

*Canopy Community  
Development District*

*Agenda*

*August 9, 2019*

# AGENDA



# *Canopy*

## *Community Development District*

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

July 30, 2019

**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 6, 2019 at 11:00 AM at the Dorothy B. Owen Park, 3205 Thomasville Road, Tallahassee, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 9, 2019 Meeting
4. Public Hearing
  - A. Consideration of Resolution 2019-11 Adopting the Fiscal Year 2020 Budget and Relating to Annual Appropriations
  - B. Consideration of Resolution 2019-12 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Direct Collection Agreement for Fiscal Year 2019-2020 with OX Bottom Mortgage Holdings, LLC
6. Consideration of Landowner Funding Agreement for Fiscal Year 2019-2020 with OX Bottom Mortgage Holdings, LLC
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register Summary
    - ii. Balance Sheet and Income Statement
    - iii. Consideration of Funding Request #10
    - iv. Approval of Fiscal Year 2020 Meeting Schedule
8. Other Business
9. Supervisors Requests
10. Adjournment

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<sup>1</sup> 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 9, 2019 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business opens the Public Hearing. Section A is consideration of Resolution 2019-11 adopting the fiscal year 2020 budget. Section B is consideration of Resolution 2019-12 imposing special assessments and certifying an assessment roll. Copies of the resolutions and budget are included for your review and approval.

The fifth order of business is consideration of direct collection agreement for Fiscal Year 2019-2020 with OX Bottom Mortgage Holdings, LLC. A copy of the agreement is included for your review and approval.

The sixth order of business is Consideration of Landowner Funding Agreement for Fiscal Year 2019-2020 with OX Bottom Mortgage Holdings, LLC. A copy of the agreement is included for your review and approval.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the approval of check register summary. A copy of the check register is enclosed for your review. Sub-Section 2 is the balance sheet and income statement for your review. Sub-section 3 is the consideration of funding request #10. Sub-section 4 is the proposed meeting schedule for Fiscal Year 2020. 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  
Abe Prado, District Engineer  
Darrin Mossing Jr., 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 9, 2019 at 11:00 a.m. at Dorothy B. Owen Park, 3205 Thomasville Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
John "Al" Russell	Assistant Secretary
Colleen Castille	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Jennifer Kilinski	District Counsel
Lauren Gentry	Hopping Green & Sams
Darrin Mossing, Jr.	GMS
Abraham Prado	GPI

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mossing called the meeting to order at 11:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 4, 2019 Meeting**

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the minutes of the June 4, 2019 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-10  
Approving Request for Proposal Documents  
for the District's Amenity Center  
Construction Project**

Ms. Kilinski stated you have been through this process before. The resolution you will formally adopt in substantial form and the documents you will see behind the resolution. What you have in your package is an advertisement, the instructions to proposers and the evaluation criteria, which we always ask you to pay special attention to. This cannot change after you approve it without having to come back to the board. Since the package went out, two relatively small changes were made. The advertisement that will then flow through the RFP documents, you have two choices but as I was reviewing the advertisement given the proximity of this particular project to Tallahassee rather than being in a more substantial market and because of the way we have structured some of our bonding requirements for other projects I wanted to give you maximum flexibility. In the first paragraph of the advertisement what we have asked for minimum qualification is that the proposer will have constructed three improvements similar in scope to this amenity project with a cost of \$1.5 million in the last seven years. We also asked for minimum bonding capacity of \$3 million from a surety company, which I'm suggesting you may want to consider changing because we are located in Tallahassee is to strike the first requirement. You can still make an evaluation based on previous experience with larger amenity centers or like kind projects but strike that all together. In subsection two rather than saying minimum bonding capacity, just require that the proposer's ability to furnish a bond or other form of security acceptable in the amount of the project to the District. That will give you some flexibility on doing the demand note agreements we have done before in the event you find there is a proposer that really meets your expectations but maybe doesn't have \$3 - \$5 million in regular surety bonding capacity.

Ms. Castille asked what would we require from them?

Ms. Kilinski responded what we have done for a handful of projects here is a demand note agreement, which is essentially a form of bond be backstopped by either the developer or contractor that demonstrates to the District that there is a bank or other letter of credit that would then bond the project up to the amount of the project. It is an acceptable form of bond we have done across the state for other projects. Section 255 is your public bonding requirements and it doesn't require a standard form of performance or payment bond it just requires that there be a bond for that project.

Ms. Castille asked what is the registration with Leon County?

Ms. Kilinski responded a lot of the counties in the State require you to have a business license or show that you are licensed in the State of Florida.

Mr. Asbury asked is this proposal for the entire project or does it give us the ability to separate the pool from the tennis courts?

Ms. Kilinski responded it does. What the resolution does is authorize staff to formulate the actual scope of the project that we eventually bid out. We know there is going to be an amenity center. We know the general project description, but it gives staff the ability to separate parts of it. A contractor could bid the whole thing and if you didn't like the pricing there is flexibility to only pick pieces of what is bid, and you may want to subcontract it out.

Mr. Asbury stated then we have the evaluation. Maybe under the second one, where we talk about the past record and experience of the respondent in self-performing similar projects. Can we take out the similar projects?

Ms. Castille responded it would depend on how you define similar projects. It doesn't necessarily have to be a community center, right?

Mr. Asbury stated I don't know. That is why I asked.

Ms. Kilinski stated what you are usually looking at is if you have somebody who has never built a pool before you may want to evaluate their performance in not having ever built a pool. Similar to a clubhouse, we are not talking about to a point of a \$20 million state of the art city center.

Mr. Asbury stated if you bid the whole thing you are going to have a pool contractor, and somebody to build the other stuff. Could we evaluate that contractor based on who their subcontractors are?

Ms. Kilinski responded yes. Because of the way this is segmented we have in our RFP document a requirement that the general contractor, in their bid, list any subs that are performing 5% or more of the work so you can look at those folks and what their previous history is. It is really up to you, this is very subjective and if you want to change that language or add to it, it is within your discretion to do that.

Mr. Asbury stated I know folks who are capable of doing it. It is not that complicated. The biggest thing is the pool. You need someone experienced in building pickleball courts. The pool guy is a subcontractor and the contractor that builds the clubhouse may not have built pools, pickleball courts and that sort of thing. I don't want to kick a contractor out that hasn't been

involved in a pool, clubhouse all together. Yet, I want to be able to evaluate the subs and contractor.

Ms. Kilinski stated maybe we say past reference experience of the proposed project he has performed in similar projects.

Ms. Castille asked do you want to break out the 25 points into sub points for different parts?

Mr. Asbury responded not necessarily.

Mr. Russell asked is there anything in here or do we want anything here that talks about the subs or people that bid on this having experience with this particular county as far as permitting and that sort of thing?

Ms. Kilinski responded under personnel, the geographic location that is about as far as we can go in considering geographic preferences in public bids.

Mr. Russell stated I know the county can be difficult to work with and we would like someone with experience working with this county, so it doesn't slow us down.

Mr. Asbury stated we can shift some of these points around from experience and understanding the scope of the project.

Ms. Kilinski stated you may want to add something to that. The way that particular category is maybe a little less in similar projects, understanding coordination and understanding what is on the ground.

Mr. Asbury stated that's what I want. People with experience in Canopy.

Ms. Kilinski stated that really comes under experience and available equipment. It is past performance for this particular district, other CDDs, other contracts and you could add a second line, if there is a preference for experience on Canopy as the development.

Mr. Asbury stated I'm okay with that.

Mr. Russell asked how soon do we have to have this sentence? Is it now or is it something we can go back and study and make a change at a later date before the bids go out?

Ms. Kilinski responded I don't know that we are ready to bid this. We haven't bid the site work yet so you could hold off. You can approve it if you want to make changes and we can bring it back to a future meeting. This is really authorization to get the process started. If you have thoughts between now and then reach out to Darrin and give him any changes.

Mr. Asbury stated prior to advertising we can easily make changes.

Ms. Kilinski stated yes.

Mr. Asbury stated we aren't ready to advertise it because I don't have a complete set of plans, but we are working through it.

Ms. Kilinski stated we want to approve the resolution with the changes made on the record understanding that if we want to bring it back for consideration then we can do that.

Mr. Mossing stated I will recap the change. In the first paragraph of the advertisement for minimum qualifications, item one will be removed completely. Item two will be amended from proposer. We will have a minimum bonding capacity of \$3 million from a surety company to proposer will furnish a bond or other form of security in the amount of the project to the District and the change on the evaluation criteria under experience and available equipment where it says past record and experience of the proposed project team in performing similar projects and add after the next semi-colon, past performance for this district, other community development districts and the Canopy development and other contracts. We are going to require any subcontractor performing 5% or more of the work be listed. There is a pool subcontractor, pickleball court subcontractor, tennis court subcontractor and clubhouse subcontractor, that would be your proposed project team.

Ms. Castille asked would this allow you to reach down to the scoring and score it on the various team members?

Ms. Kilinski stated yes, that is part of what it is asking you to do in the 25 point allocation is if you have someone who cannot demonstrate having never built a pool whether he is part of the project team or not you may want to deduct some points the corollary is if you have a pool subcontractor who has built 15 to 30 pools in Tallahassee then you may want to increase those points.

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor Resolution 2019-10 was approved as amended.

## **FIFTH ORDER OF BUSINESS**

### **Acceptance of Fiscal Year 2018 Audit**

Mr. Mossing stated next is acceptance of the fiscal year 2018 audit. I will highlight a few parts of the audit that I would like to get into the record. On the top of page 2 under opinion it says, in our opinion the financial statements referred to above present fairly in all material respects the respective financial position of the governmental activities and each major fund of the district as of September 30, 2018 and the respective changes in financial position for the year then ended



in accordance with accounting principles generally accepted in the United States of America. We have a clean opinion.

Mr. Asbury stated on page 4 the current assets, tell me what's in those assets exactly.

Mr. Mossing stated the dam project, Dove Pond.

Mr. Asbury stated because it is finished.

Mr. Mossing stated it is in progress, it is an asset without being constructed.

Mr. Asbury stated the construction of it has become an asset.

Mr. Mossing stated yes.

Mr. Asbury asked what are the liabilities?

Mr. Mossing stated that is the funding you provided for the projects. The bonds weren't issued until subsequent to year end. The funding you provided for the various capital projects we recorded as a liability in the event there are extra bond funds at the end of the project that you could be repaid. As we have gone through all the bond issues we believe those existing bond funds will be spent with future projects, however, if Assessment Area 2 with the 257 lots, the \$7.3 million of construction proceeds if there is going to be excess funds it is going to be in that area. At the end when the project is certified complete all the bond funds are spent any of those liabilities will be recognized as a developer contribution at that point.

On page 22 is the independent auditor's report on internal control over financial reporting and compliance and other matters. The last paragraph on that page states during our audit we did not identify any deficiencies in internal control that we consider to be a material weakness.

The paragraph at the top of page 3 says, the results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under government auditing standards.

The management letter starts on page 24 and on page 25 it says, section 10.554(1)(i)2 rules of the auditor general requires us to communicate any recommendations to improve financial management in connection with our audit, we did not have any such recommendations.

On page 26 is the independent's accountant's report and the fourth paragraph states, in our opinion the district complied in all material respects with the aforementioned requirements for the year ended September 30, 2018.

On MOTION by Ms. Castille seconded by Mr. Asbury with all in favor the fiscal year 2018 audit was accepted.

**SIXTH ORDER OF BUSINESS****Consideration of Work Authorization #1 with  
Conn & Associates**

Mr. Asbury stated this has changed from where we are right now. Two things that changed the contract is in order to be able to bid the pool out or the whole project we had to have a pool engineer design the pool, the structural elements of the pool and the equipment, hydraulics and all that. I asked the architects because they can't design everything they have to design without knowing what this structure is and the electrical is tied to the size of the building and all that. That is \$25,000 to do it and we had to add \$25,000. It gives us a complete structural design of the pool so when we bid it we now have that. That is being added to theirs. Pool companies do not do any electrical or plumbing, they do it for their pool but they don't do it for the power that has to be set up for what they need so the electrical engineer that I didn't think I was going to have to use now I have to use. He is back in for \$6,825. Their original contract was \$39,675 plus now we have this new part that is going to be \$6,825 for the additional engineer plus \$25,000 for the pool.

Ms. Kilinski asked what is the graphics designer? Is that something separate?

Mr. Asbury stated they are not adding that to the price because the new price is \$46,500. It is not in addition to.

Mr. Mossing stated they are treating it as an additional expense.

Mr. Asbury stated I don't know, I will find out.

Mr. Mossing stated we have the work authorization no. 1 with those two items it was \$46,500 but you have the \$25,000. Should that work authorization be \$71,500?

Mr. Asbury stated I'm not sure what the graphic designer II is. We can call him and find out.

Ms. Kilinski stated it is in the bill but not the agreement; it is actually \$71,500 if you add the \$25,000 to that.

Mr. Asbury stated that has nothing to do with the district and he is going to redo that.

Mr. Mossing stated work authorization no. 1 currently states it is for \$39,675 and that needs to be amended to \$71,500.

Ms. Castille stated contingent upon amending the documents so they are appropriately addressed.

Mr. Asbury stated I'm good with that.

Mr. Russell asked does that include the pool layout, equipment and all that is in this paragraph

Mr. Asbury stated correct.

Ms. Kilinski stated we have to include the engineering design as well.

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor work authorization no. 1 for Conn & Associates for the Canopy Clubhouse in the amended amount of \$71,500.00 was approved as amended above.

## **SEVENTH ORDER OF BUSINESS**

### **Approval of Requisition #1 for Conn and Associates from Series 2018A-3 Bonds**

Mr. Mossing stated based on the discussion the current requisition is for \$34,725 and it needs to be amended to \$30,225 and the contract information updated based upon work authorization no. 1. We will get revised backup for the requisition.

Mr. Asbury stated we have money to fund this, correct.

Mr. Mossing stated yes, this is the \$1.5 million that is specifically restricted for the amenity center. We will amend this requisition, get the amended backup and assuming the board approves this requisition with those changes we will submit to Abe as the district engineer to sign and then we will sign that form as an authorized officer and send it to the trustee to fund.

Mr. Asbury asked could the drawings be a district cost? They were made to satisfy the people living here.

Mr. Mossing stated we are going out to bid for the amenity center. You have \$1.5 million less the \$71,500 that is going to pay for the architectural services. If a contract comes in less than that to complete the amenity center than maybe come back with that request.

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor requisition no. 1 for Conn and Associates from the Series 2018A-3 Bonds in the amount of \$30,225 was approved as amended.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Kilinski stated we did complete the acquisition paperwork for what you approved at the last meeting, Unit 1 Phase 6 so that has been done. By way of a status update, we submitted a construction schedule, design schedule for Welaunee Boulevard and we haven't had any comments or feedback from them but that was part of the interlocal requirement.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register Summary**

On MOTION by Mr. Asbury seconded by Mr. Russell with all in favor the check run summary was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Consideration of Capital Funding Request no. 9**

Mr. Mossing stated capital funding request no. 9 is in the amount of \$9,873.84 and a large part of that is Ardaman & Associates for an older invoice.

On MOTION by Mr. Asbury seconded by Mr. Russell with all in favor capital funding request no. 9 in the amount of \$9,873.84 was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none,

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor the meeting adjourned at 11:57 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

A.

## RESOLUTION 2019-11

### **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, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15th) day in June, 2019, 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, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) 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, 2020.”
- 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 2019/2020, 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	\$_____
DEBT SERVICE FUND – SERIES 2018A-1	\$_____
DEBT SERVICE FUND – SERIES 2018A-2	\$_____
DEBT SERVICE FUND – SERIES 2018A-3	\$_____
DEBT SERVICE FUND – SERIES 2018A-4	\$_____
TOTAL ALL FUNDS	\$_____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within sixty (60) days following the end of the Fiscal Year 2019/2020 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 6TH DAY OF AUGUST, 2019.**

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2019/2020 Budget

**Exhibit A**

B.

## RESOLUTION 2019-12

**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 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Canopy Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; 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 the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), the Board of Supervisors ("**Board**") of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (together, "**Adopted Budget**") attached hereto as **Exhibit "A"** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

**WHEREAS**, the District has entered into a funding agreement for the purpose of funding a portion of the operations and maintenance budget for Fiscal Year 2019/2020; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which 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 hereto 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 Board hereby finds and determines that 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, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 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 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied 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.** Certain operations and maintenance special assessments and previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B"**. The operations and maintenance portion of the Direct Bill Assessments shall be due in twelve (12) equal monthly installments, as more particularly shown on the attached **Exhibit "C"**, incorporated herein by reference (the "**Direct Bill Collection Schedule**"). The remittance of the direct billed assessments shall commence on October 1, 2019, and conclude with the final payment due on September 1, 2020. Payment shall be made on or before the first day of each month in which a payment is due. So long as payments are made pursuant to the Direct Bill Collection Schedule, the District hereby waives any penalties and interest associated with delinquent Direct Bill Assessments. The debt assessment portion of the Direct Bill Assessments shall be due 50% on or before April 1, 2020, and 50% on or before September 30, 2020, as more particularly shown on **Exhibit "C"**.

In the event that an assessment payment is not made in accordance with the Direct Bill Collection Schedule, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, 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 3. 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 4. 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 5. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 6th day of August, 2019.

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

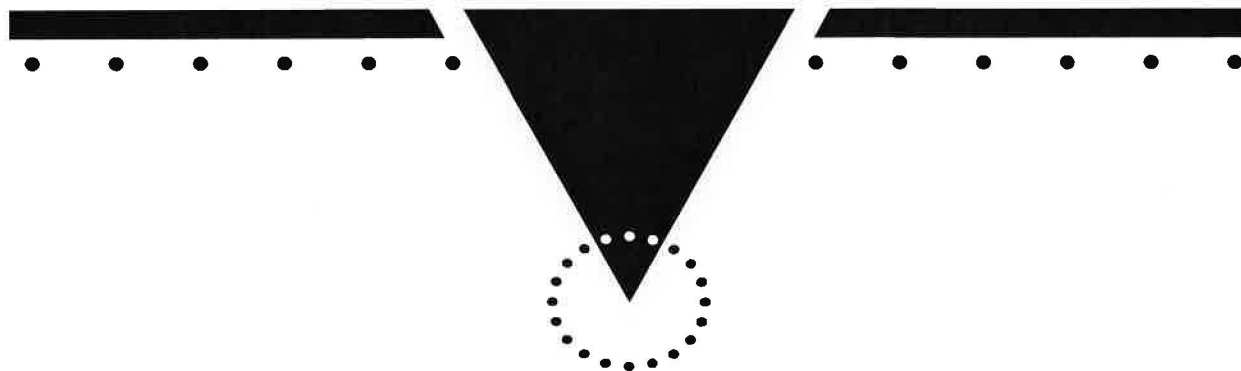
By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)  
**Exhibit C:** Direct Bill Collection Schedule







**Canopy**  
**Community Development District**

**Proposed Budget**  
**FY 2020**

**GMS**



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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020	Buildout Budget
<b>Revenues</b>						
Assessments - Tax Roll	\$ 29,760	\$ 29,888	\$ -	\$ 29,888	\$ 47,052	\$ 754,593
Assessments - Direct (Administrative Only)	\$ 105,692	\$ 79,269	\$ 26,423	\$ 105,692	\$ 99,406	\$ -
Developer Contributions	\$ 185,273	\$ 14,492	\$ 1,534	\$ 16,026	\$ 174,267	\$ -
Interest Income	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 10,000
<b>Total Revenues</b>	<b>\$ 323,725</b>	<b>\$ 123,648</b>	<b>\$ 27,957</b>	<b>\$ 151,605</b>	<b>\$ 323,725</b>	<b>\$ 767,093</b>

**Expenditure**

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	\$ 6,000
Arbitrage	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400
Assessment Roll	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Dissemination	\$ 8,000	\$ 4,000	\$ 1,500	\$ 5,500	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 38,124	\$ 6,000	\$ 44,124	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ 1,500	\$ 2,500	\$ 4,000	\$ 5,000	\$ 7,500
Trustee Fees	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 2,500	\$ 1,916	\$ 250	\$ 2,166	\$ 3,700	\$ 5,000
Travel	\$ 250	\$ -	\$ -	\$ -	\$ 50	\$ 250
Telephone	\$ 250	\$ 32	\$ 50	\$ 82	\$ 250	\$ 250
Postage	\$ 1,500	\$ 290	\$ 200	\$ 490	\$ 500	\$ 1,500
Printing & Binding	\$ 1,500	\$ 818	\$ 500	\$ 1,318	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000	\$ 6,000
Legal Advertising	\$ 5,000	\$ 726	\$ 1,500	\$ 2,226	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,260	\$ 500	\$ 1,760	\$ 1,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 139	\$ 100	\$ 239	\$ 1,000	\$ 1,000
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 116,575</b>	<b>\$ 82,730</b>	<b>\$ 31,850</b>	<b>\$ 114,580</b>	<b>\$ 116,575</b>	<b>\$ 150,993</b>

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ 62,500	\$ -	\$ 15,625	\$ 15,625	\$ 62,500	\$ 125,000
Landscape Contingency	\$ 12,500	\$ -	\$ 3,125	\$ 3,125	\$ 10,600	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500	\$ 15,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000	\$ 10,000
Irrigation - Water	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500	\$ 5,000
Wetland Maintenance	\$ 3,750	\$ -	\$ 2,800	\$ 2,800	\$ 5,650	\$ 7,500
Wetland Mitigation Reporting	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 1,250	\$ 2,500
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020	Buildout Budget
<u>Common Area - Continued:</u>						
Lake Maintenance	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 3,125	\$ 3,125	\$ 12,500	\$ 25,000
Operating Supplies	\$ 1,250	\$ -	\$ 300	\$ 300	\$ 1,250	\$ 2,500
Road and Sidewalk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Amenity Center</u>						
Amenity Management Staffing	\$ 18,750	\$ -	\$ -	\$ -	\$ 18,750	\$ 75,000
Pool Attendants	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750	\$ 15,000
Janitorial	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750	\$ 15,000
Pool Maintenance	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750	\$ 15,000
Pool Chemicals	\$ 1,875	\$ -	\$ -	\$ -	\$ 1,875	\$ 7,500
Pool Permits	\$ 188	\$ -	\$ -	\$ -	\$ 188	\$ 750
Pool - Electric	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750	\$ 15,000
Pool - Water	\$ 250	\$ -	\$ -	\$ -	\$ 250	\$ 1,000
Telephone	\$ 625	\$ -	\$ -	\$ -	\$ 625	\$ 2,500
Water/Sewer	\$ 1,250	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
Gas	\$ 125	\$ -	\$ -	\$ -	\$ 125	\$ 500
Trash	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ 2,400
Pest Control	\$ 300	\$ -	\$ -	\$ -	\$ 300	\$ 1,200
Termite Bond	\$ 188	\$ -	\$ -	\$ -	\$ 188	\$ 750
Insurance - Property	\$ 6,250	\$ -	\$ -	\$ -	\$ 6,250	\$ 25,000
Cable/Internet	\$ 1,875	\$ -	\$ -	\$ -	\$ 1,875	\$ 7,500
Access Cards	\$ 625	\$ -	\$ -	\$ -	\$ 625	\$ 2,500
Activities	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750	\$ 15,000
Security/Alarms/Repair	\$ 8,750	\$ -	\$ -	\$ -	\$ 8,750	\$ 35,000
Repairs and Maintenance	\$ 8,750	\$ -	\$ -	\$ -	\$ 8,750	\$ 35,000
Office Supplies	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ 2,000
Holiday Decorations	\$ 1,250	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
<u>Other</u>						
Contingency	\$ 1,250	\$ -	\$ 3,300	\$ 3,300	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ 8,750	\$ -	\$ -	\$ -	\$ 8,750	\$ 35,000
<b>Total Maintenance</b>	<b>\$ 207,150</b>	<b>\$ -</b>	<b>\$ 37,025</b>	<b>\$ 37,025</b>	<b>\$ 207,150</b>	<b>\$ 616,100</b>
<b>Total Expenditures</b>	<b>\$ 323,725</b>	<b>\$ 82,730</b>	<b>\$ 68,875</b>	<b>\$ 151,605</b>	<b>\$ 323,725</b>	<b>\$ 767,093</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 40,918</b>	<b>\$ -40,918</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

	<u>Current</u>	<u>Buildout</u>
Net Assessments	\$ 320,725	\$ 754,593
Collection Fees (7%)	\$ 24,141	\$ 56,797
Gross Assessments	<u>\$ 344,866</u>	<u>\$ 811,390</u>
No of Assessable Units	1,001.50	1,001.50
Net Assessment Per Unit	\$ 320	\$ 753
Gross Assessment Per Unit (Includes 7% Collection Cost)	\$ 344	\$ 810

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020	Buildout Budget
<b><u>Administrative Assessment :</u></b>						
Administrative Budget'					\$ 116,575	
Assessable Units					1001.50	
Net Assessment Per Unit					<u>\$ 116.40</u>	
Assessments - Tax Roll (147 Units)					\$ 17,111	
Undeveloped Planned Residential Units (854)					\$ 99,406	
Religious Facility (.5)					<u>\$ 58</u>	
Total Net Assessments					<u><u>\$ 116,575</u></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	Gross 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
<b>Total Units</b>	<b>1,002</b>	<b>100.00%</b>	<b>\$ 320,725.00</b>		

**Assessments Area 1**

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	19	\$ 344	\$ 650	\$ 994	\$ 6,539
Single Family - 50'	47	\$ 344	\$ 750	\$ 1,094	\$ 16,176
Single Family - 60'	27	\$ 344	\$ 850	\$ 1,194	\$ 9,293
<b>Total Units</b>	<b>93</b>				<b>\$ 32,008</b>

**Assessments Area 2 (Platted)**

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 20'	10	\$ 344	\$ 450	\$ 794	\$ 3,442
Single Family - 30'	21	\$ 344	\$ 550	\$ 894	\$ 7,228
Single Family - 40'	14	\$ 344	\$ 650	\$ 994	\$ 4,818
Single Family - 50'	4	\$ 344	\$ 750	\$ 1,094	\$ 1,377
Single Family - 60'	5	\$ 344	\$ 850	\$ 1,194	\$ 1,721
<b>Total Units</b>	<b>54</b>				<b>\$ 18,586</b>

<b>Total Gross Assessment Platted Lots</b>	<b>\$ 50,594</b>
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# **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.

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#### **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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

Printing & Binding

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

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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

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.

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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

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.

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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

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.

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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

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

### Debt Service Fund Budget Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 65,425	\$ 65,910	\$ -	\$ 65,910	\$ 65,612
Assessments - Direct (Unplatted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ 32,714	\$ -	\$ 32,714	\$ -
Interest Income	\$ 250	\$ 815	\$ 400	\$ 1,215	\$ 250
Carry Forward Surplus	\$ 9,471	\$ -	\$ -	\$ -	\$ 42,999
<b>Total Revenues</b>	<b>\$ 75,146</b>	<b>\$ 99,439</b>	<b>\$ 400</b>	<b>\$ 99,839</b>	<b>\$ 108,860</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 9,470	\$ -	\$ -	\$ -	\$ 24,523
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -	\$ 15,000
Interest - 5/1	\$ 25,069	\$ 23,569	\$ -	\$ 23,569	\$ 24,523
Transfer Out	\$ -	\$ 379	\$ 180	\$ 559	\$ -
<b>Total Expenditures</b>	<b>\$ 64,539</b>	<b>\$ 23,948</b>	<b>\$ 180</b>	<b>\$ 24,128</b>	<b>\$ 64,045</b>
<b>Excess Revenues</b>	<b>\$ 10,606</b>	<b>\$ 75,491</b>	<b>\$ 220</b>	<b>\$ 75,711</b>	<b>\$ 44,815</b>

Excess Revenues	\$ 75,711	Interest - 11/1	\$ 24,148
Less: Debt Service Reserve	\$ (32,713)		
Carry Forward Surplus	<u>\$ 42,999</u>		

### Assessments Area I

Product Type	Units	O&M	Debt	Total	Debt Total
Single Family - 40'	19	\$ 344	\$ 650	\$ 994	\$ 12,350
Single Family - 50'	47	\$ 344	\$ 750	\$ 1,094	\$ 35,250
Single Family - 60'	27	\$ 344	\$ 850	\$ 1,194	\$ 22,950
<b>Total Units</b>	<b>93</b>				<b>\$ 70,550</b>
<b>Total Net Assessments</b>					<b>\$ 65,612</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/19	\$ 965,000	\$ -	\$ 24,523	\$ 24,523
5/1/20	\$ 965,000	\$ 15,000	\$ 24,523	\$ -
11/1/20	\$ 950,000	\$ -	\$ 24,148	\$ 63,670
5/1/21	\$ 950,000	\$ 15,000	\$ 24,148	\$ -
11/1/21	\$ 935,000	\$ -	\$ 23,773	\$ 62,920
5/1/22	\$ 935,000	\$ 15,000	\$ 23,773	\$ -
11/1/22	\$ 920,000	\$ -	\$ 23,398	\$ 62,170
5/1/23	\$ 920,000	\$ 15,000	\$ 23,398	\$ -
11/1/23	\$ 905,000	\$ -	\$ 23,023	\$ 61,420
5/1/24	\$ 905,000	\$ 15,000	\$ 23,023	\$ -
11/1/24	\$ 890,000	\$ -	\$ 22,648	\$ 60,670
5/1/25	\$ 890,000	\$ 20,000	\$ 22,648	\$ -
11/1/25	\$ 870,000	\$ -	\$ 22,148	\$ 64,795
5/1/26	\$ 870,000	\$ 20,000	\$ 22,148	\$ -
11/1/26	\$ 850,000	\$ -	\$ 21,648	\$ 63,795
5/1/27	\$ 850,000	\$ 20,000	\$ 21,648	\$ -
11/1/27	\$ 830,000	\$ -	\$ 21,148	\$ 62,795
5/1/28	\$ 830,000	\$ 20,000	\$ 21,148	\$ -
11/1/28	\$ 810,000	\$ -	\$ 20,648	\$ 61,795
5/1/29	\$ 810,000	\$ 20,000	\$ 20,648	\$ -
11/1/29	\$ 790,000	\$ -	\$ 20,148	\$ 60,795
5/1/30	\$ 790,000	\$ 25,000	\$ 20,148	\$ -
11/1/30	\$ 765,000	\$ -	\$ 19,523	\$ 64,670
5/1/31	\$ 765,000	\$ 25,000	\$ 19,523	\$ -
11/1/31	\$ 740,000	\$ -	\$ 18,898	\$ 63,420
5/1/32	\$ 740,000	\$ 25,000	\$ 18,898	\$ -
11/1/32	\$ 715,000	\$ -	\$ 18,273	\$ 62,170
5/1/33	\$ 715,000	\$ 25,000	\$ 18,273	\$ -
11/1/33	\$ 690,000	\$ -	\$ 17,648	\$ 60,920
5/1/34	\$ 690,000	\$ 30,000	\$ 17,648	\$ -
11/1/34	\$ 660,000	\$ -	\$ 16,898	\$ 64,545
5/1/35	\$ 660,000	\$ 30,000	\$ 16,898	\$ -
11/1/35	\$ 630,000	\$ -	\$ 16,148	\$ 63,045
5/1/36	\$ 630,000	\$ 30,000	\$ 16,148	\$ -
11/1/36	\$ 600,000	\$ -	\$ 15,398	\$ 61,545
5/1/37	\$ 600,000	\$ 35,000	\$ 15,398	\$ -
11/1/37	\$ 565,000	\$ -	\$ 14,523	\$ 64,920
5/1/38	\$ 565,000	\$ 35,000	\$ 14,523	\$ -



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 530,000	\$ -	\$ 13,648	\$ 63,170
5/1/39	\$ 530,000	\$ 35,000	\$ 13,648	\$ -
11/1/39	\$ 495,000	\$ -	\$ 12,746	\$ 61,394
5/1/40	\$ 495,000	\$ 40,000	\$ 12,746	\$ -
11/1/40	\$ 455,000	\$ -	\$ 11,716	\$ 64,463
5/1/41	\$ 455,000	\$ 40,000	\$ 11,716	\$ -
11/1/41	\$ 415,000	\$ -	\$ 10,686	\$ 62,403
5/1/42	\$ 415,000	\$ 45,000	\$ 10,686	\$ -
11/1/42	\$ 370,000	\$ -	\$ 9,528	\$ 65,214
5/1/43	\$ 370,000	\$ 45,000	\$ 9,528	\$ -
11/1/43	\$ 325,000	\$ -	\$ 8,369	\$ 62,896
5/1/44	\$ 325,000	\$ 45,000	\$ 8,369	\$ -
11/1/44	\$ 280,000	\$ -	\$ 7,210	\$ 60,579
5/1/45	\$ 280,000	\$ 50,000	\$ 7,210	\$ -
11/1/45	\$ 230,000	\$ -	\$ 5,923	\$ 63,133
5/1/46	\$ 230,000	\$ 55,000	\$ 5,923	\$ -
11/1/46	\$ 175,000	\$ -	\$ 4,506	\$ 65,429
5/1/47	\$ 175,000	\$ 55,000	\$ 4,506	\$ -
11/1/47	\$ 120,000	\$ -	\$ 3,090	\$ 62,596
5/1/48	\$ 120,000	\$ 60,000	\$ 3,090	\$ -
11/1/48	\$ 60,000	\$ -	\$ 1,545	\$ 64,635
5/1/49	\$ 60,000	\$ 60,000	\$ 1,545	\$ 61,545
<b>Totals</b>		<b>\$ 965,000</b>	<b>\$ 947,038</b>	<b>\$ 1,912,038</b>

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ 30,132
Assessments - Direct (Unplatted Lots)	\$ 203,045	\$ 66,404	\$ 66,404	\$ 132,809	\$ 134,594
Bond Proceeds	\$ -	\$ 82,146	\$ -	\$ 82,146	\$ -
Interest Income	\$ 250	\$ 1,004	\$ 490	\$ 1,494	\$ 250
Carry Forward Surplus	\$ 25,521	\$ -	\$ -	\$ -	\$ 67,784
<b>Total Revenues</b>	<b>\$ 228,816</b>	<b>\$ 149,555</b>	<b>\$ 66,894</b>	<b>\$ 216,449</b>	<b>\$ 232,760</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 25,521	\$ -	\$ -	\$ -	\$ 67,721
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -	\$ 25,000
Interest - 5/1	\$ 67,555	\$ 65,088	\$ -	\$ 65,088	\$ 67,721
Transfer Out	\$ -	\$ 952	\$ 480	\$ 1,432	\$ -
<b>Total Expenditures</b>	<b>\$ 163,076</b>	<b>\$ 66,040</b>	<b>\$ 480</b>	<b>\$ 66,520</b>	<b>\$ 160,443</b>

Excess Revenues	\$ 65,740	\$ 83,515	\$ 66,414	\$ 149,930	\$ 72,318
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Excess Revenues	\$ 149,930	Interest - 11/1	\$ 66,971
Less: Debt Service Reserve	\$ (82,146)		
Carry Forward Surplus	<u>\$ 67,784</u>		

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	10	\$ 450	\$ 4,500
Single Family - 30'	21	\$ 550	\$ 11,550
Single Family - 30' (Attached	0	\$ 450	\$ -
Single Family - 40'	14	\$ 650	\$ 9,100
Single Family - 40' (Attached	0	\$ 550	\$ -
Single Family - 50'	4	\$ 750	\$ 3,000
Single Family - 60'	5	\$ 850	\$ 4,250
Single Family - 80'	0	\$ 1,000	\$ -
Church	0	\$ 750	\$ -
<b>Total</b>	<b>54</b>		<b>\$ 32,400</b>

<b>Total Net Assessment</b>	<b>\$ 30,132</b>
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Unplatted Units	Debt	Total Unplatted
20	\$ 450	\$ 9,000
0	\$ 550	\$ -
18	\$ 450	\$ 8,100
42	\$ 650	\$ 27,300
12	\$ 550	\$ 6,600
29	\$ 750	\$ 21,750
76	\$ 850	\$ 64,600
7	\$ 1,000	\$ 7,000
0.5	\$ 750	\$ 375
<b>204.5</b>	<b>4250</b>	<b>\$ 144,725</b>

<b>Total Net Assessment</b>	<b>\$ 134,594</b>
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**Canopy Community Development District  
Series 2018A-1, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/19	\$ 2,225,000	\$ -	\$ 67,721	\$ 67,721
5/1/20	\$ 2,225,000	\$ 25,000	\$ 67,721	\$ -
11/1/20	\$ 2,200,000	\$ -	\$ 66,971	\$ 159,693
5/1/21	\$ 2,200,000	\$ 30,000	\$ 66,971	\$ -
11/1/21	\$ 2,170,000	\$ -	\$ 66,071	\$ 163,043
5/1/22	\$ 2,170,000	\$ 30,000	\$ 66,071	\$ -
11/1/22	\$ 2,140,000	\$ -	\$ 65,171	\$ 161,243
5/1/23	\$ 2,140,000	\$ 35,000	\$ 65,171	\$ -
11/1/23	\$ 2,105,000	\$ -	\$ 64,121	\$ 164,293
5/1/24	\$ 2,105,000	\$ 35,000	\$ 64,121	\$ -
11/1/24	\$ 2,070,000	\$ -	\$ 63,071	\$ 162,193
5/1/25	\$ 2,070,000	\$ 35,000	\$ 63,071	\$ -
11/1/25	\$ 2,035,000	\$ -	\$ 62,021	\$ 160,093
5/1/26	\$ 2,035,000	\$ 40,000	\$ 62,021	\$ -
11/1/26	\$ 1,995,000	\$ -	\$ 60,821	\$ 162,843
5/1/27	\$ 1,995,000	\$ 40,000	\$ 60,821	\$ -
11/1/27	\$ 1,955,000	\$ -	\$ 59,621	\$ 160,443
5/1/28	\$ 1,955,000	\$ 45,000	\$ 59,621	\$ -
11/1/28	\$ 1,910,000	\$ -	\$ 58,271	\$ 162,893
5/1/29	\$ 1,910,000	\$ 45,000	\$ 58,271	\$ -
11/1/29	\$ 1,865,000	\$ -	\$ 56,921	\$ 160,193
5/1/30	\$ 1,865,000	\$ 50,000	\$ 56,921	\$ -
11/1/30	\$ 1,815,000	\$ -	\$ 55,421	\$ 162,343
5/1/31	\$ 1,815,000	\$ 50,000	\$ 55,421	\$ -
11/1/31	\$ 1,765,000	\$ -	\$ 53,921	\$ 159,343
5/1/32	\$ 1,765,000	\$ 55,000	\$ 53,921	\$ -
11/1/32	\$ 1,710,000	\$ -	\$ 52,271	\$ 161,193
5/1/33	\$ 1,710,000	\$ 60,000	\$ 52,271	\$ -
11/1/33	\$ 1,650,000	\$ -	\$ 50,471	\$ 162,743
5/1/34	\$ 1,650,000	\$ 65,000	\$ 50,471	\$ -
11/1/34	\$ 1,585,000	\$ -	\$ 48,521	\$ 163,993
5/1/35	\$ 1,585,000	\$ 65,000	\$ 48,521	\$ -
11/1/35	\$ 1,520,000	\$ -	\$ 46,571	\$ 160,093
5/1/36	\$ 1,520,000	\$ 70,000	\$ 46,571	\$ -
11/1/36	\$ 1,450,000	\$ -	\$ 44,471	\$ 161,043
5/1/37	\$ 1,450,000	\$ 75,000	\$ 44,471	\$ -
11/1/37	\$ 1,375,000	\$ -	\$ 42,221	\$ 161,693
5/1/38	\$ 1,375,000	\$ 80,000	\$ 42,221	\$ -

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 1,295,000	\$ -	\$ 39,821	\$ 162,043
5/1/39	\$ 1,295,000	\$ 85,000	\$ 39,821	\$ -
11/1/39	\$ 1,210,000	\$ -	\$ 37,208	\$ 162,029
5/1/40	\$ 1,210,000	\$ 90,000	\$ 37,208	\$ -
11/1/40	\$ 1,120,000	\$ -	\$ 34,440	\$ 161,648
5/1/41	\$ 1,120,000	\$ 95,000	\$ 34,440	\$ -
11/1/41	\$ 1,025,000	\$ -	\$ 31,519	\$ 160,959
5/1/42	\$ 1,025,000	\$ 100,000	\$ 31,519	\$ -
11/1/42	\$ 925,000	\$ -	\$ 28,444	\$ 159,963
5/1/43	\$ 925,000	\$ 110,000	\$ 28,444	\$ -
11/1/43	\$ 815,000	\$ -	\$ 25,061	\$ 163,505
5/1/44	\$ 815,000	\$ 115,000	\$ 25,061	\$ -
11/1/44	\$ 700,000	\$ -	\$ 21,525	\$ 161,586
5/1/45	\$ 700,000	\$ 125,000	\$ 21,525	\$ -
11/1/45	\$ 575,000	\$ -	\$ 17,681	\$ 164,206
5/1/46	\$ 575,000	\$ 130,000	\$ 17,681	\$ -
11/1/46	\$ 445,000	\$ -	\$ 13,684	\$ 161,365
5/1/47	\$ 445,000	\$ 140,000	\$ 13,684	\$ -
11/1/47	\$ 305,000	\$ -	\$ 9,379	\$ 163,063
5/1/48	\$ 305,000	\$ 150,000	\$ 9,379	\$ -
11/1/48	\$ 155,000	\$ -	\$ 4,766	\$ 164,145
5/1/49	\$ 155,000	\$ 155,000	\$ 4,766	\$ 159,766
<b>Totals</b>		<b>\$ 2,225,000</b>	<b>\$ 2,696,363</b>	<b>\$ 4,921,363</b>

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 319,485	\$ 165,233	\$ 165,233	\$ 330,467	\$ 311,498
Assessments - Prepayments	\$ -	\$ 700,028	\$ -	\$ 700,028	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ 1,044	\$ 1,170	\$ 2,214	\$ 250
Carry Forward Surplus	\$ 60,347	\$ -	\$ -	\$ -	\$ 455,752
<b>Total Revenues</b>	<b>\$ 380,082</b>	<b>\$ 866,305</b>	<b>\$ 166,403</b>	<b>\$ 1,032,709</b>	<b>\$ 767,499</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 60,347	\$ -	\$ -	\$ -	\$ 155,749
Special Call - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 5/1	\$ -	\$ 110,000	\$ -	\$ 110,000	\$ -
Interest - 5/1	\$ 159,743	\$ 161,957	\$ -	\$ 161,957	\$ 155,749
Special Call - 8/1	\$ -	\$ -	\$ 305,000	\$ 305,000	\$ -
<b>Total Expenditures</b>	<b>\$ 220,090</b>	<b>\$ 271,957</b>	<b>\$ 305,000</b>	<b>\$ 576,957</b>	<b>\$ 611,498</b>
<b>Excess Revenues</b>	<b>\$ 159,993</b>	<b>\$ 594,348</b>	<b>-\$ 138,597</b>	<b>\$ 455,752</b>	<b>\$ 156,002</b>
Excess Revenues	\$ 455,752			Interest - 11/1	\$ 155,749
Less: Debt Service Reserve	\$ -				
Carry Forward Surplus	<u>\$ 455,752</u>				

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/19	\$ 5,065,000		\$ 155,749	\$ -
5/1/20	\$ 5,065,000		\$ 155,749	\$ 311,498
11/1/20	\$ 5,065,000		\$ 155,749	\$ -
5/1/21	\$ 5,065,000		\$ 155,749	\$ 311,498
11/1/21	\$ 5,065,000		\$ 155,749	\$ -
5/1/22	\$ 5,065,000	\$ 70,000	\$ 155,749	\$ 381,498
11/1/22	\$ 4,995,000		\$ 153,596	\$ -
5/1/23	\$ 4,995,000	\$ 75,000	\$ 153,596	\$ 382,193
11/1/23	\$ 4,920,000		\$ 151,290	\$ -
5/1/24	\$ 4,920,000	\$ 80,000	\$ 151,290	\$ 382,580
11/1/24	\$ 4,840,000		\$ 148,830	\$ -
5/1/25	\$ 4,840,000	\$ 85,000	\$ 148,830	\$ 382,660
11/1/25	\$ 4,755,000		\$ 146,216	\$ -
5/1/26	\$ 4,755,000	\$ 90,000	\$ 146,216	\$ 382,433
11/1/26	\$ 4,665,000		\$ 143,449	\$ -
5/1/27	\$ 4,665,000	\$ 95,000	\$ 143,449	\$ 381,898
11/1/27	\$ 4,570,000		\$ 140,528	\$ -
5/1/28	\$ 4,570,000	\$ 100,000	\$ 140,528	\$ 381,055
11/1/28	\$ 4,470,000		\$ 137,453	\$ -
5/1/29	\$ 4,470,000	\$ 110,000	\$ 137,453	\$ 384,905
11/1/29	\$ 4,360,000		\$ 134,070	\$ -
5/1/30	\$ 4,360,000	\$ 115,000	\$ 134,070	\$ 383,140
11/1/30	\$ 4,245,000		\$ 130,534	\$ -
5/1/31	\$ 4,245,000	\$ 120,000	\$ 130,534	\$ 381,068
11/1/31	\$ 4,125,000		\$ 126,844	\$ -
5/1/32	\$ 4,125,000	\$ 130,000	\$ 126,844	\$ 383,688
11/1/32	\$ 3,995,000		\$ 122,846	\$ -
5/1/33	\$ 3,995,000	\$ 140,000	\$ 122,846	\$ 385,693
11/1/33	\$ 3,855,000		\$ 118,541	\$ -
5/1/34	\$ 3,855,000	\$ 145,000	\$ 118,541	\$ 382,083
11/1/34	\$ 3,710,000		\$ 114,083	\$ -
5/1/35	\$ 3,710,000	\$ 155,000	\$ 114,083	\$ 383,165
11/1/35	\$ 3,555,000		\$ 109,316	\$ -
5/1/36	\$ 3,555,000	\$ 165,000	\$ 109,316	\$ 383,633
11/1/36	\$ 3,390,000		\$ 104,243	\$ -
5/1/37	\$ 3,390,000	\$ 175,000	\$ 104,243	\$ 383,485
11/1/37	\$ 3,215,000		\$ 98,861	\$ -
5/1/38	\$ 3,215,000	\$ 185,000	\$ 98,861	\$ 382,723
11/1/38	\$ 3,030,000		\$ 93,173	\$ -
5/1/39	\$ 3,030,000	\$ 200,000	\$ 93,173	\$ 386,345
11/1/39	\$ 2,830,000		\$ 87,023	\$ -
5/1/40	\$ 2,830,000	\$ 210,000	\$ 87,023	\$ 384,045
11/1/40	\$ 2,620,000		\$ 80,565	\$ -
5/1/41	\$ 2,620,000	\$ 225,000	\$ 80,565	\$ 386,130
11/1/41	\$ 2,395,000		\$ 73,646	\$ -
5/1/42	\$ 2,395,000	\$ 240,000	\$ 73,646	\$ 387,293
11/1/42	\$ 2,155,000		\$ 66,266	\$ -
5/1/43	\$ 2,155,000	\$ 255,000	\$ 66,266	\$ 387,533
11/1/43	\$ 1,900,000		\$ 58,425	\$ -
5/1/44	\$ 1,900,000	\$ 270,000	\$ 58,425	\$ 386,850

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/44	\$ 1,630,000		\$ 50,123	\$ -
5/1/45	\$ 1,630,000	\$ 290,000	\$ 50,123	\$ 390,245
11/1/45	\$ 1,340,000		\$ 41,205	\$ -
5/1/46	\$ 1,340,000	\$ 305,000	\$ 41,205	\$ 387,410
11/1/46	\$ 1,035,000		\$ 31,826	\$ -
5/1/47	\$ 1,035,000	\$ 325,000	\$ 31,826	\$ 388,653
11/1/47	\$ 710,000		\$ 21,833	\$ -
5/1/48	\$ 710,000	\$ 345,000	\$ 21,833	\$ 388,665
11/1/48	\$ 365,000		\$ 11,224	\$ -
5/1/49	\$ 365,000	\$ 365,000	\$ 11,224	\$ 387,448
<b>Totals</b>		<b>\$ 5,065,000</b>	<b>\$ 6,326,505</b>	<b>\$ 11,391,505</b>

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2019	Actual Thru 6/30/19	Projected Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY 2020
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 304,735	\$ 83,807	\$ 83,807	\$ 167,614	\$ 170,938
Bond Proceeds	\$ -	\$ 104,688	\$ -	\$ 104,688	\$ -
Interest Income	\$ 250	\$ 1,279	\$ 620	\$ 1,899	\$ 500
Carry Forward Surplus	\$ 57,561	\$ -	\$ -	\$ -	\$ 85,469
<b>Total Revenues</b>	<b>\$ 362,546</b>	<b>\$ 189,774</b>	<b>\$ 84,427</b>	<b>\$ 274,201</b>	<b>\$ 256,907</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 57,561	\$ -	\$ -	\$ -	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 152,368	\$ 82,145	\$ -	\$ 82,145	\$ 85,469
Transfer Out	\$ -	\$ 1,213	\$ 600	\$ 1,813	\$ 500
<b>Total Expenditures</b>	<b>\$ 209,929</b>	<b>\$ 83,358</b>	<b>\$ 600</b>	<b>\$ 83,958</b>	<b>\$ 171,438</b>
<b>Excess Revenues</b>	<b>\$ 152,617</b>	<b>\$ 106,416</b>	<b>\$ 83,827</b>	<b>\$ 190,243</b>	<b>\$ 85,470</b>
Excess Revenues	\$ 190,157			Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)				
Carry Forward Surplus	<u>\$ 85,469</u>				



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/19	\$ 2,735,000		\$ 85,469	\$ -
5/1/20	\$ 2,735,000		\$ 85,469	\$ 170,938
11/1/20	\$ 2,735,000		\$ 85,469	\$ -
5/1/21	\$ 2,735,000		\$ 85,469	\$ 170,938
11/1/21	\$ 2,735,000		\$ 85,469	\$ -
5/1/22	\$ 2,735,000	\$ 35,000	\$ 85,469	\$ 205,938
11/1/22	\$ 2,700,000		\$ 84,375	\$ -
5/1/23	\$ 2,700,000	\$ 40,000	\$ 84,375	\$ 208,750
11/1/23	\$ 2,660,000		\$ 83,125	\$ -
5/1/24	\$ 2,660,000	\$ 40,000	\$ 83,125	\$ 206,250
11/1/24	\$ 2,620,000		\$ 81,875	\$ -
5/1/25	\$ 2,620,000	\$ 45,000	\$ 81,875	\$ 208,750
11/1/25	\$ 2,575,000		\$ 80,469	\$ -
5/1/26	\$ 2,575,000	\$ 50,000	\$ 80,469	\$ 210,938
11/1/26	\$ 2,525,000		\$ 78,906	\$ -
5/1/27	\$ 2,525,000	\$ 50,000	\$ 78,906	\$ 207,813
11/1/27	\$ 2,475,000		\$ 77,344	\$ -
5/1/28	\$ 2,475,000	\$ 55,000	\$ 77,344	\$ 209,688
11/1/28	\$ 2,420,000		\$ 75,625	\$ -
5/1/29	\$ 2,420,000	\$ 55,000	\$ 75,625	\$ 206,250
11/1/29	\$ 2,365,000		\$ 73,906	\$ -
5/1/30	\$ 2,365,000	\$ 60,000	\$ 73,906	\$ 207,813
11/1/30	\$ 2,305,000		\$ 72,031	\$ -
5/1/31	\$ 2,305,000	\$ 65,000	\$ 72,031	\$ 209,063
11/1/31	\$ 2,240,000		\$ 70,000	\$ -
5/1/32	\$ 2,240,000	\$ 70,000	\$ 70,000	\$ 210,000
11/1/32	\$ 2,170,000		\$ 67,813	\$ -
5/1/33	\$ 2,170,000	\$ 75,000	\$ 67,813	\$ 210,625
11/1/33	\$ 2,095,000		\$ 65,469	\$ -
5/1/34	\$ 2,095,000	\$ 80,000	\$ 65,469	\$ 210,938
11/1/34	\$ 2,015,000		\$ 62,969	\$ -
5/1/35	\$ 2,015,000	\$ 85,000	\$ 62,969	\$ 210,938
11/1/35	\$ 1,930,000		\$ 60,313	\$ -
5/1/36	\$ 1,930,000	\$ 90,000	\$ 60,313	\$ 210,625
11/1/36	\$ 1,840,000		\$ 57,500	\$ -

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/37	\$ 1,840,000	\$ 95,000	\$ 57,500	\$ 210,000
11/1/37	\$ 1,745,000		\$ 54,531	\$ -
5/1/38	\$ 1,745,000	\$ 100,000	\$ 54,531	\$ 209,063
11/1/38	\$ 1,645,000		\$ 51,406	\$ -
5/1/39	\$ 1,645,000	\$ 110,000	\$ 51,406	\$ 212,813
11/1/39	\$ 1,535,000		\$ 47,969	\$ -
5/1/40	\$ 1,535,000	\$ 115,000	\$ 47,969	\$ 210,938
11/1/40	\$ 1,420,000		\$ 44,375	\$ -
5/1/41	\$ 1,420,000	\$ 120,000	\$ 44,375	\$ 208,750
11/1/41	\$ 1,300,000		\$ 40,625	\$ -
5/1/42	\$ 1,300,000	\$ 130,000	\$ 40,625	\$ 211,250
11/1/42	\$ 1,170,000		\$ 36,563	\$ -
5/1/43	\$ 1,170,000	\$ 140,000	\$ 36,563	\$ 213,125
11/1/43	\$ 1,030,000		\$ 32,188	\$ -
5/1/44	\$ 1,030,000	\$ 145,000	\$ 32,188	\$ 209,375
11/1/44	\$ 885,000		\$ 27,656	\$ -
5/1/45	\$ 885,000	\$ 155,000	\$ 27,656	\$ 210,313
11/1/45	\$ 730,000		\$ 22,813	\$ -
5/1/46	\$ 730,000	\$ 165,000	\$ 22,813	\$ 210,625
11/1/46	\$ 565,000		\$ 17,656	\$ -
5/1/47	\$ 565,000	\$ 175,000	\$ 17,656	\$ 210,313
11/1/47	\$ 390,000		\$ 12,188	\$ -
5/1/48	\$ 390,000	\$ 190,000	\$ 12,188	\$ 214,375
11/1/48	\$ 200,000		\$ 6,250	\$ -
5/1/49	\$ 200,000	\$ 200,000	\$ 6,250	\$ 212,500
<b>Totals</b>		<b>\$ 2,735,000</b>	<b>\$ 3,484,688</b>	<b>\$ 6,219,688</b>

# SECTION V

**AGREEMENT BY AND BETWEEN THE CANOPY COMMUNITY DEVELOPMENT DISTRICT AND OX BOTTOM MORTGAGE HOLDINGS, LLC REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019-2020**

**This Agreement** (the “**Agreement**”) is made and entered into as of this 6<sup>th</sup> day of August, 2019, by and between:

**Canopy Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being located in the City of Tallahassee, Florida (the “**District**”); and

**Ox Bottom Mortgage Holdings, LLC**, a Florida limited liability company, and primary landowner of lands within the District (the “**Property Owner**”). For purposes of this Agreement, Property Owner’s property is more particularly described in **Exhibit “A”** attached hereto (the “**Property**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

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

**WHEREAS**, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the special assessments against the Property once platted and to collect such special assessments on the Leon County tax roll for platted lots; and

**WHEREAS**, the District and Property Owner desire to arrange for the direct collection of the District’s special assessments prior to platting of the Property; and

**WHEREAS**, Property Owner desires to provide for the direct payment of special assessments (the “**Direct Bill Assessments**”) for Property that is not yet platted (the “**Direct Collect Property**”).

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

1. **Assessment Payment.** Property Owner agrees to pay the operation and maintenance assessments and the District's previously levied debt service assessments attributable to the Direct Collect Property, regardless of whether Property Owner owns the Direct Collect Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these special assessments from subsequent purchasers of the Direct Collect Property. The District shall send a bill to Property Owner on or about September 15, 2019, indicating the exact amount of the special assessment payment for operation and maintenance for Fiscal Year 2019-2020 and its previously levied debt service. If Property Owner does not pay such invoice in full prior to December 1, 2019, then to the extent permitted by law, Property Owner may pay the assessments in several partial, deferred payments and according to the following schedules:

- a. **Operations and Maintenance:** The operations and maintenance portion of the Direct Bill Assessments shall be due in twelve (12) equal monthly installments, as more particularly shown on the attached **Exhibit "B"**, incorporated herein by reference (the **"Direct Bill Collection Schedule"**). The remittance of the direct billed assessments shall commence on October 1, 2019, and conclude with the final payment due on September 1, 2020. Payment shall be made on or before the first day of each month in which a payment is due.
- b. **Debt:** The debt assessment portion of the Direct Bill Assessments shall be due in installments of 50% on or before April 1, 2020, and 50% on or before September 30, 2020, as more particularly shown on **Exhibit "B"**.

The District's 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.

2. **Enforcement.** This Agreement shall serve as an alternative method for collection of the special assessments. This Agreement shall not affect the District's ability to collect and enforce its special assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the special assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Leon County tax bill. 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 2019-2020, as well as any future installments of special assessments securing debt service – 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 applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. 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 legal proceedings pursuant to Chapter 170 of the *Florida Statutes* or other applicable law to collect and enforce the whole assessment, as set forth herein.

3. **Notice.** All notices, payments and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to District:** Canopy Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
135 West Central Blvd., Suite 320  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B. **If to Property Owner:** Ox Bottom Mortgage Holdings, LLC  
4708 Capital Circle NW  
Tallahassee, Florida 32303  
Attn: Steve Behzad

**With a copy to:** Manausa Law Firm, P.A.  
1701 Hermitage Boulevard, Suite 100  
Tallahassee, Florida 32308  
Attn: Daniel E. Manausa

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

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

6. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of

damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on the property, or a portion thereof.

8. **Attorneys' Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Leon County, Florida.

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

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

13. **Public Records.** The Property Owner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

14. **Effective Date.** The Agreement shall take effect as of the date referenced above.

*[Signature page follows]*

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

Attest:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**WITNESSES:**

**OX BOTTOM MORTGAGE HOLDINGS,  
LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**Exhibit A:   Description of the Property**

**Exhibit B:   Direct Bill Collection Schedule**



**EXHIBIT A**

**Property Description**

**[DM to insert updated map of direct-collect property]**

**EXHIBIT B**  
**Direct Bill Assessment Schedule**

**[DM to insert Direct Bill Collection Schedule]**

# SECTION VI

**CANOPY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019-2020 LANDOWNER FUNDING AGREEMENT**

This Agreement is made and entered into this 6<sup>th</sup> day of August, 2019, by and between:

**Canopy Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Tallahassee, Florida (hereinafter "**District**"), and

**Ox Bottom Mortgage Holdings, LLC**, a Florida limited liability company and a landowner in the District (hereinafter "**Landowner**") with an address of 4708 Capital Circle NW, Tallahassee, FL 32303.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the City Commission of the City of Tallahassee, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site road improvements, water and sewer utility improvements, a master stormwater management system, parks and open space improvements, rights-of-way improvements, recreational improvements, wetland mitigation and other infrastructure; and

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

**WHEREAS**, Landowner presently owns and/or is developing a majority of the real property described in **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for fiscal year 2019-2020 (the "**Budget**"), which year commences on October 1, 2019 and concludes on September 30, 2020; and

**WHEREAS**, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, the Landowner is willing to provide a portion of such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, the Landowner agrees that the District activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Landowner has agreed to enter into this Agreement in lieu of having the District levy and collect the full amount of non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

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

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

1. **FUNDING.** The Landowner agrees to make available to the District a portion of the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by the Landowner, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Landowner in lieu of taxes, fees, or assessments that might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2019-2020 Budget" in the public records of Leon County, Florida, stating among other things, the description of the real property, the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the FY 2019-2020 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder.

3. **ALTERNATIVE COLLECTION METHODS.** This section provides for alternative methods of collection. In the event the Landowner fails to make payments due to the District pursuant to this Agreement, and the District first provides the Landowner with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Landowner in the appropriate judicial forum in and for Leon County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis for unplatted Property, and in a flat equal amount for each platted lot type. The Landowner agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis for unplatted Property, and in a flat equal amount for each platted lot type. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Leon County property appraiser. The Landowner hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

4. **NOTICES.** All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to District:** Canopy Community Development District  
c/o Governmental Management Services –  
Central Florida, LLC  
135 West Central Blvd., Suite 320  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B.      **If to Landowner:**      Ox Bottom Mortgage Holdings, LLC  
4708 Capital Circle NW  
Tallahassee, Florida 32303  
Attn: Steve Behzad

**With a copy to:**      Manausa Law Firm, P.A.  
1701 Hermitage Boulevard, Suite 100  
Tallahassee, Florida 32308  
Attn: Daniel E. Manausa

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

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

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

8.      **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in paragraphs 2 and 3 above.

9.      **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, the Landowner may place into escrow an amount equal to the then unfunded portion of the applicable adopted Budget to fund any budgeted expenses that may arise during the remainder of the applicable fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, the Landowner's obligation under this Agreement shall be deemed fulfilled and this Agreement

terminated. The Landowner shall give ninety (90) days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Agreement, or the work contemplated herein, may be public records and shall be treated as such in accordance with Florida law.

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

12. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Leon County, Florida.

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

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

*[Signature page follows]*



Attest:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**WITNESSES:**

**OX BOTTOM MORTGAGE HOLDINGS,  
LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**Exhibit A: Property Description**

**Exhibit B: Fiscal Year 2018-2019 General Fund Budget**

# EXHIBIT A Property Description

## SKETCH OF DESCRIPTION FOR CANOPY at WELAUNEE Community Development District

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



1000 500 0 1000  
SCALE IN FEET: 1"=1000'

### ABBREVIATIONS AND SYMBOLS

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

### SURVEYOR'S NOTES:

1. The exterior boundary shown here is based on a survey prepared for CNL Tallahassee, LLC by Moore Bass 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

Hobles 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:	AAS	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	

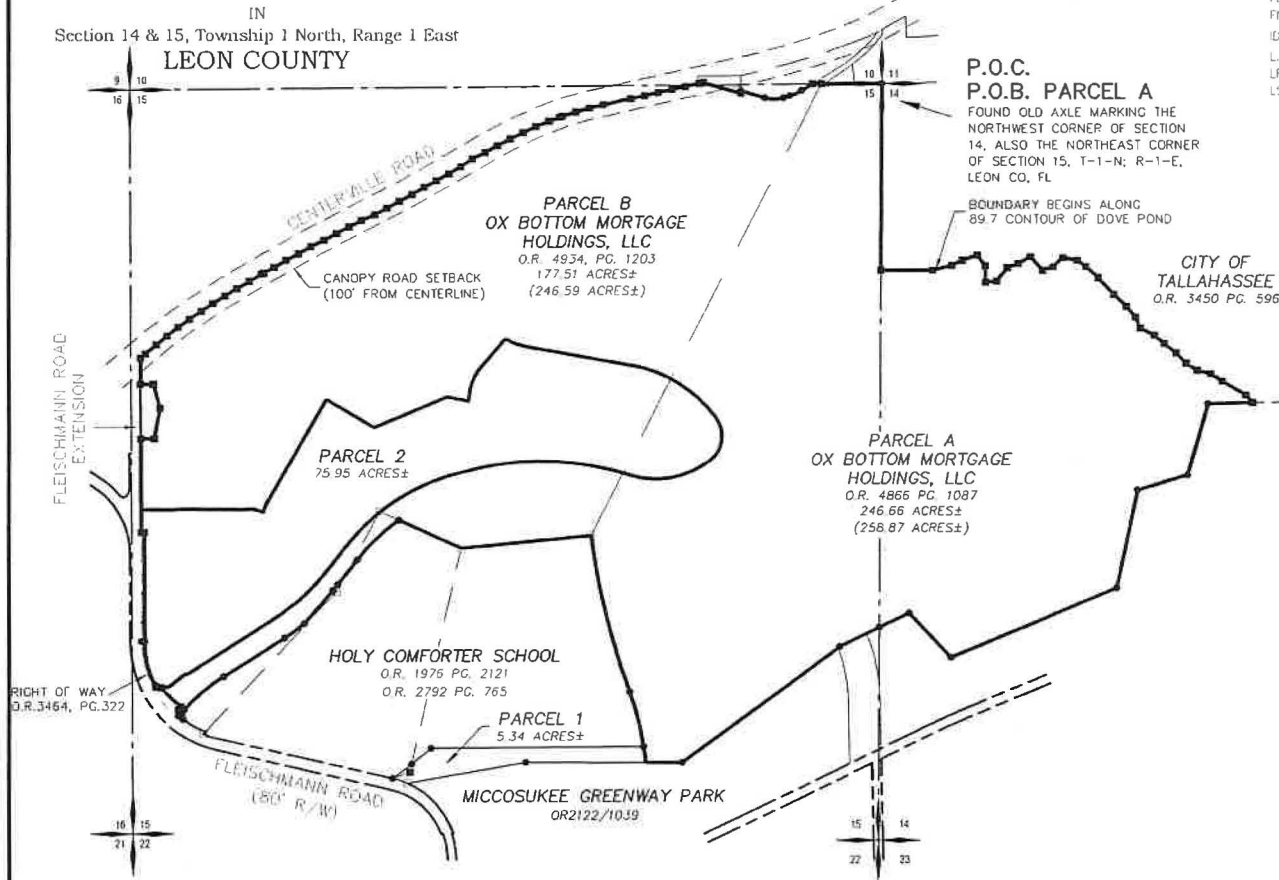


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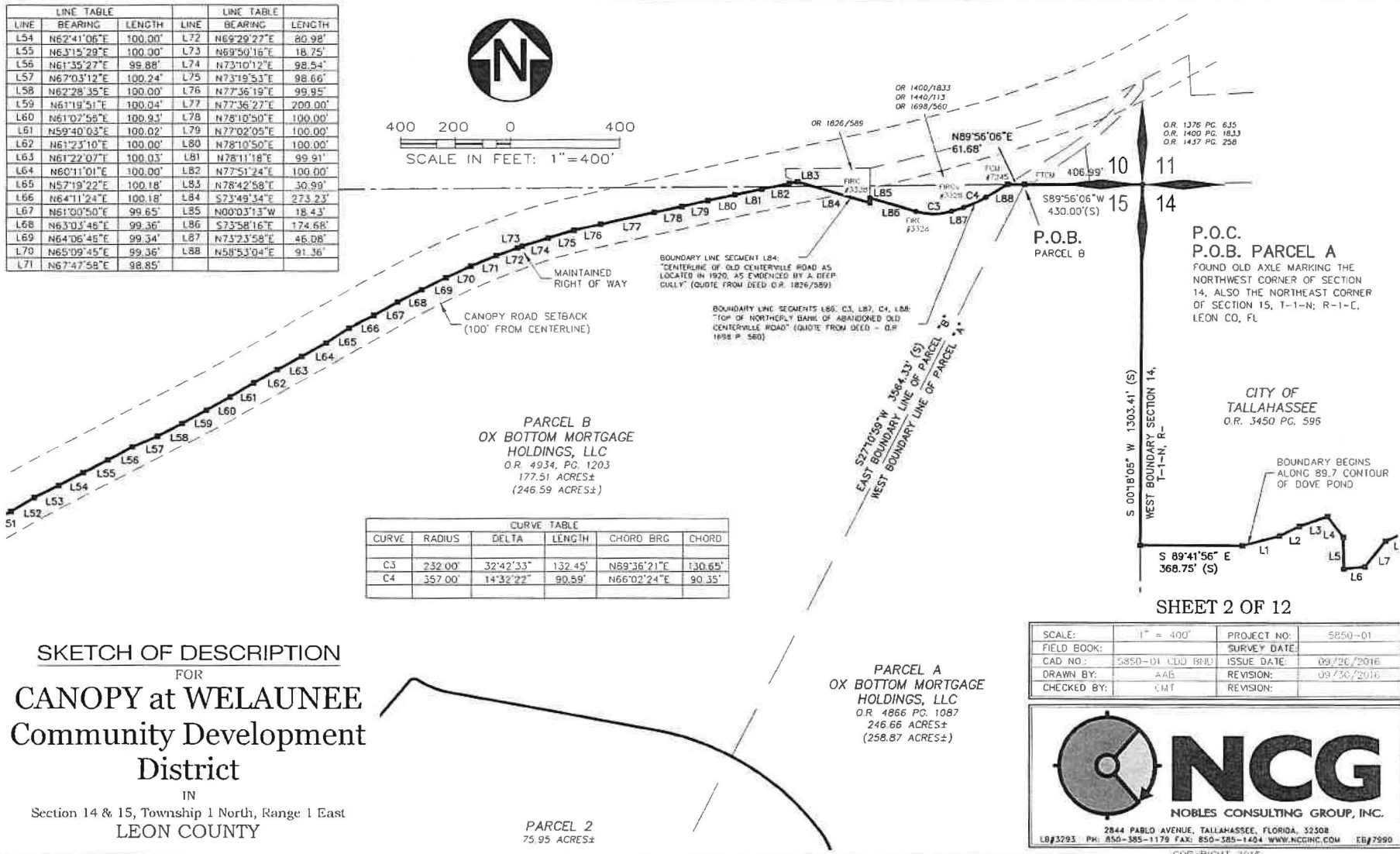
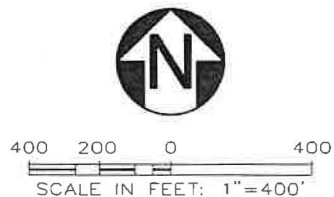
NOBLES CONSULTING GROUP, INC.

2844 PARLO AVENUE, TALLAHASSEE, FLORIDA, 32308  
LB#5293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM CB#7990

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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	N62°41'06"E	100.00'	L72	N69°29'27"E	80.98'
L55	N63°15'29"E	100.00'	L73	N69°50'16"E	18.75'
L56	N61°35'27"E	98.88'	L74	N73°10'12"E	98.54'
L57	N67°03'12"E	100.24'	L75	N73°19'53"E	98.66'
L58	N62°28'35"E	100.00'	L76	N77°36'19"E	99.95'
L59	N61°19'51"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°23'10"E	100.00'	L80	N78°10'50"E	100.00'
L63	N61°22'07"E	100.03'	L81	N78°11'18"E	99.91'
L64	N60°11'01"E	100.00'	L82	N77°51'24"E	100.00'
L65	N57°19'22"E	100.18'	L83	N78°42'58"E	30.99'
L66	N64°11'24"E	100.18'	L84	S73°49'34"E	273.23'
L67	N61°00'50"E	99.85'	L85	N00°03'13"W	18.43'
L68	N63°03'46"E	99.36'	L86	S73°58'16"E	174.68'
L69	N64°06'45"E	99.34'	L87	N73°23'58"E	46.08'
L70	N65°09'45"E	99.36'	L88	N50°53'04"E	91.36'
L71	N67°47'58"E	98.85'			



SHEET 2 OF 12

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

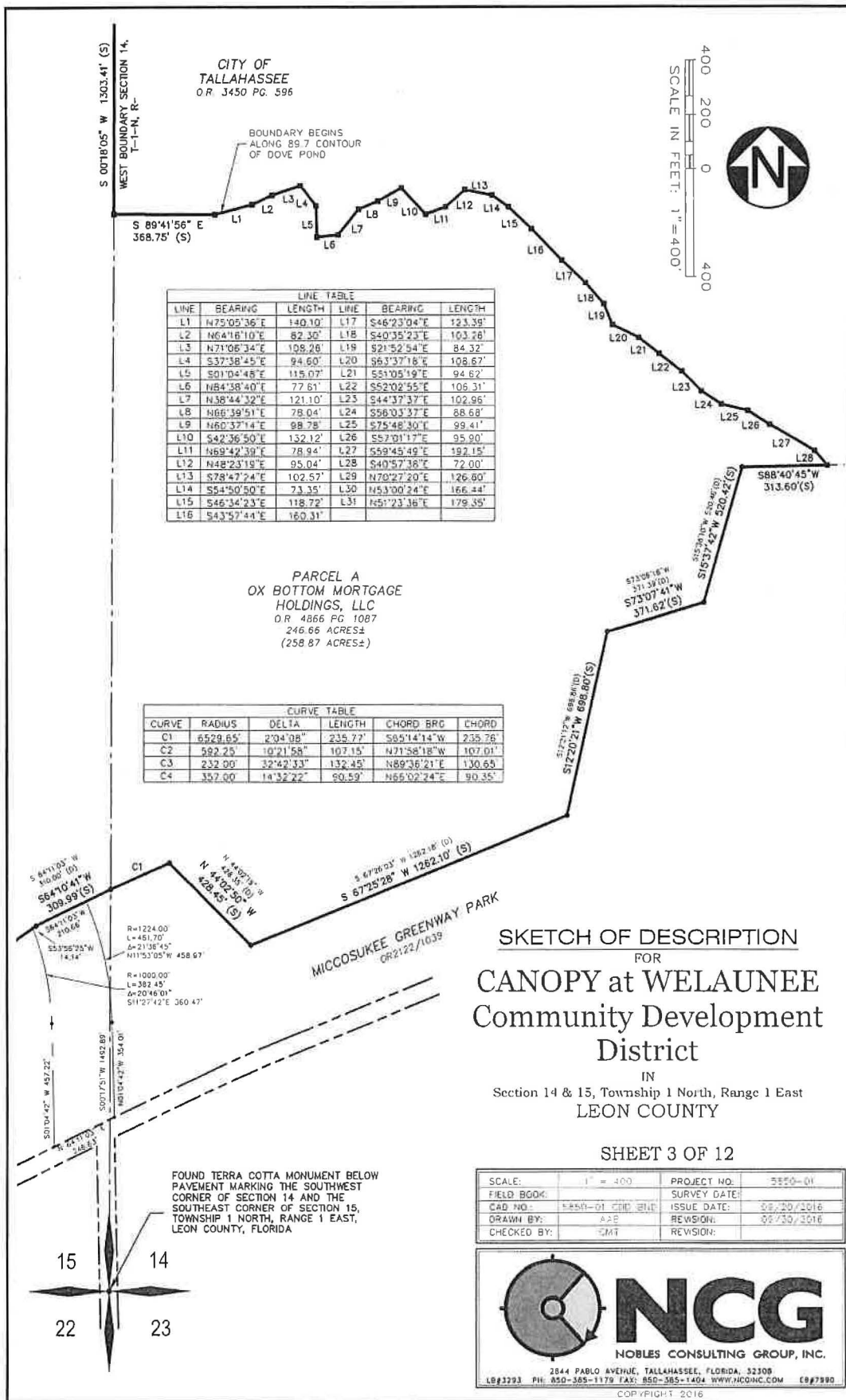


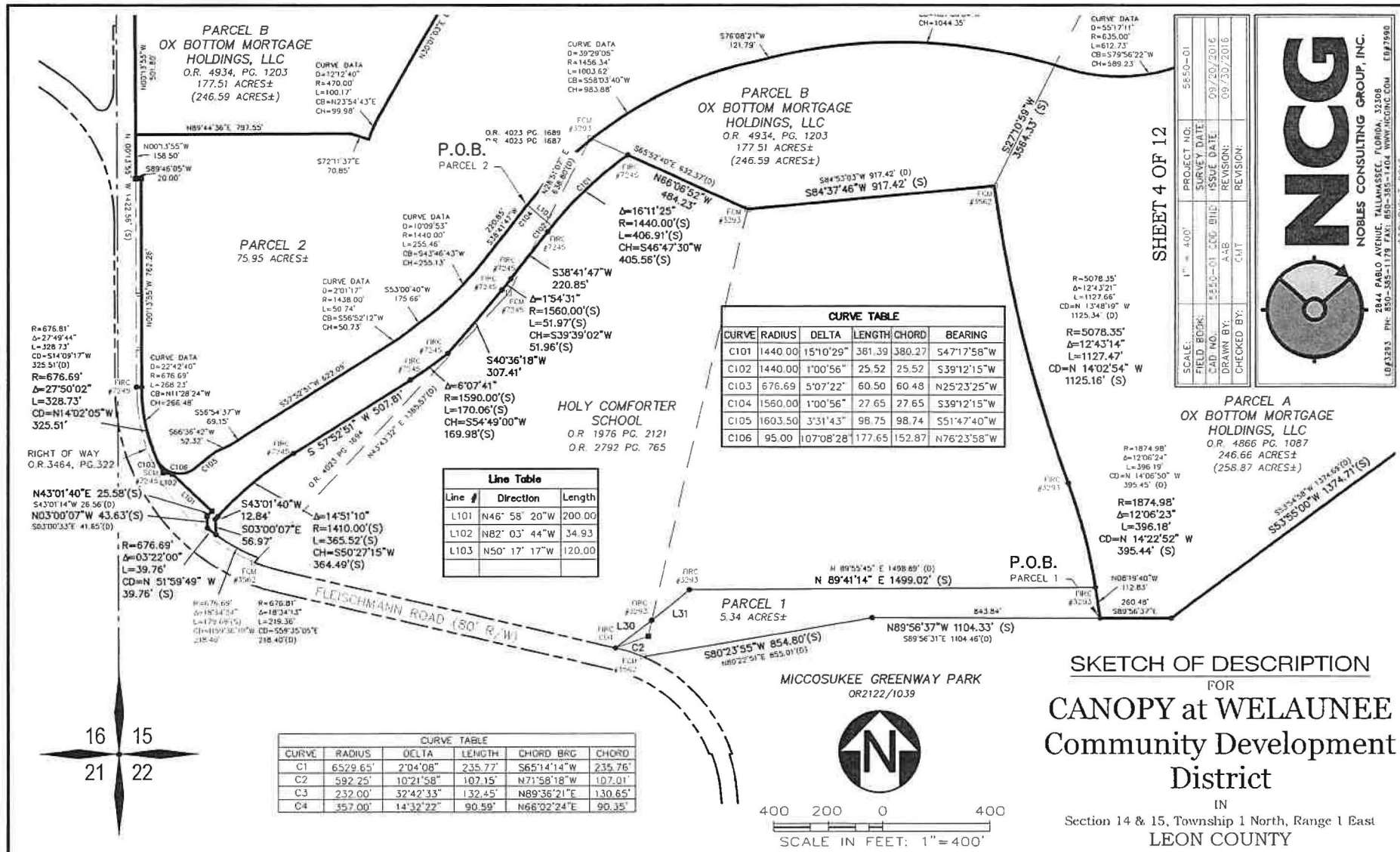
# NCG

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 LB#3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM EB#7990

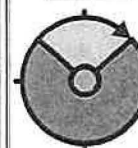
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SHEET 4 OF 12

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



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TEL: 904.223.8500 FAX: 850-385-1178 WWW.NCING.COM E975980

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PARCEL B  
OX BOTTOM MORTGAGE  
HOLDINGS, LLC  
O.R. 4934, PG. 1203  
177.51 ACRES±  
(246.59 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=225.72'  
CB=N25°31'18"E  
CH=223.01'

CURVE DATA  
D=21°37'10"  
R=335.00'  
L=126.41'  
CB=S68°55'25"E  
CH=125.66'

CURVE DATA  
D=42°43'47"  
R=965.00'  
L=719.67'  
CB=558°22'07"E  
CH=703.11'

PARCEL 2  
75.95 ACRES±

CURVE DATA  
D=29°22'02"  
R=2060.00'  
L=1055.87'  
CB=N87°06'04"W  
CH=1044.35'

CURVE DATA  
D=89'18"00"  
R=215.00'  
L=335.09'  
CB=S7°38'47"  
CH=302.19'

CURVE DATA  
D=55°17'11"  
R=635.00'  
L=612.73'  
C8=S79°56'22"W  
CH=589.23'

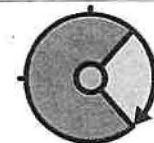
PARCEL B  
OX BOTTOM MORTGAGE  
HOLDINGS, LLC  
O.R. 4934, PG 1203  
177.51 ACRES±  
(245.59 ACRES±)

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

SHEET 5 OF 12

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

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



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NOBLES CONSULTING GROUP, INC.

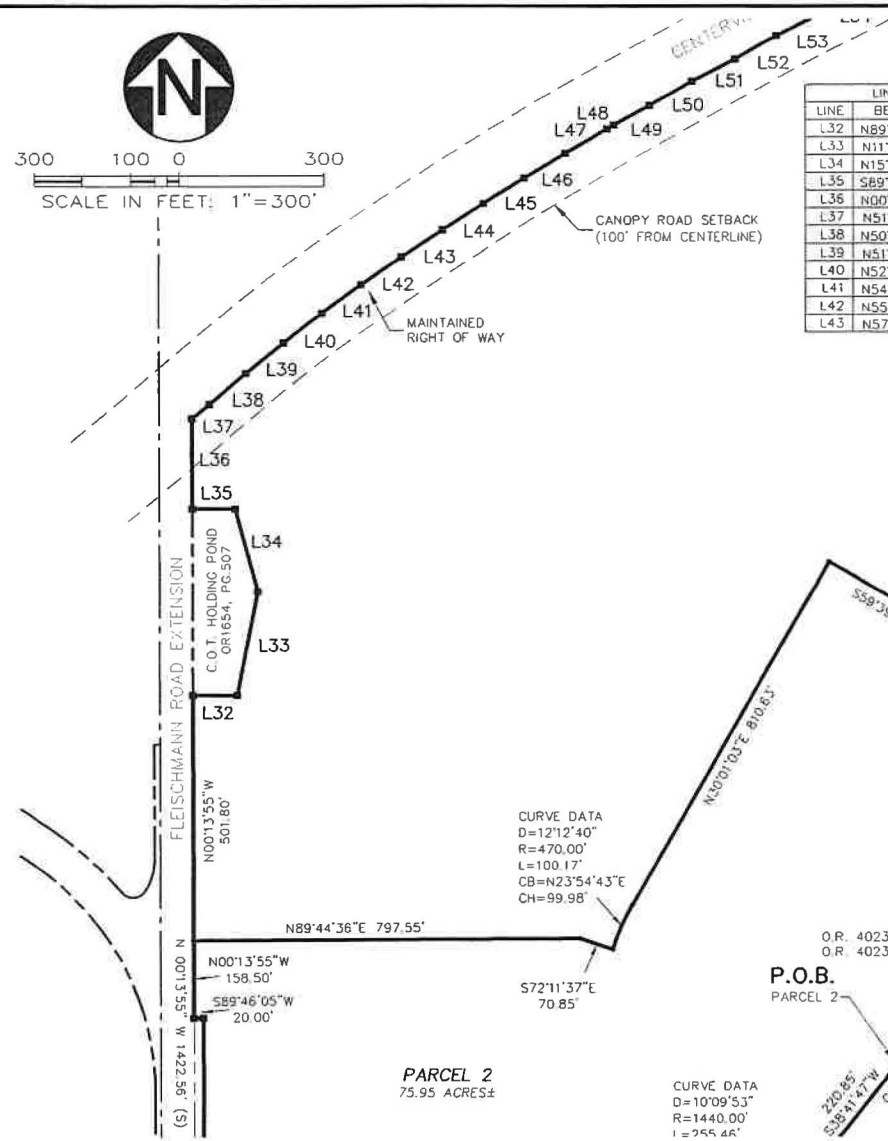
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300 100 0 300

SCALE IN FEET: 1"=300'



LINE TABLE		
LINE	BEARING	LENGTH
L32	N89°45'46"E	92.61'
L33	N11°08'43"E	216.15'
L34	N15°14'26"W	176.56'
L35	S89°49'08"W	89.56'
L36	N00°14'14"W	185.83'
L37	N51°10'14"E	45.45'
L38	N50°09'08"E	99.69'
L39	N41°31'38"E	99.35'
L40	N52°38'28"E	99.37'
L41	N54°19'46"E	99.43'
L42	N55°26'14"E	99.74'
L43	N57°25'11"E	99.72'

LINE TABLE		
LINE	BEARING	LENGTH
L44	N57°40'51"E	99.71'
L45	N59°05'29"E	99.76'
L46	N59°21'10"E	99.64'
L47	N59°36'50"E	99.71'
L48	N60°40'26"E	16.11'
L49	N61°25'29"E	83.85'
L50	N60°21'46"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'

## SKETCH OF DESCRIPTION

FOR

# CANOPY at WELAUNEE Community Development District

IN

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

LEON COUNTY

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'

CURVE DATA  
D=21°37'10"  
R=335.00'  
L=126.41'  
CB=S68°55'25"E  
CH=125.66'

PARCEL 2  
75.95 ACRES±

CURVE DATA  
D=29°22'02"  
R=2060.00'  
L=1055.87'  
CB=N87°06'04"W  
CH=1044.35'

SHEET 6 OF 12

SCALE:	1" = 400'	PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO:	5850-01 C.D. FILE	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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## 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.



## 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"

## 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 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

## **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

## 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;

## **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.

**EXHIBIT B**  
**FY 2020 General Fund Budget**

**[DM to insert]**

# SECTION VII

C.



i.

**Canopy**  
**Community Development District**

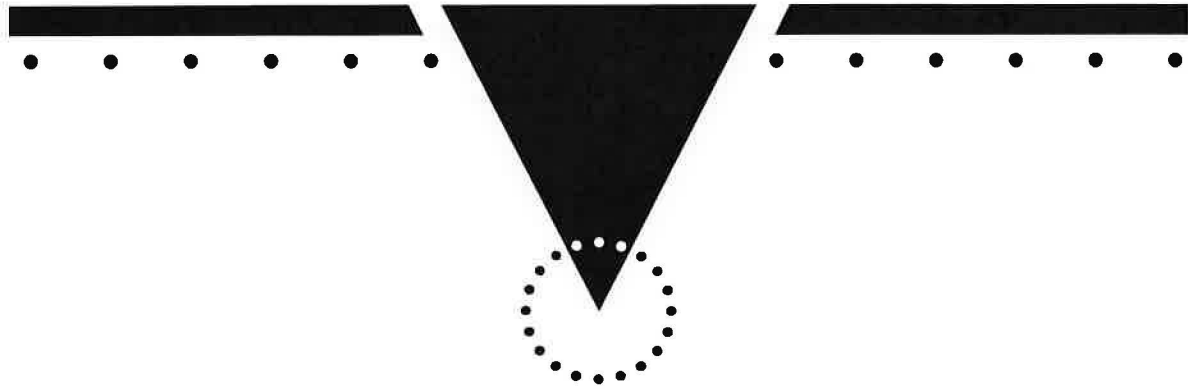
Summary of Checks

July 2, 2019 to July 23, 2019

Bank	Date	Check No.'s	Amount	
General Fund	7/11/19	99	\$	3,534.85
	7/23/19	100-102	\$	8,051.33
			\$	11,586.18
			\$	11,586.18

CANO CANOPY CDD KCOSTA

ii.



**Canopy**  
**Community Development District**  
**Unaudited Financial Reporting**  
**June 30, 2019**

**GMS**



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**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**June 30, 2019**

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECT</u>	<u>TOTAL</u>
<b>ASSETS:</b>				
CASH	\$62,021	\$0	\$33,761	\$95,782
INVESTMENTS				
SERIES 2018 A1 & A2				
RESERVE A1	\$0	\$82,146	\$0	\$82,146
REVENUE A1	\$0	\$1,370	\$0	\$1,370
REVENUE A2	\$0	\$3,408	\$0	\$3,408
PREPAYMENT A2	\$0	\$590,940	\$0	\$590,940
CONSTRUCTION	\$0	\$0	\$6,060,197	\$6,060,197
COSTS OF ISSUANCE	\$0	\$0	\$17	\$17
SERIES 2018 A3				
RESERVE A3	\$0	\$104,688	\$0	\$104,688
REVENUE A3	\$0	\$1,729	\$0	\$1,729
CONSTRUCTION	\$0	\$0	\$8,733	\$8,733
CONSTRUCTION-RESTRICTED	\$0	\$0	\$1,517,459	\$1,517,459
COSTS OF ISSUANCE	\$0	\$0	\$6	\$6
SERIES 2018 A4				
RESERVE A4	\$0	\$32,714	\$0	\$32,714
REVENUE A4	\$0	\$42,777	\$0	\$42,777
CONSTRUCTION	\$0	\$0	\$3,033	\$3,033
COSTS OF ISSUANCE	\$0	\$0	\$2	\$2
DUE FROM OTHER	\$0	\$0	\$15	\$15
<b>TOTAL ASSETS</b>	<b>\$62,021</b>	<b>\$859,771</b>	<b>\$7,623,224</b>	<b>\$8,545,016</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$18,246	\$0	\$87,524	\$105,770
RETAINAGE PAYABLE	\$0	\$0	\$175,553	\$175,553
DUE TO DEVELOPER	\$0	\$0	\$1,765,503	\$1,765,503
<b>FUND EQUITY:</b>				
FUND BALANCES:				
UNASSIGNED	\$43,775	\$0	\$0	\$43,775
RESTRICTED FOR DEBT SERVICE 2018 A1 & A2	\$0	\$677,864	\$0	\$677,864
RESTRICTED FOR DEBT SERVICE 2018 A3	\$0	\$106,416	\$0	\$106,416
RESTRICTED FOR DEBT SERVICE 2018 A4	\$0	\$75,491	\$0	\$75,491
RESTRICTED FOR CAPITAL PROJECTS 2018 A1 & A3	\$0	\$0	\$6,060,215	\$6,060,215
RESTRICTED FOR CAPITAL PROJECTS 2018 A3	\$0	\$0	\$1,526,198	\$1,526,198
RESTRICTED FOR CAPITAL PROJECTS 2018 A4	\$0	\$0	\$3,035	\$3,035
RESTRICTED FOR CAPITAL PROJECTS	\$0	\$0	(\$1,994,804)	(\$1,994,804)
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$62,021</b>	<b>\$859,771</b>	<b>\$7,623,224</b>	<b>\$8,545,016</b>

**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET 6/30/19	ACTUAL 6/30/19	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$29,760	\$29,760	\$29,888	\$128
ASSESSMENTS - DIRECT	\$105,692	\$79,269	\$79,269	\$0
DEVELOPER CONTRIBUTIONS	\$185,273	\$138,955	\$14,492	(\$124,463)
INTEREST	\$500	\$375	\$0	(\$375)
MISCELLANEOUS INCOME	\$2,500	\$1,875	\$0	(\$1,875)
<b>TOTAL REVENUES</b>	<b>\$323,725</b>	<b>\$250,234</b>	<b>\$123,648</b>	<b>(\$126,585)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE</b>				
ENGINEERING	\$12,000	\$9,000	\$0	\$9,000
ARBITRAGE	\$2,400	\$0	\$0	\$0
DISSEMINATION	\$8,000	\$4,000	\$4,000	\$0
ATTORNEY	\$25,000	\$18,750	\$38,124	(\$19,374)
ANNUAL AUDIT	\$5,000	\$5,000	\$1,500	\$3,500
TRUSTEE FEES	\$10,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$0	\$0	\$2,500	(\$2,500)
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$2,500	\$1,875	\$1,916	(\$41)
TRAVEL	\$250	\$188	\$0	\$188
TELEPHONE	\$250	\$188	\$32	\$155
POSTAGE	\$1,500	\$1,125	\$290	\$835
PRINTING & BINDING	\$1,500	\$1,125	\$818	\$307
INSURANCE	\$6,000	\$6,000	\$5,000	\$1,000
LEGAL ADVERTISING	\$5,000	\$3,750	\$726	\$3,024
OTHER CURRENT CHARGES	\$1,000	\$750	\$1,260	(\$510)
OFFICE SUPPLIES	\$1,000	\$750	\$139	\$611
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$116,575</b>	<b>\$78,925</b>	<b>\$82,730</b>	<b>(\$3,805)</b>



# Canopy

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

### Statement of Revenues & Expenditures For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET 6/30/19	ACTUAL 6/30/19	VARIANCE
<b><u>MAINTENANCE</u></b>				
<b><u>COMMON AREA</u></b>				
LANDSCAPE MAINTENANCE	\$62,500	\$46,875	\$0	\$46,875
LANDSCAPE CONTINGENCY	\$12,500	\$9,375	\$0	\$9,375
PLANT REPLACEMENTS	\$7,500	\$5,625	\$0	\$5,625
IRRIGATION - REPAIRS	\$5,000	\$3,750	\$0	\$3,750
IRRIGATION - WATER	\$10,000	\$7,500	\$0	\$7,500
IRRIGATION - ELECTRIC	\$2,500	\$1,875	\$0	\$1,875
WETLAND MAINTENANCE	\$3,750	\$2,813	\$0	\$2,813
WETLAND MITIGATION REPORTING	\$1,250	\$938	\$0	\$938
LAKE MAINTENANCE	\$7,500	\$5,625	\$0	\$5,625
REPAIRS & MAINTENANCE	\$12,500	\$9,375	\$0	\$9,375
OPERATING SUPPLIES	\$1,250	\$938	\$0	\$938
<b><u>AMENITY CENTER</u></b>				
AMENITY MANAGEMENT STAFFING	\$18,750	\$14,063	\$0	\$14,063
POOL ATTENDANTS	\$3,750	\$2,813	\$0	\$2,813
JANITORIAL	\$3,750	\$2,813	\$0	\$2,813
POOL MAINTENANCE	\$3,750	\$2,813	\$0	\$2,813
POOL CHEMICALS	\$1,875	\$1,406	\$0	\$1,406
POOL PERMITS	\$188	\$0	\$0	\$0
POOL - ELECTRIC	\$3,750	\$2,813	\$0	\$2,813
POOL - WATER	\$250	\$188	\$0	\$188
TELEPHONE	\$625	\$469	\$0	\$469
WATER/SEWER	\$1,250	\$938	\$0	\$938
GAS	\$125	\$94	\$0	\$94
TRASH	\$600	\$450	\$0	\$450
PEST CONTROL	\$300	\$225	\$0	\$225
TERMITE BOND	\$188	\$141	\$0	\$141
INSURANCE - PROPERTY	\$6,250	\$6,250	\$0	\$6,250
CABLE/INTERNET	\$1,875	\$1,406	\$0	\$1,406
ACCESS CARDS	\$625	\$469	\$0	\$469
ACTIVITIES	\$3,750	\$2,813	\$0	\$2,813
SECURITY/ALARMS/REPAIR	\$8,750	\$6,563	\$0	\$6,563
REPAIRS & MAINTENANCE	\$8,750	\$6,563	\$0	\$6,563
OFFICE SUPPLIES	\$500	\$375	\$0	\$375
HOLIDAY DECORATIONS	\$1,250	\$938	\$0	\$938
<b><u>OTHER</u></b>				
CONTINGENCY	\$1,250	\$938	\$0	\$938
CAPITAL RESERVE	\$8,750	\$0	\$0	\$0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$207,151</b>	<b>\$150,222</b>	<b>\$0</b>	<b>\$150,222</b>
<b>TOTAL EXPENDITURES</b>	<b>\$323,726</b>	<b>\$229,147</b>	<b>\$82,730</b>	<b>\$146,417</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$1)</b>		<b>\$40,918</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$2,857</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$43,775</b>	

**Canopy**  
COMMUNITY DEVELOPMENT DISTRICT

**DEBT SERVICE FUND**  
**ASSESSMENT AREA 2 - SERIES 2018 A1 & A2**

Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET 6/30/19	ACTUAL 6/30/19	Variance
<b><u>REVENUES</u></b>				
ASSESSMENTS - DIRECT	\$522,530	\$231,638	\$231,638	\$0
PREPAYMENTS	\$0	\$0	\$700,028	\$700,028
BOND PROCEEDS	\$0	\$0	\$82,146	\$82,146
INTEREST	\$500	\$375	\$2,048	\$1,673
<b>TOTAL REVENUES</b>	<b>\$523,030</b>	<b>\$232,013</b>	<b>\$1,015,860</b>	<b>\$783,847</b>
<b><u>EXPENDITURES</u></b>				
INTEREST A1 - 11/1	\$25,521	\$25,521	\$0	\$25,521
PRINCIPAL A1 - 5/1	\$70,000	\$70,000	\$0	\$70,000
INTEREST A1 - 5/1	\$67,555	\$67,555	\$65,088	\$2,467
INTEREST A2 - 11/1	\$60,347	\$60,347	\$0	\$60,347
INTEREST A2 - 5/1	\$159,743	\$159,743	\$161,957	(\$2,214)
SPECIAL CALL A2 - 5/1	\$0	\$0	\$110,000	(\$110,000)
TRANSFER OUT	\$0	\$0	\$952	(\$952)
<b>TOTAL EXPENDITURES</b>	<b>\$383,166</b>	<b>\$383,166</b>	<b>\$337,996</b>	<b>\$45,170</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$139,864</b>		<b>\$677,864</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$85,868</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$225,732</b>		<b>\$677,864</b>	

**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**  
**ASSESSMENT AREA 3 - SERIES 2018 A3**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET 6/30/19	ACTUAL 6/30/19	Variance
<b><u>REVENUES</u></b>				
ASSESSMENTS - DIRECT	\$304,735	\$83,807	\$83,807	\$0
BOND PROCEEDS	\$0	\$0	\$104,688	\$104,688
INTEREST	\$250	\$188	\$1,279	\$1,092
<b>TOTAL REVENUES</b>	<b>\$304,985</b>	<b>\$83,994</b>	<b>\$189,774</b>	<b>\$105,779</b>
<b><u>EXPENDITURES</u></b>				
INTEREST - 11/1	\$57,561	\$57,561	\$0	\$57,561
INTEREST - 5/1	\$152,368	\$152,368	\$82,145	\$70,223
TRANSFER OUT	\$0	\$0	\$1,213	(\$1,213)
<b>TOTAL EXPENDITURES</b>	<b>\$209,929</b>	<b>\$209,929</b>	<b>\$83,358</b>	<b>\$126,571</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$95,056</b>		<b>\$106,416</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$57,561</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$152,617</b>		<b>\$106,416</b>	

**Canopy**  
COMMUNITY DEVELOPMENT DISTRICT

**DEBT SERVICE FUND**  
**ASSESSMENT AREA 1 - SERIES 2018 A4**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

ADOPTED BUDGET	PRORATED BUDGET 6/30/19	ACTUAL 6/30/19	Variance
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**REVENUES**

ASSESSMENTS - TAX ROLL	\$65,425	\$65,425	\$65,910	\$485
BOND PROCEEDS	\$0	\$0	\$32,714	\$32,714
INTEREST	\$250	\$188	\$815	\$627

<b>TOTAL REVENUES</b>	<b>\$65,675</b>	<b>\$65,613</b>	<b>\$99,439</b>	<b>\$33,826</b>
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**EXPENDITURES**

INTEREST - 11/1	\$9,470	\$9,470	\$0	\$9,470
PRINCIPAL - 5/1	\$30,000	\$30,000	\$0	\$30,000
INTEREST - 5/1	\$25,069	\$25,069	\$23,569	\$1,500
TRANSFER OUT	\$0	\$0	\$379	(\$379)

<b>TOTAL EXPENDITURES</b>	<b>\$64,539</b>	<b>\$64,539</b>	<b>\$23,948</b>	<b>\$40,591</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,136</b>	<b>\$75,491</b>
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<b>FUND BALANCE - BEGINNING</b>	<b>\$9,471</b>	<b>\$0</b>
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<b>FUND BALANCE - ENDING</b>	<b>\$10,607</b>	<b>\$75,491</b>
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**Canopy**  
COMMUNITY DEVELOPMENT DISTRICT

**CAPITAL PROJECT FUNDS**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2019

SERIES 2018 A1 & A2	SERIES 2018 A3	SERIES 2018 A4	CAPITAL PROJECTS	
ACTUALS	ACTUAL	ACTUAL	ACTUAL	TOTAL
6/30/19	6/30/19	6/30/19	6/30/19	

**REVENUES**

BOND PROCEEDS	\$7,622,854	\$2,630,313	\$932,286	\$0	\$11,185,452
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$1,000	\$1,000
MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$38	\$38
TRANSFER IN	\$952	\$1,008	\$379	\$1,019,258	\$1,021,596
INTEREST	\$84,037	\$17,756	\$33	\$0	\$101,826

<b>TOTAL REVENUES</b>	<b>\$7,707,842</b>	<b>\$2,649,077</b>	<b>\$932,697</b>	<b>\$1,020,296</b>	<b>\$12,309,912</b>
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**EXPENDITURES**

CAPITAL OUTLAY - CONSTRUCTION	\$1,355,709	\$103,621	\$893,101	\$0	\$2,352,431
CAPITAL OUTLAY - COI	\$291,918	\$1,019,258	\$36,561	\$0	\$1,347,737
CAPITAL OUTLAY - GENERAL	\$0	\$0	\$0	\$924,210	\$924,210
PROFESSIONAL FEES	\$0	\$0	\$0	\$54,326	\$54,326

<b>TOTAL EXPENDITURES</b>	<b>\$1,647,628</b>	<b>\$1,122,878</b>	<b>\$929,662</b>	<b>\$978,536</b>	<b>\$4,678,704</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,060,215</b>	<b>\$1,526,198</b>	<b>\$3,035</b>	<b>\$41,760</b>	
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<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,036,564)</b>	
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<b>FUND BALANCE - ENDING</b>	<b>\$6,060,215</b>	<b>\$1,526,198</b>	<b>\$3,035</b>	<b>(\$1,994,804)</b>	
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**Canopy  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$1,531	\$26,093	\$934	\$34	\$0	\$950	\$0	\$346	\$0	\$0	\$0	\$29,888
ASSESSMENTS - DIRECT	\$0	\$0	\$0	\$35,231	\$0	\$17,615	\$8,808	\$0	\$17,615	\$0	\$0	\$0	\$79,269
DEVELOPER CONTRIBUTIONS	\$10,597	\$3,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,492
INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$10,597</b>	<b>\$5,425</b>	<b>\$26,093</b>	<b>\$36,165</b>	<b>\$34</b>	<b>\$17,615</b>	<b>\$9,757</b>	<b>\$0</b>	<b>\$17,961</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$123,648</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE</b>													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,000
ATTORNEY	\$5,709	\$5,982	\$0	\$2,862	\$2,923	\$6,888	\$7,340	\$3,541	\$2,879	\$0	\$0	\$0	\$38,124
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$1,500
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$50	\$83	\$83	\$83	\$1,283	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$1,916
TRAVEL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$21	\$0	\$0	\$0	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$32
POSTAGE	\$4	\$26	\$81	\$31	\$28	\$4	\$21	\$86	\$10	\$0	\$0	\$0	\$290
PRINTING & BINDING	\$106	\$4	\$142	\$12	\$77	\$116	\$62	\$133	\$166	\$0	\$0	\$0	\$818
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
LEGAL ADVERTISING	\$102	\$0	\$0	\$0	\$131	\$493	\$0	\$0	\$0	\$0	\$0	\$0	\$726
OTHER CURRENT CHARGES	\$81	\$81	\$81	\$66	\$81	\$581	\$131	\$81	\$81	\$0	\$0	\$0	\$1,260
OFFICE SUPPLIES	\$21	\$0	\$20	\$20	\$20	\$20	\$0	\$2	\$36	\$0	\$0	\$0	\$139
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$16,664</b>	<b>\$9,614</b>	<b>\$3,823</b>	<b>\$6,491</b>	<b>\$7,959</b>	<b>\$11,611</b>	<b>\$11,054</b>	<b>\$8,842</b>	<b>\$6,672</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,730</b>

**Canopy  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>MAINTENANCE</u></b>													
<b><u>COMMON AREA</u></b>													
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLANT REPLACEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION - REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WETLAND MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WETLAND MITIGATION REPORTING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><u>AMENITY CENTER</u></b>													
AMENITY MANAGEMENT STAFFING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL ATTENDANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JANITORIAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL CHEMICALS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL PERMITS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER/SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRASH	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TERMITE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE - PROPERTY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CABLE/INTERNET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACCESS CARDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACTIVITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY/ALARMS/REPAIR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOLIDAY DECORATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b><u>OTHER</u></b>													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$16,664</b>	<b>\$9,614</b>	<b>\$3,823</b>	<b>\$6,491</b>	<b>\$7,959</b>	<b>\$11,611</b>	<b>\$11,054</b>	<b>\$8,842</b>	<b>\$6,672</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,730</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$6,067)</b>	<b>(\$4,188)</b>	<b>\$22,270</b>	<b>\$29,674</b>	<b>(\$7,925)</b>	<b>\$6,004</b>	<b>(\$1,296)</b>	<b>(\$8,842)</b>	<b>\$11,289</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,918</b>

# Canopy

## COMMUNITY DEVELOPMENT DISTRICT

### LONG TERM DEBT REPORT

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.000%, 6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$82,146	
RESERVE FUND BALANCE	\$82,146	
BONDS OUTSTANDING - 11/08/18		\$2,225,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,115,000</b>

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT	\$0	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 11/08/18		\$5,480,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,480,000</b>

SERIES 2018A-3, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.250%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$104,688	
RESERVE FUND BALANCE	\$104,688	
BONDS OUTSTANDING - 11/08/18		\$2,735,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,735,000</b>

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.000%, 5.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$32,714	
RESERVE FUND BALANCE	\$32,714	
BONDS OUTSTANDING - 11/08/18		\$965,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$965,000</b>



**CANOPY  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2018 A1/2**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisition</b>
<b>Fiscal Year 2018</b>				
4/5/19	1	Sandco, LLC	Pay Application # 1 - Canopy Unit 3 Phase 1 & 2	\$ 360,078.30
6/14/19	2	Ox Bottom Mortgage Holdings, LLC	Unit 1 Phase 6 Crestline Road, Fontana Road Improvement Reimbursement	\$ 995,631.07
<b>TOTAL</b>				<b>\$ 1,355,709.37</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 3,084.22
12/1/18		Transfer from Reserve Fund		\$ 34.66
1/1/19		Interest		\$ 12,421.76
1/1/19		Transfer from Reserve Fund		\$ 139.54
2/1/19		Interest		\$ 13,927.37
2/1/19		Transfer from Reserve Fund		\$ 156.19
3/1/19		Interest		\$ 12,947.48
3/1/19		Transfer from Reserve Fund		\$ 144.94
4/1/19		Interest		\$ 14,360.76
4/1/19		Transfer from Reserve Fund		\$ 160.47
5/1/19		Interest		\$ 13,336.50
5/1/19		Transfer from Reserve Fund		\$ 155.29
5/14/19		Transfer from Cost of Issuance		\$ 21,146.93
6/1/19		Interest		\$ 13,737.71
6/1/19		Transfer from Reserve Fund		\$ 160.47
<b>TOTAL</b>				<b>\$ 105,914.29</b>
<b>Project (Construction) Fund at 11/8/18</b>				<b>\$ 7,309,992.26</b>
<b>Interest Earned thru 06/30/19</b>				<b>\$ 105,914.29</b>
<b>Requisitions Paid thru 06/30/19</b>				<b>\$ (1,355,709.37)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 6,060,197.18</b>

**CANOPY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2018 A3 - General**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
11/8/18	1	Ox Bottom Mortgage Holdings, LLC	Reimbursement for construction costs paid by Developer	\$ 1,019,257.82
<b>TOTAL</b>				<b>\$ 1,019,257.82</b>
<b>Fiscal Year 2019</b>				
12/1/18		Transfer from Reserve Fund		\$ 44.17
1/1/19		Interest		\$ 0.07
1/1/19		Transfer from Reserve Fund		\$ 177.83
2/1/19		Interest		\$ 0.41
2/1/19		Transfer from Reserve Fund		\$ 199.05
3/1/19		Interest		\$ 0.71
3/1/19		Transfer from Reserve Fund		\$ 184.71
4/1/19		Interest		\$ 1.15
4/1/19		Transfer from Reserve Fund		\$ 204.50
5/1/19		Interest		\$ 1.52
5/1/19		Transfer from Reserve Fund		\$ 197.90
5/14/19		Transfer from Cost of Issuance		\$ 7,506.37
6/1/19		Interest		\$ 10.48
6/1/19		Transfer from Reserve Fund		\$ 204.50
<b>TOTAL</b>				<b>\$ 8,733.37</b>
Project (Construction) Fund at 11/8/18				\$ 1,019,257.82
Interest Earned thru 06/30/19				\$ 8,733.37
Requisitions Paid thru 06/30/19				\$ (1,019,257.82)
Remaining Project (Construction) Fund				<b>\$ 8,733.37</b>

**CANOPY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2018 A3 - Restricted**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 632.88
1/1/19		Interest		\$ 2,548.92
2/1/19		Interest		\$ 2,857.81
3/1/19		Interest		\$ 2,656.69
4/1/19		Interest		\$ 2,946.62
5/1/19		Interest		\$ 2,857.44
6/1/19		Interest		\$ 2,958.28
<b>TOTAL</b>				<b>\$ 17,458.64</b>
Project (Construction) Fund at 11/8/18				\$ 1,500,000.00
Interest Earned thru 06/30/19				\$ 17,458.64
Requisitions Paid thru 06/30/19				\$ -
Remaining Project (Construction) Fund				<b>\$ 1,517,458.64</b>

**CANOPY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2018 A4**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
11/8/18	1	Ox Bottom Mortgage Holdings LLC	Reimbursement for construction costs paid by Developer	\$ 893,101.00
<b>TOTAL</b>				<b>\$ 893,101.00</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 13.80
1/1/19		Interest		\$ 0.02
1/1/19		Transfer from Reserve Fund		\$ 55.57
2/1/19		Interest		\$ 0.13
2/1/19		Transfer from Reserve Fund		\$ 62.20
3/1/19		Interest		\$ 0.22
3/1/19		Transfer from Reserve Fund		\$ 57.72
4/1/19		Interest		\$ 0.36
4/1/19		Transfer from Reserve Fund		\$ 63.91
5/1/19		Interest		\$ 0.48
5/1/19		Transfer from Reserve Fund		\$ 61.84
5/14/19		Transfer from Cost of Issuance		\$ 2,648.52
6/1/19		Interest		\$ 3.62
6/1/19		Transfer from Reserve Fund		\$ 63.91
<b>TOTAL</b>				<b>\$ 3,032.30</b>
Project (Construction) Fund at 11/8/18				\$ 893,101.79
Interest Earned thru 06/30/19				\$ 3,032.30
Requisitions Paid thru 06/30/19				\$ (893,101.00)
Remaining Project (Construction) Fund				<u>\$ 3,033.09</u>

**CANOPY  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

Gross Assessments \$ 102,542 \$ 31,992 \$ 70,550  
Net Assessments \$ 96,902 \$ 30,232 \$ 66,670

Date Received	Dist	Gross Assessments Received	Discounts/ Penalties	Commlssions Paid	Interest Income	Net Amount Received	General Fund 31.20%	2018 A-4 Debt Svc Fund 68.80%	Total 100%
11/29/18	ACH	\$ 5,059.20	\$ -	\$ 151.78	\$ -	\$ 4,907.42	\$ 1,531.06	\$ 3,376.36	\$ 4,907.42
12/13/18	ACH	\$ 73,618.55	\$ -	\$ 2,208.56	\$ -	\$ 71,409.99	\$ 22,279.15	\$ 49,130.84	\$ 71,409.99
12/20/18	ACH	\$ 12,602.88	\$ -	\$ 378.09	\$ -	\$ 12,224.79	\$ 3,814.00	\$ 8,410.79	\$ 12,224.79
1/23/19	ACH	\$ 3,086.54	\$ -	\$ 92.60	\$ -	\$ 2,993.94	\$ 934.08	\$ 2,059.86	\$ 2,993.94
2/1/19	ACH	\$ -	\$ -	\$ -	\$ 108.16	\$ 108.16	\$ 33.74	\$ 74.42	\$ 108.16
4/10/19	ACH	\$ 3,138.24	\$ -	\$ 94.15	\$ -	\$ 3,044.09	\$ 949.72	\$ 2,094.37	\$ 3,044.09
6/21/19	ACH	\$ 1,108.92	\$ -	\$ -	\$ -	\$ 1,108.92	\$ 345.97	\$ 762.95	\$ 1,108.92
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 98,614.33	\$ -	\$ 2,925.18	\$ 108.16	\$ 95,797.31	\$ 29,887.73	\$ 65,909.58	\$ 95,797.31

**Ox Bottom Mortgage Holdings, LLC**

\$ 105,692.00

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND
1/31/19	1649	1/1/19	\$ 35,230.67	\$ 35,230.67	\$ -	\$ 35,230.67
3/6/19	1654	2/1/19	\$ 8,807.67	\$ 8,807.67	\$ -	\$ 8,807.67
3/4/19	1678	3/1/19	\$ 8,807.67	\$ 8,807.67	\$ -	\$ 8,807.67
4/3/19	1717	4/1/19	\$ 8,807.67	\$ 8,807.67	\$ -	\$ 8,807.67
5/7/19	1747	5/1/19	\$ 8,807.67	\$ 8,807.67	\$ -	\$ 8,807.67
6/7/19	10024	6/1/19	\$ 8,807.67	\$ 8,807.67	\$ -	\$ 8,807.67
		7/1/19	\$ 8,807.67		\$ 8,807.67	\$ -
		8/1/19	\$ 8,807.67		\$ 8,807.67	\$ -
		9/1/19	\$ 8,807.67		\$ 8,807.67	\$ -
			<b>\$ 105,692.03</b>	<b>\$ 79,269.02</b>	<b>\$ 26,423.01</b>	<b>\$ 79,269.02</b>

**Ox Bottom Mortgage Holdings, LLC**

\$ 132,808.90

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	2018 A-1 DEBT
4/15/19	1727	4/1/19	\$ 66,404.45	\$ 66,404.45	\$ -	\$ 66,404.45
		9/30/19	\$ 66,404.45		\$ 66,404.45	\$ -
			<b>\$ 132,808.90</b>	<b>\$ 66,404.45</b>	<b>\$ 66,404.45</b>	<b>\$ 66,404.45</b>

**Ox Bottom Mortgage Holdings, LLC**

\$ 330,466.83

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	2018 A-2 DEBT
4/15/19	1727	4/1/19	\$ 165,233.42	\$ 165,233.42	\$ -	\$ 165,233.42
		9/30/19	\$ 165,233.42		\$ 165,233.42	\$ -
			<b>\$ 330,466.84</b>	<b>\$ 165,233.42</b>	<b>\$ 165,233.42</b>	<b>\$ 165,233.42</b>

**Ox Bottom Mortgage Holdings, LLC**

\$ 167,613.72

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	2018 A-3 DEBT
4/15/19	1727	4/1/19	\$ 83,806.86	\$ 83,806.86	\$ -	\$ 83,806.86
		9/30/19	\$ 83,806.86		\$ 83,806.86	\$ -
			<b>\$ 167,613.72</b>	<b>\$ 83,806.86</b>	<b>\$ 83,806.86</b>	<b>\$ 83,806.86</b>

iii.

# Canopy

Community Development District

FY19 Funding Request #10

July 24, 2019

Payee		Capital Project FY2019
1	<b>Governmental Management Services - CF, LLC</b> Inv# 1 - SERC Preparation	\$ 2,500.00
2	<b>Greenman-Pedersen, Inc.</b> Inv# 276819 - Engineering Services - May 2019	\$ 1,930.28
3	<b>Hopping Green &amp; Sams</b> Inv# 107965 - Project Construction - May 2019	\$ 3,653.79
	Inv# 108609 - Project Construction - June 2019	\$ 2,604.72
		\$ 10,688.79
		<b>Total: \$ 10,688.79</b>

Please make check payable to:

Canopy Community Development District  
9145 Narcoossee Road, Suite A 206  
Orlando, FL 32827

GMS-Central Florida, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
12/6/16	1

Bill To
Canopy CDD 135 West Central Blvd Suite 320 Orlando, FL 32801

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
SERC Preparation for formation of Canopy CDD		2,500.00	2,500.00
Please Wire Funds To:  GMS-CF,LLC ABA 121000248 Acct 2000028168294 Contact Ann Browning (904) 367-4614			
		<b>Total</b>	\$2,500.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$2,500.00



# GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

Canopy Community Development District  
9145 Narcoossee Road, Suite A206  
Orlando, FL 32827

June 22, 2019

Project No:

FLX-2017011.00

Invoice No:

276819

Project FLX-2017011.00 Canopy CDD Continuing Services

Professional Services from April 27, 2019 to May 24, 2019

Task	00100	General Services			
Professional Personnel					
			Hours	Rate	Amount
Prado, Abraham	4/29/2019		1.00	175.48	175.48
Units 4 & 5 addendum					
Prado, Abraham	5/7/2019		4.00	175.48	701.92
CDD meetign and agenda review					
Bid openning for 4 & 5					
Review documentation for engineer certificaion					
Prado, Abraham	5/14/2019		4.00	175.48	701.92
Bid openning					
Review of engineer certification and coordination w HG&S					
Prado, Abraham	5/21/2019		2.00	175.48	350.96
Special meeting					
Totals			11.00		1,930.28
Total Labor					1,930.28
Total this Task					\$1,930.28
Task	00200	Public Facilities Report 2019			
Total this Task					0.00
Total this Invoice					\$1,930.28

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

June 17, 2019

Canopy CDD  
c/o Governmental Management Services, LLC  
9145 Narcoossee Rd., Ste. A206  
Orlando, FL 32827

Bill Number 107965  
Billed through 05/31/2019

## Project Construction

**CANCDD 00103 JLK**

### FOR PROFESSIONAL SERVICES RENDERED

05/03/19	JLK	Conference call with engineer regarding various construction items; update acquisition documents for Unit 1, Phase 6, Fontana Road and Crestline; confer regarding status of Dove Pond and review correspondence on same; review multiple contracts and certifications and confer with landowner and contractor on same; confer regarding demand note; confer with DM regarding project acquisition requisitions and accounts.	1.70 hrs
05/06/19	LMG	Create evaluation sheet for units 4/5.	0.40 hrs
05/06/19	JLK	Review Conn agreement and provide final edits to same; confer with chairman on rates and scope; update work authorizations related to same.	0.60 hrs
05/06/19	LMG	Review backup documentation for Unit 1 Phase 6, Fontana, and Crestline.	0.40 hrs
05/07/19	JLK	Multiple calls from BP and project team on questions related to bidding and projects outstanding; confer with Hunter on same; transmit supporting documentation.	1.20 hrs
05/07/19	LMG	Analyze acquisition backup and update documentation.	1.70 hrs
05/08/19	JLK	Update/edit and confer with landowner regarding project acquisition package; finalize review of Units 4/5 proposals and send summary, scoring sheet and non-subjective bidding information.	1.60 hrs
05/09/19	JLK	Review Units 4/5 responses and confer with Gentry; prepare scoring criteria sheet; confer with Chairman.	1.30 hrs
05/15/19	JLK	Conference call regarding landowner; update Acquisition package and bonding for Unit 3; update Units 4/5 documents and confer regarding plat and acquisition; confer with Gentry on same; confer with engineer; transmit deeds related to roadway tracts; begin review of supplemental documentation.	1.20 hrs
05/16/19	LMG	Draft affidavit for acquisition package; correspondence with Prado regarding documentation; review deeds	0.90 hrs
05/23/19	LMG	Conference with Prado regarding status of acquisition review; follow up from same; revise acquisition package.	1.10 hrs

05/29/19	JLK	Confer with Chairman regarding construction status and options; confer regarding Dove Pond status and options; confer regarding acquisition status and options; confer with DM on same.	0.60 hrs
05/31/19	LMG	Conference with Prado and Asbury regarding acquisition documentation; prepare and send bill of sale for Fontana and Crestline; update work product acquisition package.	1.30 hrs
Total fees for this matter			\$3,594.00

**MATTER SUMMARY**

Kilinski, Jennifer L.	8.20 hrs	265 /hr	\$2,173.00
Gentry, Lauren M.	5.80 hrs	245 /hr	\$1,421.00
TOTAL FEES			\$3,594.00
INTEREST CHARGE ON PAST DUE BALANCE			\$59.79
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$3,653.79</b>

**BILLING SUMMARY**

Kilinski, Jennifer L.	8.20 hrs	265 /hr	\$2,173.00
Gentry, Lauren M.	5.80 hrs	245 /hr	\$1,421.00
TOTAL FEES			\$3,594.00
INTEREST CHARGE ON PAST DUE BALANCE			\$59.79
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$3,653.79</b>

**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

## STATEMENT

July 16, 2019

Canopy CDD  
c/o Governmental Management Services, LLC  
9145 Narcoossee Rd., Ste. A206  
Orlando, FL 32827

Bill Number 108609  
Billed through 06/30/2019

### Project Construction

CANCDD 00103 JLK

#### FOR PROFESSIONAL SERVICES RENDERED

06/02/19	JLK	Update/edit and transmit demand note for units 4/5; confer regarding status update on Dove Pond.	0.60 hrs
06/03/19	LMF	Draft demand note for units 4/5.	0.70 hrs
06/05/19	LMG	Transmit Fontana and Crestline Bills of Sale to Prado.	0.30 hrs
06/06/19	LMG	Review acquisition backup from Prado and update documentation.	0.50 hrs
06/07/19	LMG	Finalize acquisition documents and transmit to Kilinski.	0.50 hrs
06/12/19	JLK	Review, update and disseminate interlocal construction and design schedule documentation; confer with engineer on same; review acquisition documents and confer with Gentry on same; review and update responsibility chart; confer regarding updated demand note and units 4/5 status for contract approval.	1.40 hrs
06/12/19	LMG	Finalize and circulate acquisition documents for signature; call with Asbury regarding same; conference with Kilinski regarding same; compile final documents and send for requisition processing.	1.80 hrs
06/13/19	JLK	Confer with Gentry regarding AIA package and documentation for amenity center construction; review work authorization; confer regarding CONN billing.	0.40 hrs
06/14/19	LMG	Update RFP and contract documents for amenity center site work; revise RFP and contract documents for amenity center vertical construction.	3.10 hrs
06/17/19	LMG	Finalize and transmit amenity site work RFP.	0.20 hrs
06/18/19	JLK	Review and prepare project schedule letter to Blueprint and city; confer with engineer on same.	0.50 hrs
Total fees for this matter			\$2,438.00

#### MATTER SUMMARY

Kilinski, Jennifer L.	2.90 hrs	265 /hr	\$768.50
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Fiore, Lydia M. - Paralegal	0.70 hrs	145 /hr	\$101.50
Gentry, Lauren M.	6.40 hrs	245 /hr	\$1,568.00

TOTAL FEES	\$2,438.00
INTEREST CHARGE ON PAST DUE BALANCE	\$166.72

**TOTAL CHARGES FOR THIS MATTER** **\$2,604.72**

**BILLING SUMMARY**

Kilinski, Jennifer L.	2.90 hrs	265 /hr	\$768.50
Fiore, Lydia M. - Paralegal	0.70 hrs	145 /hr	\$101.50
Gentry, Lauren M.	6.40 hrs	245 /hr	\$1,568.00

TOTAL FEES	\$2,438.00
INTEREST CHARGE ON PAST DUE BALANCE	\$166.72

**TOTAL CHARGES FOR THIS BILL** **\$2,604.72**

**Please include the bill number on your check.**

## Canopy CDD

9145 Narcoossee Road, Suite A206  
Orlando, FL 32832  
Phone 407 841 5524 Fax 407 839 1526

**DATE:** July 24, 2019  
**INVOICE #** 201907  
**DUE DATE:** August 23, 2019

**Bill To:**

Ox Bottom Mortgage Holdings LLC  
4708 Capital Circle NW  
Tallahassee FL 32303

DESCRIPTION	AMOUNT
Dove Pond Regional Stormwater Construction Project	
Capital Funding Request #13	\$ 21,250.00
Wire Transfer:	
Canopy Community Development District	
SunTrust Bank, NA	
Contact: Kelly Lawler	
Tel: (407) 237-1072	
<b>TOTAL</b>	<b>\$ 21,250.00</b>

**THANK YOU FOR YOUR BUSINESS!**

District: **Canopy  
Community Development District**

Capital Funding Request: **13**

Project: **Dove Pond Regional Stormwater  
Construction Project**

Date: **24-Jul-19**

Payee	Description	Blueprint (1)	CDD	Amount
RS&H	Construction Settlement Payment	\$0.00	\$21,250.00	\$21,250.00
Total Amount Due		\$0.00	\$21,250.00	\$21,250.00

**Allocation of Funding Request Cost Per Joint Project Agreement**

<u>Paying Entity</u>	<u>Amount</u>
<b>Blueprint Intergovernmental Agency</b>	<b>\$0.00</b>
Canopy CDD	\$21,250.00
Total	<u>\$21,250.00</u>

Check Payable: **Canopy Community Development District**  
**9145 Narcoossee Road**  
**Suite A206**  
**Orlando, Florida 32827**  
**Attn: District Manager, George Flint**

Or

Wire Transfer: **Canopy Community Development District**  
**SunTrust Bank, NA**  
**Contact: Kelly Lawler**  
**Tel: (407) 237-1072**

**Summary of Cost by Contract and Agreements**

Sandco - Contract Amount	3,741,640.00
Plus: Change Order 2/20/18	416,070.00
Less: Pay Request #1	(479,944.13)
Less: Pay Request #2	(746,926.93)
Less: Pay Request #3	(634,358.67)
Less: Pay Request #4	(627,465.21)
Less: Pay Request #5	(397,041.66)
Less: Pay Request #6	(85,775.03)
Less: Pay Request #7	(135,567.02)
Less: Pay Request #8	(33,845.31)
Less: Pay Request #9	(114,000.00)
Less: Pay Request #10	(80,582.56)
Less: Pay Request #11	(364,323.63)
Less: Pay Request #12	(141,015.69)
Plus: Change Order - January 2019	307,276.40
Less: Pay Request #13	(84,457.75)
Less: Pay Request #14	(291,912.58)

Balance Remaining	<u>247,770.23</u>
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RS&H - CE&I Contract	284,787.90
Plus: Change Order 6/5/18	101,013.33
Less: Services Through December 31, 2018	(114,792.00)
Less: Services Through January 26, 2018	(55,207.00)
Less: Services Through February 23, 2018	(55,207.00)
Less: Services Through March 30, 2018	(55,207.00)
Less: Services Through April 27, 2018	(4,374.90)
Less: Services Through July 27, 2018	(101,013.33)
Less: Change Order Settlement Adjustment	85,000.00
Less: Change Order Settlement Payment - 1 of 3	(42,500.00)
Less: Change Order Settlement Payment - 2 of 3	(21,250.00)

Balance Remaining	<u>21,250.00</u>
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Maximum Amount Due Blueprint (JPA)	2,000,000.00
Less: Amount Due Capital Funding Request #1	(396,486.79)
Less: Amount Due Capital Funding Request #2	(534,750.61)
Less: Amount Due Capital Funding Request #3	(450,530.43)
Less: Amount Due Capital Funding Request #4	(445,934.56)
Less: Amount Due Capital Funding Request #5	(172,297.62)

Balance Remaining	<u>0.00</u>
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(1) Blueprint has reached the maximum limit therefore the District will be funding the difference.



iv.

**NOTICE OF MEETINGS  
CANOPY  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Canopy Community Development District will hold their meetings for Fiscal Year 2020 at 11:00 a.m. at Dorothy B Oven Park, 3205 Thomasville Road, Tallahassee, Florida 32308, on the first Tuesday of each month as follows:

October 1, 2019  
November 5, 2019  
December 3, 2019  
January 7, 2020  
February 4, 2020  
March 3, 2020  
April 7, 2020  
May 5, 2020  
June 2, 2020  
July 7, 2020  
August 4, 2020  
September 1, 2020

The meetings are 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 a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, 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 proceedings and that accordantly, 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 Mossing  
Governmental Management Services – Central Florida, LLC  
District Manager