SUMMARY

Kilinski, Jennifer L.	5.70 hrs	265 /hr	\$1,510.50
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TOTAL FEES			\$1,510.50
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TOTAL CHARGES FOR THIS MATTER			\$1,510.50
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BILLING SUMMARY

Kilinski, Jennifer L.	5.70 hrs	265 /hr	\$1,510.50
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TOTAL FEES			\$1,510.50
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TOTAL CHARGES FOR THIS BILL			\$1,510.50
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