

*Canopy Community
Development District*

*Agenda Package
August 4, 2020*

Canopy

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 29, 2020

**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 4, 2020 at 11:00 AM via Zoom; by following this link <https://zoom.us/j/92413218284> enter meeting ID of 924 1321 8284 or by calling in via 267-930-4000 passcode 401214.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (1Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes for the July 7, 2020 Regular Meeting
4. Public Hearing
 - A. Consideration of Resolution 2020-12 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations
 - B. Consideration of Resolution 2020-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Direct Collection Agreement for Fiscal Year 2020-2021 with OX Bottom Mortgage Holdings, LLC
6. Consideration of Landowner Funding Agreement for Fiscal Year 2020-2021 with OX Bottom Mortgage Holdings, LLC
7. Update on Welaunee Boulevard Interlocal Agreement
8. Consideration of Agreement with Sandco to Maintain Proposal Pricing for Welaunee Boulevard Segment 3A and Segment 2 Turn Lanes Project
9. Consideration of Resolution 2020-14 Authorizing Commencement of Boundary Amendment Proceedings
10. Consideration of Boundary Amendment Funding Agreement
11. Consideration of Work Authorization with Conn for Clubhouse Design
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register Summary and Requisition Summary

- ii. Balance Sheet and Income Statement
 - iii. Approval of FY20 Funding Requests #5 & #6
 - iv. Approval of Resolution 2020-10 Approving the Date, Time and Location of the Landowners Meeting & Election
 - v. Approval of Fiscal Year 2021 Meeting Schedule
- 13. Other Business
 - 14. Supervisors Requests
 - 15. Adjournment

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 Approval of Minutes of the July 7, 2020 meeting. A copy of the minutes are enclosed for your review and approval.

The fourth order of business is Public Hearing. Enclosed for your review and approval are Resolution 2020-12 Adopting the Budget for Fiscal Year 2021 and Resolution 2020-13 Imposing Special Assessments and Certifying an Assessment Roll.

The fifth order of business is Consideration of Direct Collection Agreement for Fiscal Year 2020-2021 with OX Bottom Mortgage Holdings, LLC. A copy of the agreement is enclosed for your review and approval.

The sixth order of business is Consideration of Landowner Funding Agreement for Fiscal Year 2020-2021 with OX Bottom Mortgage Holdings, LLC. A copy of the agreement is enclosed for your review and approval.

The eighth order of business is Consideration of Agreement with Sandco to Maintain Proposal Pricing for Welaunee Boulevard Segment 3A and Segment 2 Turn Lanes Project. A copy of the agreement is enclosed for your review and approval.

The ninth order of business is Consideration of Resolution 2020-14 Authorizing Commencement of Boundary Amendment Proceedings. A copy of the resolution is enclosed for your review and approval.

The tenth order of business is Consideration of Boundary Amendment Funding Agreement. A copy of the agreement is enclosed for your review and approval.

The eleventh order of business is Consideration of Work Authorization with Conn for Clubhouse Design. A copy of the work authorization is enclosed for your review and approval.

The twelfth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the approval of check register summary and requisition summary, which are enclosed for your review and approval. Sub-Section 2 is the balance sheet and income statement for your review. Sub-Section 3 is approval of FY20 Funding Requests #5 and #6. Sub-Section 4 is approval of Resolution 2020-10 approving the date, time and location of the landowners meeting & election. A copy of the resolution, example of notice, instructions, proxy and ballot are enclosed for your review. Sub-Section 5 is approval of the Fiscal Year 2021 meeting schedule. A copy of the proposed meeting schedule is enclosed for your review and approval.

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
Travis Justice, District Engineer
Darrin Mossing Jr., GMS

Enclosures

AGENDA

Canopy

Community Development District

Meeting Agenda

Tuesday
August 4, 2020
11:00 a.m.

Zoom Conferencing Go To: <https://zoom.us/j/92413218284>

Zoom ID #: 924 1321 8284

Call In #: 267-930-4000

Participation Passcode #: 401214

Meeting Agenda

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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 7, 2020** at 11:05 a.m. via Zoom.

Present and constituting a quorum were:

Tom Asbury	Chairman
Gregg Patterson	Vice Chairman
John “Al” Russell	Assistant Secretary
Colleen Castille	Assistant Secretary
David Brady	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Darrin Mossing, Jr.	Assistant District Manager
Lauren Gentry	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 11:05 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:

- A. February 4, 2020 Regular Meeting**
- B. February 18, 2020 Special Meeting**
- C. May 29, 2020 Special Meeting**

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the minutes of the February 4, February 18, and May 29, 2020 meetings were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-09
Amending Resolution 2020-08 in Regard to
the Location of the Public Hearing on the
Budget for Fiscal Year 2021**

Mr. Mossing stated the original resolution called for the public hearing to be at the Dorothy B. Owen Park and they canceled their reservations through August and it is not available for the district to meet. This resolution changes the location of the public hearing to the offices of Hopping Green & Sams, district counsel, and that will be held in person or as a Zoom meeting.

Ms. Gentry stated the current order from the governor that allows us to meet virtually is only extended through August 1st. We may get another extension or we may not, but in order to get the notices out and published in the time they need to be published we have to account for both scenarios. Our office has offered to let the district meet there, there is room to accommodate members of the public who want to attend if it is held in person. If it turns out that extension of that order allows us to meet remotely then those details will be available on the district's website and from the district manager from any members of the public who want to attend.

Mr. Mossing stated even if the order is not extended we would recommend that only the board members meet in Hopping Green's office in person and for staff and members of the public could participate by Zoom.

On MOTION by Mr. Asbury seconded by Mr. Patterson with all in favor Resolution 2020-09 was approved resetting the location of the budget hearing to the offices of Hopping, Green & Sams, 119 S. Monroe Street, Suite #300, Tallahassee, Florida.

FIFTH ORDER OF BUSINESS**Consideration of Agreement between the
Leon County Tax Collector's Office and
Canopy Community Development District**

Mr. Mossing stated this agreement was in your agenda package; it is a standard form agreement that the tax collector requires in order to place our assessments on the tax bills.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in favor the agreement with the Leon County tax collector's office was approved.

SIXTH ORDER OF BUSINESS**Update on Welaunee Boulevard Interlocal Agreement**

Ms. Gentry stated the board awarded a contractor for Welaunee Boulevard to Sandco contingent on being able to obtain more financing from Blueprint. Our office had a very productive conversation with Blueprint last week, they are taking our numbers under advisement and will get back to us after their meeting that is scheduled for later this week. If it turns out that we need to have another board meeting to address anything that comes out of their feedback we can call another meeting, but at this point we are waiting on further feedback from Blueprint and the city on that funding.

Mr. Asbury stated it probably requires that it go to an IA meeting, which is a meeting between Blueprint and the county and the city to approve whatever they eventually arrive at. They are trying to work it out.

Ms. Castille asked does the delay of getting this agreement signed by the city and county delaying the construction of amenities?

Mr. Asbury responded no, the only thing that is delaying the amenity is trying to get the permit. Because of the COVID they are working remotely at the city and we have to permit the pool and the clubhouse. We have been back and forth for months on that and we are very close to getting that. The only thing it is holding up is that next phase of Welaunee Boulevard.

Ms. Castille stated which is then holding up the next phase of Canopy.

Mr. Asbury stated not really because Unit 5 we are also trying to bring it in from Miccosukee and the intersection with Miccosukee has been a bit of a problem. We started off with it being a signalized intersection then the county decided it needed to be a roundabout and we had to meet with all the folks in that area that had a stake in that and that took over a year to do that to finally decide that no, let's go back to a signalized intersection. They are permitting a signalized intersection as we speak, but they wanted it built before school opens and now we will probably end up with a temporary light so we can tie it in. If we can get this worked out with the city it won't take that long to build Welaunee Boulevard. We are working both directions where Welaunee Boulevard needs to be built.

Mr. Patterson asked where is the third leg you were talking about?

Mr. Asbury stated the third leg is the leg from the roundabout of Welaunee Boulevard, the intersection of Dempsey Mayo and Welaunee from there to the edge of our property where it ties into the city property.

Mr. Patterson asked do the budget shortfalls have any impact on this?

Mr. Asbury asked the city budget shortfall? It could because the city is responsible for building it and the fact that the price to build the road came in a little higher the city has to scramble around and get the money. Blueprint has the money to build it; it is just that the city has to fund it early.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated my update was on the virtual meeting extension which as I mentioned before it is currently extended through August 1st. Beyond that we aren't sure if there will be additional extensions but our notices that have to go out in advance will account for both situations, provide call-in information where it is available and information will be put on the website.

**The recording stopped at this point and the balance of the meeting is summarized.*

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register Summary

On MOTION by Mr. --- seconded by Mr. --- with all in favor the check run summary was approved.
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ii. Balance Sheet and Income Statement

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

iii. Approval of FY20 Funding Request #5

On MOTION by Mr. --- seconded by Mr. --- with all in favor FY20 funding request no. 5 was approved.

iv. Designation of November 3, 2020 as the Date of the Landowners Election

On MOTION by Mr. --- seconded by Mr. --- with all in favor November 3, 2020 was designated as the landowners' election.
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EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. --- seconded by Mr. ---with all in favor the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2020-12

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, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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:

- 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, 2021.”
- 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.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, 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	\$_____

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within sixty (60) days following the end of the Fiscal Year 2020/2021 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 4TH DAY OF AUGUST, 2020.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

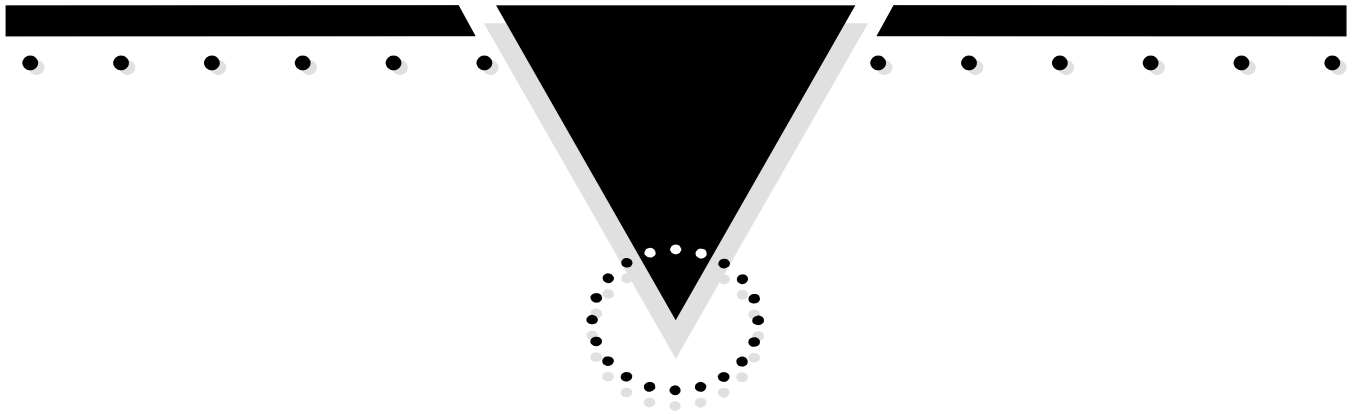
Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2020/2021 Budget

Exhibit A

[DM to insert]



Canopy Community Development District

**Proposed Budget
FY 2021**



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**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
Revenues						
Assessments - Tax Roll	\$ 47,052	\$ 46,150	\$ 902	\$ 47,052	\$ 47,052	\$ 754,593
Assessments - Direct (Administrative Only)	\$ 99,406	\$ 58,021	\$ 41,385	\$ 99,406	\$ 99,022	\$ -
Developer Contributions	\$ 174,267	\$ -	\$ 62,634	\$ 62,634	\$ 174,651	\$ -
Interest Income	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 10,000
Total Revenues	\$ 323,725	\$ 104,170	\$ 104,922	\$ 209,092	\$ 323,725	\$ 767,093

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ 2,400	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Dissemination	\$ 8,000	\$ 4,667	\$ 3,333	\$ 8,000	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 43,298	\$ 15,000	\$ 58,298	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Trustee Fees	\$ 10,000	\$ 8,346	\$ -	\$ 8,346	\$ 10,000	\$ 10,000
Management Fees	\$ 35,000	\$ 20,417	\$ 14,583	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 3,700	\$ 1,458	\$ 2,242	\$ 3,700	\$ 3,700	\$ 5,000
Travel	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ 250
Telephone	\$ 250	\$ 18	\$ 50	\$ 68	\$ 250	\$ 250
Postage	\$ 500	\$ 124	\$ 200	\$ 324	\$ 500	\$ 1,500
Printing & Binding	\$ 1,500	\$ 483	\$ 500	\$ 983	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,125	\$ -	\$ 5,125	\$ 6,000	\$ 6,000
Legal Advertising	\$ 2,500	\$ 978	\$ 1,522	\$ 2,500	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,844	\$ 1,500	\$ 3,344	\$ 3,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 22	\$ 200	\$ 222	\$ 500	\$ 1,000
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
Total Administrative	\$ 116,575	\$ 94,904	\$ 51,130	\$ 146,035	\$ 116,125	\$ 149,493

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ 62,500	\$ 5,250	\$ 26,250	\$ 31,500	\$ 63,000	\$ 125,000
Landscape Contingency	\$ 10,600	\$ -	\$ 4,417	\$ 4,417	\$ 10,600	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 5,000	\$ 10,000
Irrigation - Water	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500	\$ 5,000
Wetland Mitigation and Monitoring	\$ 6,900	\$ 7,870	\$ -	\$ 7,870	\$ 8,400	\$ 7,500
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 5,208	\$ 5,208	\$ 12,500	\$ 25,000
Operating Supplies	\$ 1,250	\$ -	\$ 521	\$ 521	\$ 1,250	\$ 2,500

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Common Area-Continued:</u>						
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	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ 8,750	\$ -	\$ -	\$ -	\$ 7,200	\$ 39,000
Total Maintenance	\$ 207,150	\$ 13,120	\$ 49,938	\$ 63,058	\$ 207,600	\$ 617,600
Total Expenditures	\$ 323,725	\$ 108,024	\$ 101,068	\$ 209,092	\$ 323,725	\$ 767,093
Excess Revenues (Expenditures)	\$ 0	\$ 3,854	\$ 3,854	\$ 0	\$ -	\$ -

	<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 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Administative Assessment :</u>						
Administrative Budget'					\$ 116,125	
Assessable Units					1001.50	
Net Assessment Per Unit					<u>\$ 115.95</u>	
Assessments - Tax Roll (147 Units)					\$ 17,045	
Undeveloped Planned Residential Units (854)					\$ 99,022	
Religious Facility (.5)					<u>\$ 58</u>	
Total Net Assessments					<u><u>\$ 116,125</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
Total Units	1,002	100.00%	\$ 320,725.00		

Assessments Area I

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	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
Total Units	93				\$ 32,008

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
Total Units	54				\$ 18,586

Total Gross Assessment Platted Lots	\$ 50,594
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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.

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. The District is currently contracted with Greenman-Pedersen, Inc.

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. The District has contracted with Carr Riggs & Ingram CPAs and Advisors for these services. (\$5,000/year for 3 years)

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.

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 Mitigation and Monitoring

Task 1A: Baseline Monitoring:

- Within 30 days of planting, FELSI will provide FDEP a baseline monitoring report for approval showing sampling locations, Photo Stations, the mitigation wetland area and location of plants planted as directed in the FDEP permit

Task 1B: Wetland Monitoring:

- Long term monitoring will determine the likelihood of success of the mitigation project and will be conducted semi-annually for the first year and annually for two through five. Monitoring reports will be submitted to FDEP within 30 days of the monitoring event and include criteria listed in the permitted monitoring plan.

Task 1C Release from Monitoring Request:

- Release from Monitoring can be requested when all criteria of the monitoring plan has been continuously met for a period of at least one growing season and not prior to two years post-

Canopy

Community Development District

GENERAL FUND BUDGET

planting. The release request will include preparation of a written request to FDEP detailing that the monitoring plan criteria has been met. The release cost includes site visits with the agencies, if needed.

Task 1D: Wetland Maintenance:

- As part of the DEP and COT requirements, maintenance of the mitigation areas must be conducted to remove any nuisance and/or exotic vegetation affecting project compliance and should not exceed 1% of the total cover.

- The treatment of exotics within the 17.23 acres of wetland creation will be undertaken per the maintenance procedures in the permitted monitoring plan and performed by a State of Florida licensed commercial use pesticide applicator. The 27.34 acre wetland preservation area is also to be maintained free from exotics. Inspection and treatments, if necessary, in the mitigation site will be conducted quarterly for four years (total 16 inspections) and continue until permit success criteria has been met. The cost represented below is a per event/quarter cost for quarterly inspections of exotics. This task includes report preparation and submission.

- The cost for treatment will be related to site conditions, which will determine the level of effort needed to bring the project into compliance.

Task 2: Installation and Maintenance of Wood Duck Boxes:

- As part of the Wetland Mitigation Report, duck boxes are to be installed within the pond. No number was given in the approved document. Based upon the estimated potential suitable habitat around the lake, we would recommend 8 boxes. Typically wooden boxes are cheaper, but only last a few years. The price included is for 8 boxes that are more durable. The cost includes all materials and installation of the boxes. Boxes can be maintained after nesting seasons ends in August and prepared for spring nesting the following year. The price included is for maintenance to occur once per year in combination with the scheduled monitoring events.

Task 3: Environmental Permit Management:

- The FDEP and City permits have many conditions to keep track of. FELSI can summarize these conditions, timelines and responsible parties and provide limited oversight of task completion and reporting. It was noted that there are several inconsistencies in the DEP permit and the approved environmental considerations report. These inconsistencies may create problems or they may be easily explained and rectified. Management would continue until Success Criteria has been met. The cost provided is divided into Year 1, which is expected to take more effort and then subsequent years on an annual basis.

Wetland Mitigation & Monitoring Tasks	Year 1 (FY 19 - 20)	Year 2 (FY 20 - 21)	Year 3 (FY 21 - 22)	Year 4 (FY 22 - 23)	Year 5 (FY 23-24)	Total Per Task
Task 1A: Baseline Monitoring (within 30 days of planting will provide report)	\$2,900	\$0	\$0	\$0	\$0	\$2,900
Task 1B: Wetland Monitoring (\$1850 per annual event)(Semi-Annual Year One)	\$3,700	\$1,850	\$1,850	\$1,850	\$1,850	\$11,100
Task 1C: Release from Monitoring Request (after two years of post planting we may request)	\$0	\$0	\$1,250	\$0	\$0	\$1,250
Task 1D: Wetland Maintenance (monitoring) (\$950 per quarterly event)	\$3,800	\$3,800	\$3,800	\$3,800	\$0	\$15,200
Task 1D: Wetland Maintenance (treatment)(\$400 -\$2,500 per event)(\$10k max for 4 years)	\$400	\$2,100	\$2,500	\$2,500	\$2,500	\$10,000
Task 2: Installation and Maintenance of Wood Duck Boxes	\$2,500	\$0	\$0	\$0	\$0	\$2,500
Task 3: Environmental Permit Management	\$800	\$650	\$650	\$650	\$650	\$3,400
Total Per Year	\$14,100	\$8,400	\$10,050	\$8,800	\$5,000	\$46,350

Canopy
Community Development District
GENERAL FUND BUDGET

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 throughout the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

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

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.

Canopy
Community Development District
GENERAL FUND BUDGET

Telephone

The cost of phone services for amenity center.

Water/Sewer

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

Gas

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

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

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

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.

Canopy

Community Development District

GENERAL FUND BUDGET

Repairs and Maintenance

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

Office Supplies

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

Holiday Decorations

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

Other:

Contingency

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

Capital Reserve

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 64,386	\$ 1,226	\$ 65,612	\$ 65,612
Assessments - Direct (Unplatted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -		\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ 633	\$ 300	\$ 933	\$ 250
Carry Forward Surplus	\$ 42,999	\$ 43,012	\$ -	\$ 43,012	\$ 45,226
Total Revenues	\$ 108,861	\$ 108,030	\$ 1,526	\$ 109,556	\$ 111,088

Expenditure					
Interest - 11/1	\$ 24,523	\$ 24,523	\$ -	\$ 24,523	\$ 24,148
Principal - 5/1	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 24,523	\$ -	\$ 24,523	\$ 24,523	\$ 24,148
Transfer Out	\$ -	\$ 285	\$ -	\$ 285	\$ -
Total Expenditures	\$ 64,045	\$ 24,807	\$ 39,523	\$ 64,330	\$ 63,296

Excess Revenues	\$ 44,816	\$ 83,223	-\$ 37,997	\$ 45,226	\$ 47,792
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Excess Revenues	\$ 75,724	Interest - 11/1	\$ 23,773
Less: Debt Service Reserve	\$ (32,713)		
Carry Forward Surplus	<u>\$ 43,012</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
Total Units	93				\$ 70,550
Total Net Assessments					\$ 65,612

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 965,000	\$ 947,038	\$ 1,912,038

Canopy Community Development District

Debt Service Fund Budget Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 30,132	\$ 29,569	\$ 563	\$ 30,132	\$ 30,132
Assessments - Direct (Unplatted Lots)	\$ 134,594	\$ 67,263	\$ 67,332	\$ 134,594	\$ 134,594
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Carry Forward Surplus	\$ 67,784	\$ 67,784	\$ -	\$ 67,784	\$ 71,603
Total Revenues	\$ 232,760	\$ 164,616	\$ 68,145	\$ 232,760	\$ 236,579
Expenditure					
Interest - 11/1	\$ 67,721	\$ 67,721	\$ -	\$ 67,721	\$ 66,971
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Interest - 5/1	\$ 67,721	\$ -	\$ 67,721	\$ 67,721	\$ 66,971
Transfer Out	\$ -	\$ 715		\$ 715	\$ -
Total Expenditures	\$ 160,443	\$ 68,436	\$ 92,721	\$ 161,157	\$ 163,942
Excess Revenues	\$ 72,318	\$ 96,179	-\$ 24,577	\$ 71,603	\$ 72,637

Interest - 11/1 \$ 66,071

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	\$ -
Total	54		\$ 32,400

Total Net Assessment	\$ 30,132
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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
204.5	4250	\$ 144,725

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,225,000	\$ 2,696,363	\$ 4,921,363

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 311,498	\$ 133,069	\$ 274,519	\$ 407,587	\$ 282,286
Assessments - Prepayments	\$ -	\$ 99,309	\$ -	\$ 99,309	\$ -
Interest Income	\$ 250	\$ 2,614	\$ -	\$ 2,614	\$ 250
Carry Forward Surplus	\$ 455,752	\$ 571,889	\$ -	\$ 571,889	\$ 306,432
Total Revenues	\$ 767,500	\$ 806,880	\$ 274,519	\$ 1,081,399	\$ 588,968

Expenditure					
Interest - 11/1	\$ 155,749	\$ 155,749	\$ -	\$ 155,749	\$ 141,143
Special Call - 11/1	\$ 300,000	\$ 405,000	\$ -	\$ 405,000	\$ -
Interest 2/1	\$ -	\$ 923	\$ -	\$ 923	\$ -
Special Call - 2/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Interest - 5/1	\$ 155,749	\$ -	\$ 143,295	\$ 143,295	\$ 141,143
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 611,498	\$ 621,672	\$ 153,295	\$ 774,967	\$ 282,286

Excess Revenues	\$ 156,002	\$ 185,208	\$ 121,224	\$ 306,432	\$ 306,682
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Interest - 11/1 \$ 141,143

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 4,590,000		\$ 141,143	\$ -
5/1/21	\$ 4,590,000		\$ 141,143	\$ 282,285
11/1/21	\$ 4,590,000		\$ 141,143	\$ -
5/1/22	\$ 4,590,000	\$ 65,000	\$ 141,143	\$ 347,285
11/1/22	\$ 4,525,000		\$ 139,144	\$ -
5/1/23	\$ 4,525,000	\$ 70,000	\$ 139,144	\$ 348,288
11/1/23	\$ 4,455,000		\$ 136,991	\$ -
5/1/24	\$ 4,455,000	\$ 70,000	\$ 136,991	\$ 343,983
11/1/24	\$ 4,385,000		\$ 134,839	\$ -
5/1/25	\$ 4,385,000	\$ 75,000	\$ 134,839	\$ 344,678
11/1/25	\$ 4,310,000		\$ 132,533	\$ -
5/1/26	\$ 4,310,000	\$ 80,000	\$ 132,533	\$ 345,065
11/1/26	\$ 4,230,000		\$ 130,073	\$ -
5/1/27	\$ 4,230,000	\$ 85,000	\$ 130,073	\$ 345,145
11/1/27	\$ 4,145,000		\$ 127,459	\$ -
5/1/28	\$ 4,145,000	\$ 90,000	\$ 127,459	\$ 344,918
11/1/28	\$ 4,055,000		\$ 124,691	\$ -
5/1/29	\$ 4,055,000	\$ 100,000	\$ 124,691	\$ 349,383
11/1/29	\$ 3,955,000		\$ 121,616	\$ -
5/1/30	\$ 3,955,000	\$ 105,000	\$ 121,616	\$ 348,233
11/1/30	\$ 3,850,000		\$ 118,388	\$ -
5/1/31	\$ 3,850,000	\$ 110,000	\$ 118,388	\$ 346,775
11/1/31	\$ 3,740,000		\$ 115,005	\$ -
5/1/32	\$ 3,740,000	\$ 115,000	\$ 115,005	\$ 345,010
11/1/32	\$ 3,625,000		\$ 111,469	\$ -
5/1/33	\$ 3,625,000	\$ 125,000	\$ 111,469	\$ 347,938
11/1/33	\$ 3,500,000		\$ 107,625	\$ -
5/1/34	\$ 3,500,000	\$ 135,000	\$ 107,625	\$ 350,250
11/1/34	\$ 3,365,000		\$ 103,474	\$ -
5/1/35	\$ 3,365,000	\$ 140,000	\$ 103,474	\$ 346,948
11/1/35	\$ 3,225,000		\$ 99,169	\$ -
5/1/36	\$ 3,225,000	\$ 150,000	\$ 99,169	\$ 348,338
11/1/36	\$ 3,075,000		\$ 94,556	\$ -
5/1/37	\$ 3,075,000	\$ 160,000	\$ 94,556	\$ 349,113
11/1/37	\$ 2,915,000		\$ 89,636	\$ -
5/1/38	\$ 2,915,000	\$ 170,000	\$ 89,636	\$ 349,273
11/1/38	\$ 2,745,000		\$ 84,409	\$ -
5/1/39	\$ 2,745,000	\$ 180,000	\$ 84,409	\$ 348,818
11/1/39	\$ 2,565,000		\$ 78,874	\$ -
5/1/40	\$ 2,565,000	\$ 190,000	\$ 78,874	\$ 347,748
11/1/40	\$ 2,375,000		\$ 73,031	\$ -
5/1/41	\$ 2,375,000	\$ 205,000	\$ 73,031	\$ 351,063
11/1/41	\$ 2,170,000		\$ 66,728	\$ -
5/1/42	\$ 2,170,000	\$ 215,000	\$ 66,728	\$ 348,455
11/1/42	\$ 1,955,000		\$ 60,116	\$ -
5/1/43	\$ 1,955,000	\$ 230,000	\$ 60,116	\$ 350,233
11/1/43	\$ 1,725,000		\$ 53,044	\$ -
5/1/44	\$ 1,725,000	\$ 245,000	\$ 53,044	\$ 351,088

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/44	\$ 1,480,000		\$ 45,510	\$ -
5/1/45	\$ 1,480,000	\$ 260,000	\$ 45,510	\$ 351,020
11/1/45	\$ 1,220,000		\$ 37,515	\$ -
5/1/46	\$ 1,220,000	\$ 275,000	\$ 37,515	\$ 350,030
11/1/46	\$ 945,000		\$ 29,059	\$ -
5/1/47	\$ 945,000	\$ 295,000	\$ 29,059	\$ 353,118
11/1/47	\$ 650,000		\$ 19,988	\$ -
5/1/48	\$ 650,000	\$ 315,000	\$ 19,988	\$ 354,975
11/1/48	\$ 335,000		\$ 10,301	\$ -
5/1/49	\$ 335,000	\$ 335,000	\$ 10,301	\$ 355,603
Totals		\$ 4,590,000	\$ 5,455,050	\$ 10,045,050

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 85,469	\$ 85,469	\$ 170,938	\$ 170,938
Interest Income	\$ 250	\$ 983	\$ -	\$ 983	\$ 500
Carry Forward Surplus	\$ 85,469	\$ 85,545	\$ -	\$ 85,545	\$ 85,617
Total Revenues	\$ 256,657	\$ 171,997	\$ 85,469	\$ 257,466	\$ 257,055

Expenditure					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,469	\$ -	\$ 85,469	\$ 85,469	\$ 85,469
Transfer Out	\$ 500	\$ 911	\$ -	\$ 911	\$ 500
Total Expenditures	\$ 171,438	\$ 86,380	\$ 85,469	\$ 171,849	\$ 171,438

Excess Revenues	\$ 85,220	\$ 85,617	\$ 0	\$ 85,617	\$ 85,618
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Excess Revenues	\$ 190,233	Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)		
Carry Forward Surplus	<u>\$ 85,545</u>		

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,735,000	\$ 3,484,688	\$ 6,219,688

SECTION B

RESOLUTION 2020-13

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 2020/2021; 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), 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 2020/2021; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; 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, 2020, and conclude with the final payment due on September 1, 2021. Payment shall be made on or before the first day of each month in which a payment is due. The debt assessment portion of the Direct Bill Assessments shall be due 50% on or before April 1, 2021, and 50% on or before September 30, 2021, 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 2020/2021, 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 4th day of August, 2020.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

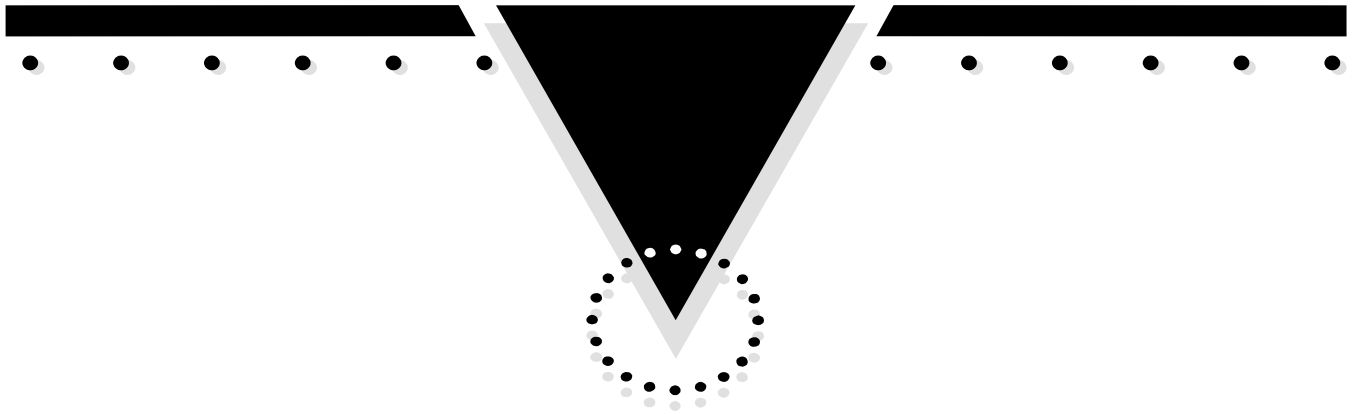
By:_____

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 2021**



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**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
Revenues						
Assessments - Tax Roll	\$ 47,052	\$ 46,150	\$ 902	\$ 47,052	\$ 47,052	\$ 754,593
Assessments - Direct (Administrative Only)	\$ 99,406	\$ 58,021	\$ 41,385	\$ 99,406	\$ 99,022	\$ -
Developer Contributions	\$ 174,267	\$ -	\$ 62,634	\$ 62,634	\$ 174,651	\$ -
Interest Income	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 10,000
Total Revenues	\$ 323,725	\$ 104,170	\$ 104,922	\$ 209,092	\$ 323,725	\$ 767,093

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ 2,400	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Dissemination	\$ 8,000	\$ 4,667	\$ 3,333	\$ 8,000	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 43,298	\$ 15,000	\$ 58,298	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Trustee Fees	\$ 10,000	\$ 8,346	\$ -	\$ 8,346	\$ 10,000	\$ 10,000
Management Fees	\$ 35,000	\$ 20,417	\$ 14,583	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 3,700	\$ 1,458	\$ 2,242	\$ 3,700	\$ 3,700	\$ 5,000
Travel	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ 250
Telephone	\$ 250	\$ 18	\$ 50	\$ 68	\$ 250	\$ 250
Postage	\$ 500	\$ 124	\$ 200	\$ 324	\$ 500	\$ 1,500
Printing & Binding	\$ 1,500	\$ 483	\$ 500	\$ 983	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,125	\$ -	\$ 5,125	\$ 6,000	\$ 6,000
Legal Advertising	\$ 2,500	\$ 978	\$ 1,522	\$ 2,500	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,844	\$ 1,500	\$ 3,344	\$ 3,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 22	\$ 200	\$ 222	\$ 500	\$ 1,000
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
Total Administrative	\$ 116,575	\$ 94,904	\$ 51,130	\$ 146,035	\$ 116,125	\$ 149,493

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ 62,500	\$ 5,250	\$ 26,250	\$ 31,500	\$ 63,000	\$ 125,000
Landscape Contingency	\$ 10,600	\$ -	\$ 4,417	\$ 4,417	\$ 10,600	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 5,000	\$ 10,000
Irrigation - Water	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500	\$ 5,000
Wetland Mitigation and Monitoring	\$ 6,900	\$ 7,870	\$ -	\$ 7,870	\$ 8,400	\$ 7,500
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 5,208	\$ 5,208	\$ 12,500	\$ 25,000
Operating Supplies	\$ 1,250	\$ -	\$ 521	\$ 521	\$ 1,250	\$ 2,500

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Common Area-Continued:</u>						
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	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ 8,750	\$ -	\$ -	\$ -	\$ 7,200	\$ 39,000
Total Maintenance	\$ 207,150	\$ 13,120	\$ 49,938	\$ 63,058	\$ 207,600	\$ 617,600
Total Expenditures	\$ 323,725	\$ 108,024	\$ 101,068	\$ 209,092	\$ 323,725	\$ 767,093
Excess Revenues (Expenditures)	\$ 0	\$ 3,854	\$ 3,854	\$ 0	\$ -	\$ -

	<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 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Administative Assessment :</u>						
Administrative Budget'					\$ 116,125	
Assessable Units					1001.50	
Net Assessment Per Unit					<u>\$ 115.95</u>	
Assessments - Tax Roll (147 Units)					\$ 17,045	
Undeveloped Planned Residential Units (854)					\$ 99,022	
Religious Facility (.5)					<u>\$ 58</u>	
Total Net Assessments					<u><u>\$ 116,125</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
Total Units	1,002	100.00%	\$ 320,725.00		

Assessments Area I

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	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
Total Units	93				\$ 32,008

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
Total Units	54				\$ 18,586

Total Gross Assessment Platted Lots	\$ 50,594
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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.

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. The District is currently contracted with Greenman-Pedersen, Inc.

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. The District has contracted with Carr Riggs & Ingram CPAs and Advisors for these services. (\$5,000/year for 3 years)

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.

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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.

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 Mitigation and Monitoring

Task 1A: Baseline Monitoring:

- Within 30 days of planting, FELSI will provide FDEP a baseline monitoring report for approval showing sampling locations, Photo Stations, the mitigation wetland area and location of plants planted as directed in the FDEP permit

Task 1B: Wetland Monitoring:

- Long term monitoring will determine the likelihood of success of the mitigation project and will be conducted semi-annually for the first year and annually for two through five. Monitoring reports will be submitted to FDEP within 30 days of the monitoring event and include criteria listed in the permitted monitoring plan.

Task 1C Release from Monitoring Request:

- Release from Monitoring can be requested when all criteria of the monitoring plan has been continuously met for a period of at least one growing season and not prior to two years post-

Canopy

Community Development District

GENERAL FUND BUDGET

planting. The release request will include preparation of a written request to FDEP detailing that the monitoring plan criteria has been met. The release cost includes site visits with the agencies, if needed.

Task 1D: Wetland Maintenance:

- As part of the DEP and COT requirements, maintenance of the mitigation areas must be conducted to remove any nuisance and/or exotic vegetation affecting project compliance and should not exceed 1% of the total cover.

- The treatment of exotics within the 17.23 acres of wetland creation will be undertaken per the maintenance procedures in the permitted monitoring plan and performed by a State of Florida licensed commercial use pesticide applicator. The 27.34 acre wetland preservation area is also to be maintained free from exotics. Inspection and treatments, if necessary, in the mitigation site will be conducted quarterly for four years (total 16 inspections) and continue until permit success criteria has been met. The cost represented below is a per event/quarter cost for quarterly inspections of exotics. This task includes report preparation and submission.

- The cost for treatment will be related to site conditions, which will determine the level of effort needed to bring the project into compliance.

Task 2: Installation and Maintenance of Wood Duck Boxes:

- As part of the Wetland Mitigation Report, duck boxes are to be installed within the pond. No number was given in the approved document. Based upon the estimated potential suitable habitat around the lake, we would recommend 8 boxes. Typically wooden boxes are cheaper, but only last a few years. The price included is for 8 boxes that are more durable. The cost includes all materials and installation of the boxes. Boxes can be maintained after nesting seasons ends in August and prepared for spring nesting the following year. The price included is for maintenance to occur once per year in combination with the scheduled monitoring events.

Task 3: Environmental Permit Management:

- The FDEP and City permits have many conditions to keep track of. FELSI can summarize these conditions, timelines and responsible parties and provide limited oversight of task completion and reporting. It was noted that there are several inconsistencies in the DEP permit and the approved environmental considerations report. These inconsistencies may create problems or they may be easily explained and rectified. Management would continue until Success Criteria has been met. The cost provided is divided into Year 1, which is expected to take more effort and then subsequent years on an annual basis.

Wetland Mitigation & Monitoring Tasks	Year 1 (FY 19 - 20)	Year 2 (FY 20 - 21)	Year 3 (FY 21 - 22)	Year 4 (FY 22 - 23)	Year 5 (FY 23-24)	Total Per Task
Task 1A: Baseline Monitoring (within 30 days of planting will provide report)	\$2,900	\$0	\$0	\$0	\$0	\$2,900
Task 1B: Wetland Monitoring (\$1850 per annual event)(Semi-Annual Year One)	\$3,700	\$1,850	\$1,850	\$1,850	\$1,850	\$11,100
Task 1C: Release from Monitoring Request (after two years of post planting we may request)	\$0	\$0	\$1,250	\$0	\$0	\$1,250
Task 1D: Wetland Maintenance (monitoring) (\$950 per quarterly event)	\$3,800	\$3,800	\$3,800	\$3,800	\$0	\$15,200
Task 1D: Wetland Maintenance (treatment)(\$400 -\$2,500 per event)(\$10k max for 4 years)	\$400	\$2,100	\$2,500	\$2,500	\$2,500	\$10,000
Task 2: Installation and Maintenance of Wood Duck Boxes	\$2,500	\$0	\$0	\$0	\$0	\$2,500
Task 3: Environmental Permit Management	\$800	\$650	\$650	\$650	\$650	\$3,400
Total Per Year	\$14,100	\$8,400	\$10,050	\$8,800	\$5,000	\$46,350

Canopy

Community Development District

GENERAL FUND BUDGET

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 throughout the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

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

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.

Canopy
Community Development District
GENERAL FUND BUDGET

Telephone

The cost of phone services for amenity center.

Water/Sewer

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

Gas

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

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

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

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.

Canopy

Community Development District

GENERAL FUND BUDGET

Repairs and Maintenance

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

Office Supplies

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

Holiday Decorations

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

Other:

Contingency

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

Capital Reserve

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 64,386	\$ 1,226	\$ 65,612	\$ 65,612
Assessments - Direct (Unplatted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -		\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ 633	\$ 300	\$ 933	\$ 250
Carry Forward Surplus	\$ 42,999	\$ 43,012	\$ -	\$ 43,012	\$ 45,226
Total Revenues	\$ 108,861	\$ 108,030	\$ 1,526	\$ 109,556	\$ 111,088

Expenditure					
Interest - 11/1	\$ 24,523	\$ 24,523	\$ -	\$ 24,523	\$ 24,148
Principal - 5/1	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 24,523	\$ -	\$ 24,523	\$ 24,523	\$ 24,148
Transfer Out	\$ -	\$ 285	\$ -	\$ 285	\$ -
Total Expenditures	\$ 64,045	\$ 24,807	\$ 39,523	\$ 64,330	\$ 63,296

Excess Revenues	\$ 44,816	\$ 83,223	-\$ 37,997	\$ 45,226	\$ 47,792
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Excess Revenues	\$ 75,724	Interest - 11/1	\$ 23,773
Less: Debt Service Reserve	\$ (32,713)		
Carry Forward Surplus	<u>\$ 43,012</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
Total Units	93				\$ 70,550

Total Net Assessments	\$ 65,612
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**Canopy Community Development District
Series 2018A-4, Special Assessment Bonds
(Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 965,000	\$ 947,038	\$ 1,912,038

Canopy Community Development District

Debt Service Fund Budget Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 30,132	\$ 29,569	\$ 563	\$ 30,132	\$ 30,132
Assessments - Direct (Unplatted Lots)	\$ 134,594	\$ 67,263	\$ 67,332	\$ 134,594	\$ 134,594
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Carry Forward Surplus	\$ 67,784	\$ 67,784	\$ -	\$ 67,784	\$ 71,603
Total Revenues	\$ 232,760	\$ 164,616	\$ 68,145	\$ 232,760	\$ 236,579
Expenditure					
Interest - 11/1	\$ 67,721	\$ 67,721	\$ -	\$ 67,721	\$ 66,971
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Interest - 5/1	\$ 67,721	\$ -	\$ 67,721	\$ 67,721	\$ 66,971
Transfer Out	\$ -	\$ 715		\$ 715	\$ -
Total Expenditures	\$ 160,443	\$ 68,436	\$ 92,721	\$ 161,157	\$ 163,942
Excess Revenues	\$ 72,318	\$ 96,179	-\$ 24,577	\$ 71,603	\$ 72,637

Interest - 11/1 \$ 66,071

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	\$ -
Total	54		\$ 32,400

Total Net Assessment	\$ 30,132
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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
204.5	4250	\$ 144,725

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,225,000	\$ 2,696,363	\$ 4,921,363

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 311,498	\$ 133,069	\$ 274,519	\$ 407,587	\$ 282,286
Assessments - Prepayments	\$ -	\$ 99,309	\$ -	\$ 99,309	\$ -
Interest Income	\$ 250	\$ 2,614	\$ -	\$ 2,614	\$ 250
Carry Forward Surplus	\$ 455,752	\$ 571,889	\$ -	\$ 571,889	\$ 306,432
Total Revenues	\$ 767,500	\$ 806,880	\$ 274,519	\$ 1,081,399	\$ 588,968

Expenditure					
Interest - 11/1	\$ 155,749	\$ 155,749	\$ -	\$ 155,749	\$ 141,143
Special Call - 11/1	\$ 300,000	\$ 405,000	\$ -	\$ 405,000	\$ -
Interest 2/1	\$ -	\$ 923	\$ -	\$ 923	\$ -
Special Call - 2/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Interest - 5/1	\$ 155,749	\$ -	\$ 143,295	\$ 143,295	\$ 141,143
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 611,498	\$ 621,672	\$ 153,295	\$ 774,967	\$ 282,286

Excess Revenues	\$ 156,002	\$ 185,208	\$ 121,224	\$ 306,432	\$ 306,682
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Interest - 11/1 \$ 141,143

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 4,590,000		\$ 141,143	\$ -
5/1/21	\$ 4,590,000		\$ 141,143	\$ 282,285
11/1/21	\$ 4,590,000		\$ 141,143	\$ -
5/1/22	\$ 4,590,000	\$ 65,000	\$ 141,143	\$ 347,285
11/1/22	\$ 4,525,000		\$ 139,144	\$ -
5/1/23	\$ 4,525,000	\$ 70,000	\$ 139,144	\$ 348,288
11/1/23	\$ 4,455,000		\$ 136,991	\$ -
5/1/24	\$ 4,455,000	\$ 70,000	\$ 136,991	\$ 343,983
11/1/24	\$ 4,385,000		\$ 134,839	\$ -
5/1/25	\$ 4,385,000	\$ 75,000	\$ 134,839	\$ 344,678
11/1/25	\$ 4,310,000		\$ 132,533	\$ -
5/1/26	\$ 4,310,000	\$ 80,000	\$ 132,533	\$ 345,065
11/1/26	\$ 4,230,000		\$ 130,073	\$ -
5/1/27	\$ 4,230,000	\$ 85,000	\$ 130,073	\$ 345,145
11/1/27	\$ 4,145,000		\$ 127,459	\$ -
5/1/28	\$ 4,145,000	\$ 90,000	\$ 127,459	\$ 344,918
11/1/28	\$ 4,055,000		\$ 124,691	\$ -
5/1/29	\$ 4,055,000	\$ 100,000	\$ 124,691	\$ 349,383
11/1/29	\$ 3,955,000		\$ 121,616	\$ -
5/1/30	\$ 3,955,000	\$ 105,000	\$ 121,616	\$ 348,233
11/1/30	\$ 3,850,000		\$ 118,388	\$ -
5/1/31	\$ 3,850,000	\$ 110,000	\$ 118,388	\$ 346,775
11/1/31	\$ 3,740,000		\$ 115,005	\$ -
5/1/32	\$ 3,740,000	\$ 115,000	\$ 115,005	\$ 345,010
11/1/32	\$ 3,625,000		\$ 111,469	\$ -
5/1/33	\$ 3,625,000	\$ 125,000	\$ 111,469	\$ 347,938
11/1/33	\$ 3,500,000		\$ 107,625	\$ -
5/1/34	\$ 3,500,000	\$ 135,000	\$ 107,625	\$ 350,250
11/1/34	\$ 3,365,000		\$ 103,474	\$ -
5/1/35	\$ 3,365,000	\$ 140,000	\$ 103,474	\$ 346,948
11/1/35	\$ 3,225,000		\$ 99,169	\$ -
5/1/36	\$ 3,225,000	\$ 150,000	\$ 99,169	\$ 348,338
11/1/36	\$ 3,075,000		\$ 94,556	\$ -
5/1/37	\$ 3,075,000	\$ 160,000	\$ 94,556	\$ 349,113
11/1/37	\$ 2,915,000		\$ 89,636	\$ -
5/1/38	\$ 2,915,000	\$ 170,000	\$ 89,636	\$ 349,273
11/1/38	\$ 2,745,000		\$ 84,409	\$ -
5/1/39	\$ 2,745,000	\$ 180,000	\$ 84,409	\$ 348,818
11/1/39	\$ 2,565,000		\$ 78,874	\$ -
5/1/40	\$ 2,565,000	\$ 190,000	\$ 78,874	\$ 347,748
11/1/40	\$ 2,375,000		\$ 73,031	\$ -
5/1/41	\$ 2,375,000	\$ 205,000	\$ 73,031	\$ 351,063
11/1/41	\$ 2,170,000		\$ 66,728	\$ -
5/1/42	\$ 2,170,000	\$ 215,000	\$ 66,728	\$ 348,455
11/1/42	\$ 1,955,000		\$ 60,116	\$ -
5/1/43	\$ 1,955,000	\$ 230,000	\$ 60,116	\$ 350,233
11/1/43	\$ 1,725,000		\$ 53,044	\$ -
5/1/44	\$ 1,725,000	\$ 245,000	\$ 53,044	\$ 351,088

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/44	\$ 1,480,000		\$ 45,510	\$ -
5/1/45	\$ 1,480,000	\$ 260,000	\$ 45,510	\$ 351,020
11/1/45	\$ 1,220,000		\$ 37,515	\$ -
5/1/46	\$ 1,220,000	\$ 275,000	\$ 37,515	\$ 350,030
11/1/46	\$ 945,000		\$ 29,059	\$ -
5/1/47	\$ 945,000	\$ 295,000	\$ 29,059	\$ 353,118
11/1/47	\$ 650,000		\$ 19,988	\$ -
5/1/48	\$ 650,000	\$ 315,000	\$ 19,988	\$ 354,975
11/1/48	\$ 335,000		\$ 10,301	\$ -
5/1/49	\$ 335,000	\$ 335,000	\$ 10,301	\$ 355,603
Totals		\$ 4,590,000	\$ 5,455,050	\$ 10,045,050

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 85,469	\$ 85,469	\$ 170,938	\$ 170,938
Interest Income	\$ 250	\$ 983	\$ -	\$ 983	\$ 500
Carry Forward Surplus	\$ 85,469	\$ 85,545	\$ -	\$ 85,545	\$ 85,617
Total Revenues	\$ 256,657	\$ 171,997	\$ 85,469	\$ 257,466	\$ 257,055

Expenditure					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,469	\$ -	\$ 85,469	\$ 85,469	\$ 85,469
Transfer Out	\$ 500	\$ 911	\$ -	\$ 911	\$ 500
Total Expenditures	\$ 171,438	\$ 86,380	\$ 85,469	\$ 171,849	\$ 171,438

Excess Revenues	\$ 85,220	\$ 85,617	\$ 0	\$ 85,617	\$ 85,618
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Excess Revenues	\$ 190,233	Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)		
Carry Forward Surplus	<u>\$ 85,545</u>		

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,735,000	\$ 3,484,688	\$ 6,219,688

Canopy CDD Fiscal Year 2021 Assessment Roll
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Assessment Area One - Series 2018A-4 Bonds

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111525 B0230	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0240	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0250	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0260	CANOPY UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0270	CANOPY UNIT 1 PHASE 8	1	50	\$750	\$344	\$1,094
111525 B0280	CANOPY UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 D0010	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0020	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0030	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0040	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0050	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0060	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0070	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0080	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0090	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0100	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0110	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0120	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0130	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0140	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0150	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0160	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0170	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0180	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111526 B0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0110	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0120	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0140	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0150	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0160	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0170	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0180	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0190	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0200	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0210	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0220	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0010	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0020	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0030	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0040	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0050	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0060	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0070	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0080	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0090	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 E0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0020	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 E0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0080	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0110	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111526 E0120	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0140	CANOPY UNIT 1 PHASE 2-5	1	40	\$650	\$344	\$994
111526 F0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0020	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0080	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 F0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0110	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0120	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0140	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0150	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0160	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0170	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0180	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0190	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0200	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0210	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0220	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0020	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0080	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0110	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
AA1 Gross Total		93		\$70,550	\$31,992	\$102,542
AA1 Net Total				\$65,612	\$29,753	\$95,364

Assessment Area 2 - Series 2018A-1 Bonds

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111527 A0010	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0020	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0030	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0040	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0050	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0060	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0070	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0080	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0090	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0100	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0110	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0120	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0130	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0140	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0150	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0160	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0170	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0180	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0190	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0200	SEC 15 1N 1E	1	30	\$550	\$344	\$894

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111527 A0210	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 B0010	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0020	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0030	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0040	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0050	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0250	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0260	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0270	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0280	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0290	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111528 A0010	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0020	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0030	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0040	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0050	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0060	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0070	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0080	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0090	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0100	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0110	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0120	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0130	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0140	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 B0010	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0020	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0030	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0040	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0050	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0060	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0070	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0080	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0090	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111529 A0020	SECTION 15 T1N R1E	1	Church	\$375	\$0	\$375
Total Gross AA2 Onroll		55		\$32,775	\$18,576	\$51,351

Total Net Onroll	55			\$30,481	\$17,276	\$47,756
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Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1115204050000	SECTION 15 T1N R1E	203	Various	\$134,245	\$23,538	\$157,783

tal Gross Assessed - Series 2018A-1	258			\$167,020	\$42,114	\$209,134
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tal Net Assessed - Series 2018A-1	258			\$164,726	\$40,814	\$205,540
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Assessment Area 2 - Series 2018A-2 Bonds

Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1115204050000	SECTION 15 T1N R1E	203	Various	\$277,673	\$0	\$277,673

tal Net Assessed - Series 2018A-2	203			\$277,673	\$0	\$277,673
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Assessment Area Three - Series 2018A-3

Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1114204050000	SECTIONS 14 AND 15 T1N R1E	651	Various	\$170,938	\$75,483	\$246,421

AA3 Total Net Assessed	651			\$170,938	\$75,483	\$246,421
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Total Gross Assessments	1002			\$686,181	\$149,589	\$835,770
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PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
Total Net Assessments				\$678,948	\$146,050	\$824,998

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 2020-2021

This Agreement (the “**Agreement**”) is made and entered into as of this ____ day of August 2020, 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, 2020, indicating the exact amount of the special assessment payment for operation and maintenance for Fiscal Year 2020-2021 and its previously levied debt service. If Property Owner does not pay such invoice in full prior to December 1, 2020, 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, 2020, and conclude with the final payment due on September 1, 2021. 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, 2021, and 50% on or before September 30, 2021, 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 2020-2021, 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]

Canopy CDD Fiscal Year 2021 Assessment Roll
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Assessment Area One - Series 2018A-4 Bonds

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111525 B0230	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0240	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0250	CANOPY SUBDIVISION UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0260	CANOPY UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 B0270	CANOPY UNIT 1 PHASE 8	1	50	\$750	\$344	\$1,094
111525 B0280	CANOPY UNIT 1 PHASE 8	1	60	\$850	\$344	\$1,194
111525 D0010	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0020	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0030	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0040	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0050	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0060	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0070	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0080	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0090	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0100	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0110	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0120	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0130	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0140	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0150	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0160	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0170	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111525 D0180	CANOPY UNIT 1 PHASE 1	1	40	\$650	\$344	\$994
111526 B0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0110	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0120	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0140	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 B0150	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0160	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0170	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0180	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0190	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0200	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0210	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 B0220	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0010	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0020	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0030	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0040	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0050	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0060	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0070	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0080	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 C0090	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 E0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0020	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 E0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0080	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0110	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111526 E0120	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 E0140	CANOPY UNIT 1 PHASE 2-5	1	40	\$650	\$344	\$994
111526 F0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0020	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0080	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
111526 F0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0110	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0120	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0130	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0140	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0150	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0160	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0170	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0180	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0190	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0200	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0210	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 F0220	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0010	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0020	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0030	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0040	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0050	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0060	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0070	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0080	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0090	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0100	CANOPY UNIT 1 PHASE 2-5	1	50	\$750	\$344	\$1,094
111526 G0110	CANOPY UNIT 1 PHASE 2-5	1	60	\$850	\$344	\$1,194
AA1 Gross Total		93		\$70,550	\$31,992	\$102,542
AA1 Net Total				\$65,612	\$29,753	\$95,364

Assessment Area 2 - Series 2018A-1 Bonds

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111527 A0010	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0020	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0030	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0040	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0050	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0060	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0070	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0080	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0090	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0100	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0110	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0120	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0130	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0140	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0150	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0160	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0170	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0180	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0190	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 A0200	SEC 15 1N 1E	1	30	\$550	\$344	\$894

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
111527 A0210	SEC 15 1N 1E	1	30	\$550	\$344	\$894
111527 B0010	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0020	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0030	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0040	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0050	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0250	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0260	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0270	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0280	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111527 B0290	SEC 15 1N 1E	1	20	\$450	\$344	\$794
111528 A0010	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0020	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0030	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0040	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0050	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0060	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0070	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0080	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0090	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0100	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0110	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0120	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0130	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 A0140	SEC 15 1N 1E	1	40	\$650	\$344	\$994
111528 B0010	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0020	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0030	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0040	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0050	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111528 B0060	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0070	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0080	SEC 15 1N 1E	1	60	\$850	\$344	\$1,194
111528 B0090	SEC 15 1N 1E	1	50	\$750	\$344	\$1,094
111529 A0020	SECTION 15 T1N R1E	1	Church	\$375	\$0	\$375
Total Gross AA2 Onroll		55		\$32,775	\$18,576	\$51,351

Total Net Onroll	55			\$30,481	\$17,276	\$47,756
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Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1115204050000	SECTION 15 T1N R1E	203	Various	\$134,245	\$23,538	\$157,783

tal Gross Assessed - Series 2018A-1	258			\$167,020	\$42,114	\$209,134
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tal Net Assessed - Series 2018A-1	258			\$164,726	\$40,814	\$205,540
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Assessment Area 2 - Series 2018A-2 Bonds

Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1115204050000	SECTION 15 T1N R1E	203	Various	\$277,673	\$0	\$277,673

tal Net Assessed - Series 2018A-2	203			\$277,673	\$0	\$277,673
-----------------------------------	-----	--	--	-----------	-----	-----------

Assessment Area Three - Series 2018A-3

Direct Billing

PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
1114204050000	SECTIONS 14 AND 15 T1N R1E	651	Various	\$170,938	\$75,483	\$246,421

AA3 Total Net Assessed	651			\$170,938	\$75,483	\$246,421
------------------------	-----	--	--	-----------	----------	-----------

Total Gross Assessments	1002			\$686,181	\$149,589	\$835,770
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PARCEL IDs	LEGAL1	Units	Type	Debt	O&M	Total
Total Net Assessments				\$678,948	\$146,050	\$824,998

SECTION VI

**CANOPY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020-2021 LANDOWNER FUNDING AGREEMENT**

This Agreement is made and entered into this ____ day of August, 2020, 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 2020-2021 (the "**Budget**"), which year commences on October 1, 2020 and concludes on September 30, 2021; 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 2020-2021 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 2020-2021 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:

Chairman, Board of Supervisors

Secretary/Assistant Secretary

WITNESSES:

**OX BOTTOM MORTGAGE HOLDINGS,
LLC**

Print Name: _____

By: _____

Print Name: _____

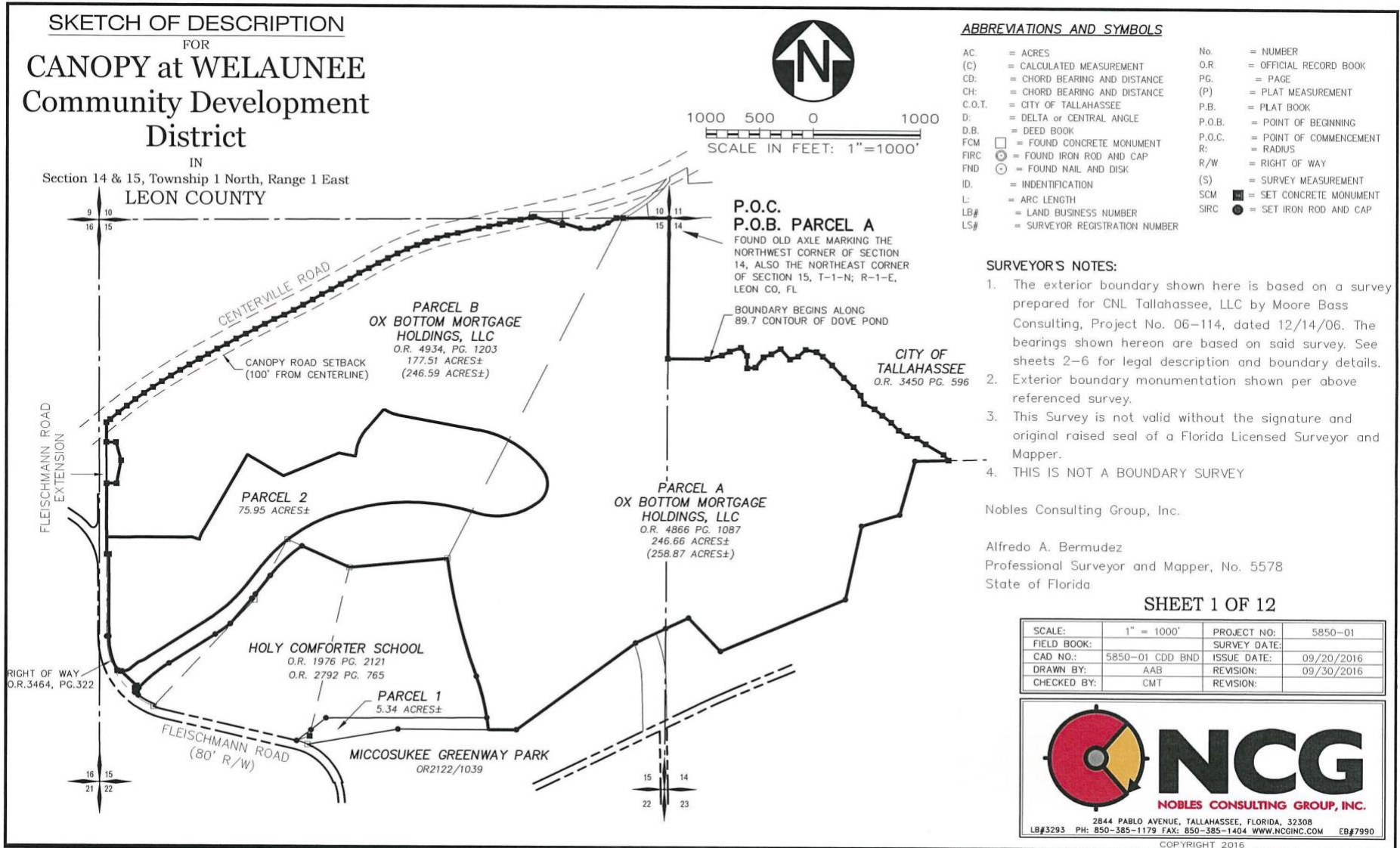
Title: _____

Print Name: _____

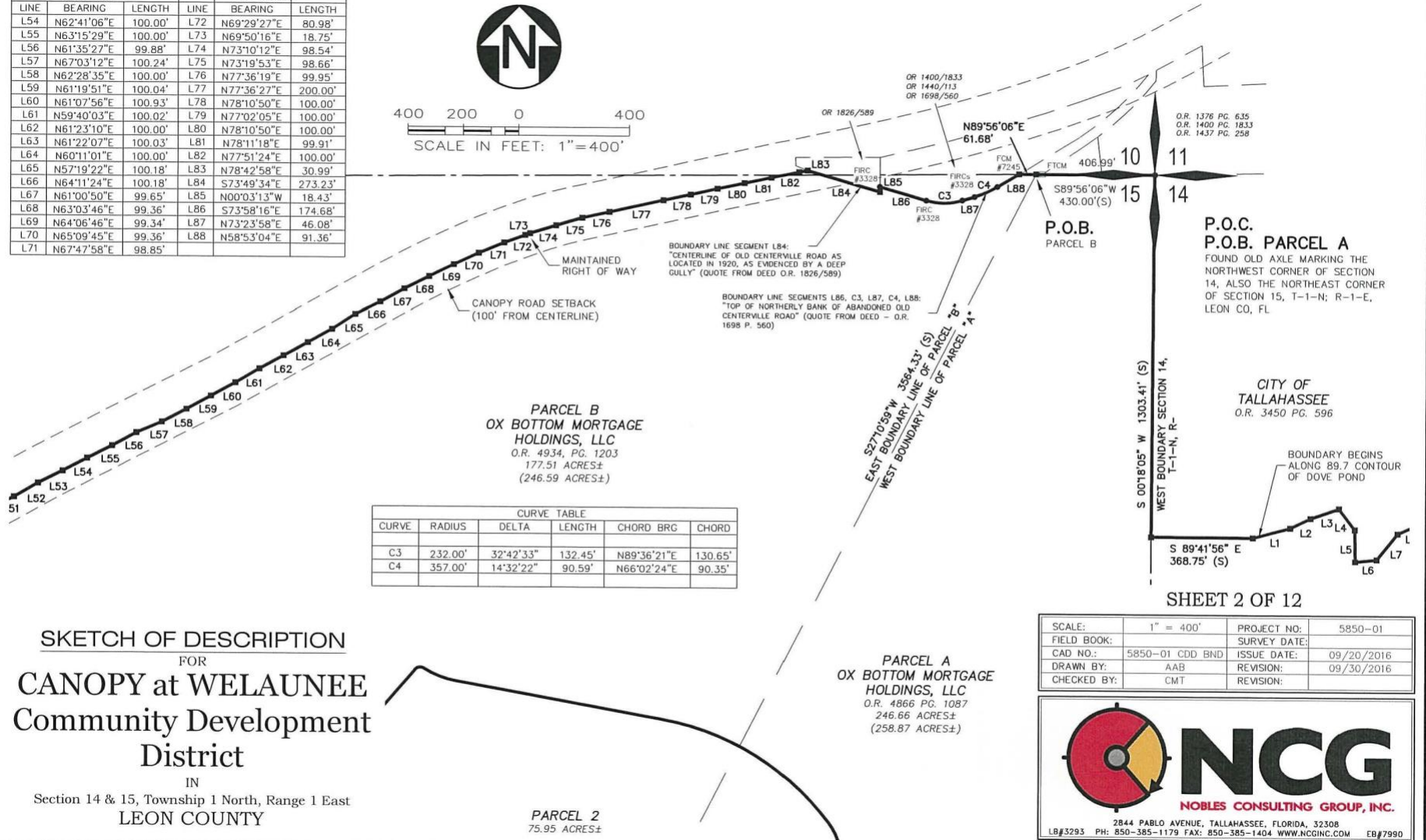
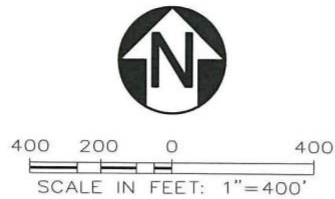
Exhibit A: Property Description

Exhibit B: Fiscal Year 2021 General Fund Budget

EXHIBIT A Property Description



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	99.88'	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	99.65'	L85	N00°03'13"W	18.43'
L68	N63°03'46"E	99.36'	L86	S73°58'16"E	174.68'
L69	N64°06'46"E	99.34'	L87	N73°23'58"E	46.08'
L70	N65°09'45"E	99.36'	L88	N58°53'04"E	91.36'
L71	N67°47'58"E	98.85'			



S 00°18'05" W 1303.41' (S)
T-1-N, R-1-E

CITY OF
TALLAHASSEE
O.R. 3450 PG. 596

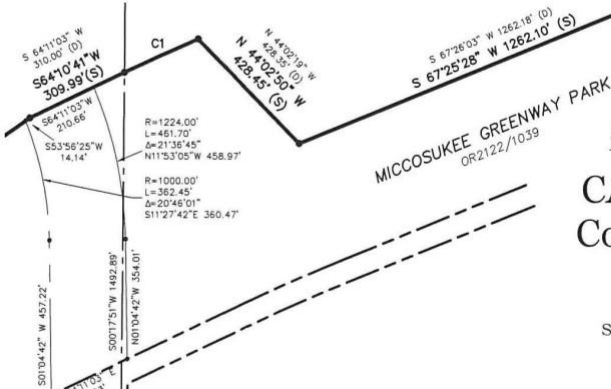
BOUNDARY BEGINS
ALONG 89.7' CONTOUR
OF DOVE POND

LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING
L1	N75°05'36"E	140.10'	L17	S46°23'04"E
L2	N64°16'10"E	82.30'	L18	S40°35'23"E
L3	N71°06'34"E	108.26'	L19	S21°52'54"E
L4	S37°38'45"E	94.60'	L20	S63°37'18"E
L5	S01°04'48"E	115.07'	L21	S51°05'19"E
L6	N84°38'40"E	77.61'	L22	S52°02'55"E
L7	N38°44'32"E	121.10'	L23	S44°37'37"E
L8	N66°39'51"E	78.04'	L24	S56°03'37"E
L9	N60°37'14"E	98.78'	L25	S75°48'30"E
L10	S42°36'50"E	132.12'	L26	S57°01'17"E
L11	N69°42'39"E	78.94'	L27	S59°45'49"E
L12	N48°23'19"E	95.04'	L28	S40°57'38"E
L13	S78°47'24"E	102.57'	L29	N70°27'20"E
L14	S54°50'50"E	73.35'	L30	N53°00'24"E
L15	S46°34'23"E	118.72'	L31	N51°23'36"E
L16	S43°57'44"E	160.31'		

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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG
C1	6529.65'	2°04'08"	235.77'	S65°14'14"W
C2	592.25'	10°21'58"	107.15'	N71°58'18"W
C3	232.00'	32°42'33"	132.45'	N89°36'21"E
C4	357.00'	14°32'22"	90.59'	N66°02'24"E

SCALE IN FEET: 1"=400'



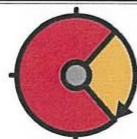
SKETCH OF DESCRIPTION FOR

CANOPY at WELAUNEE Community Development District

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

SHEET 3 OF 12

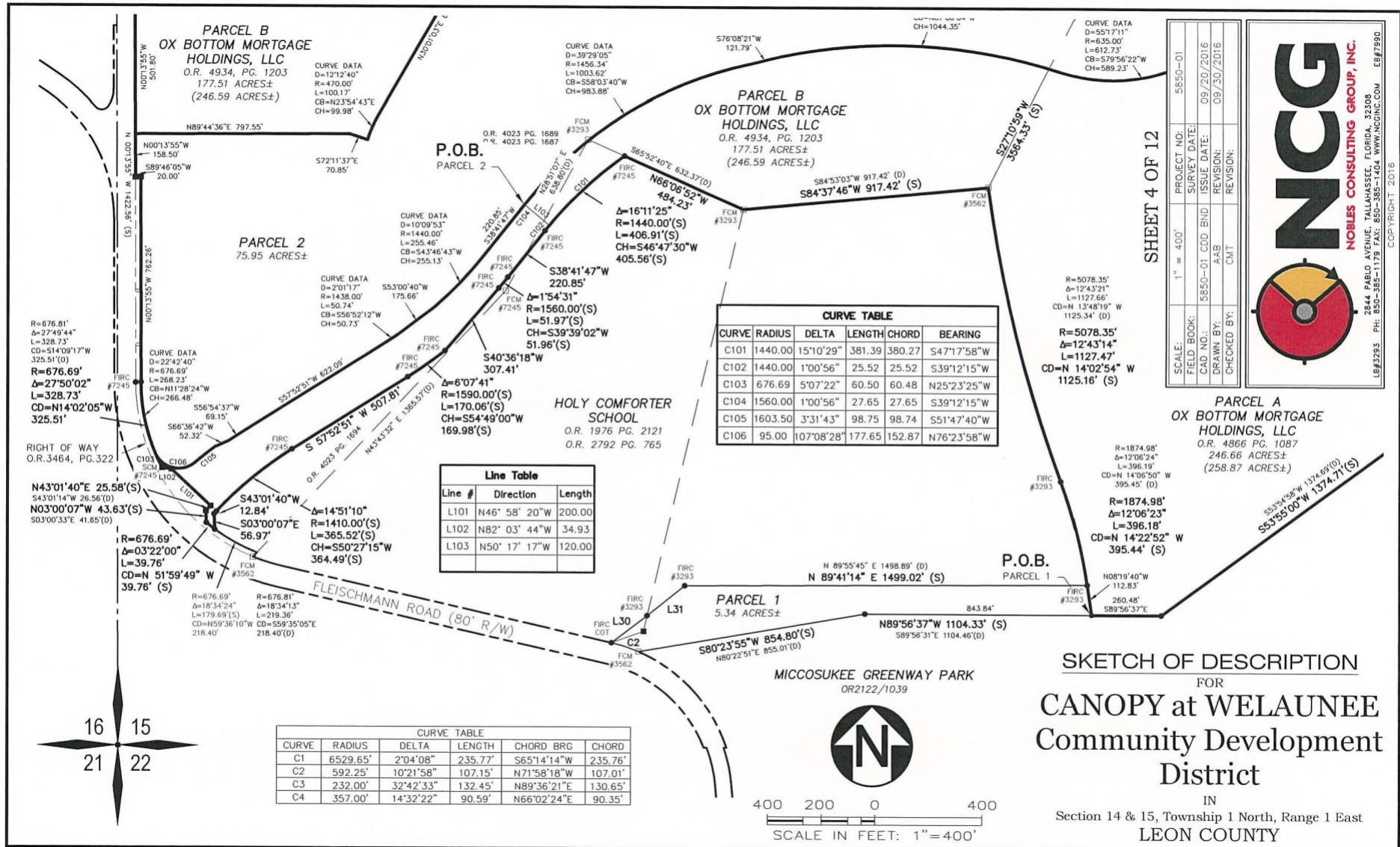
SCALE:	1" = 400'	PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



NCG
NOBLES CONSULTING GROUP, INC.

2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LB#3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM EB#7990

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

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

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=S58°22'07"E
CH=703.11'

PARCEL 2
75.95 ACRES±

CURVE DATA
D=1°00'23"
R=720.00'
L=12.65'
CB=N9°37'21"E
CH=12.65'

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"W
CH=302.19'

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

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

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

P.O.B.
PARCEL 2

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=12°12'40"
R=470.00'
L=100.17'
CB=N23°54'43"E
CH=99.98'

S72°11'37"E
70.85'

CURVE DATA
D=10°09'53"
R=1440.00'
L=255.46'
CB=S43°46'43"W
CH=255.13'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

CURVE DATA
D=2°01'17"
R=1438.00'
L=50.74'
CB=S56°52'12"W
CH=50.73'

O.R. 4023 PG. 1689
O.R. 4023 PG. 1687

CURVE DATA
D=39°29'05"
R=1456.34'
L=1003.62'
CB=S58°03'40"W
CH=983.88'

S76°08'21"W
121.79'

SKETCH OF DESCRIPTION

FOR

CANOPY at WELAUNEE Community Development District

IN

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

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

SHEET 5 OF 12

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

NOBLES CONSULTING GROUP, INC.

2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LB#3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM EB#7990

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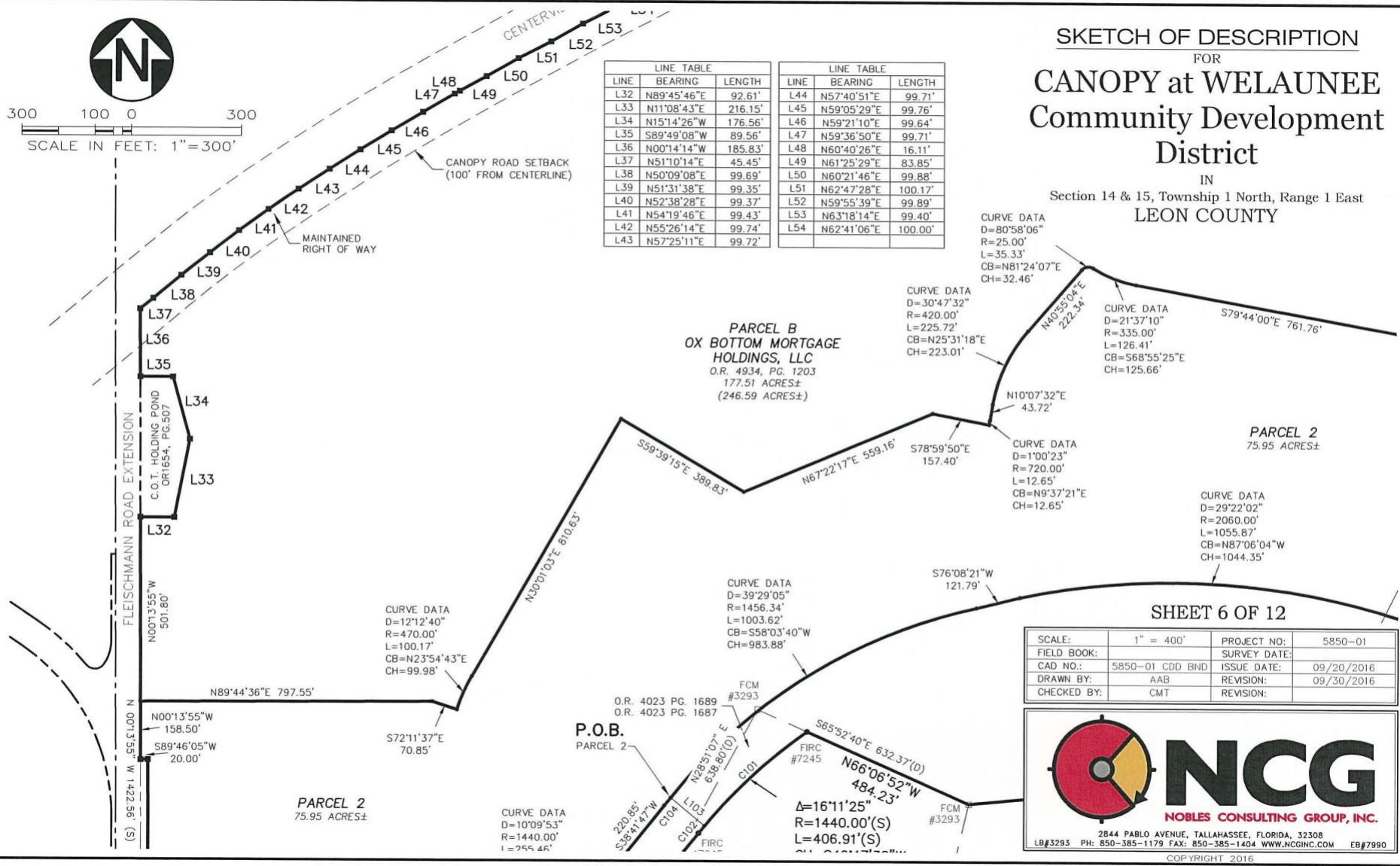


300 100 0 300
SCALE IN FEET: 1"=300'

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

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	N51°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'



SHEET 6 OF 12

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



NCG
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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

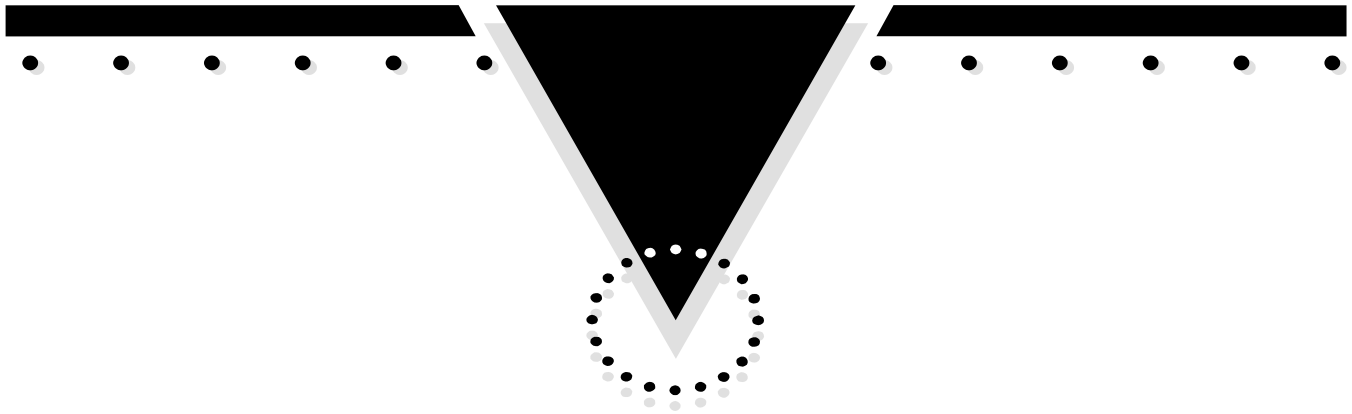
(Continued)

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 2021 General Fund Budget

[DM to insert]



Canopy Community Development District

**Proposed Budget
FY 2021**



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22-24	<u>Assessment Area 3 - Special Assessment Bonds Series 2018A-3</u>

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
Revenues						
Assessments - Tax Roll	\$ 47,052	\$ 46,150	\$ 902	\$ 47,052	\$ 47,052	\$ 754,593
Assessments - Direct (Administrative Only)	\$ 99,406	\$ 58,021	\$ 41,385	\$ 99,406	\$ 99,022	\$ -
Developer Contributions	\$ 174,267	\$ -	\$ 62,634	\$ 62,634	\$ 174,651	\$ -
Interest Income	\$ 500	\$ -	\$ -	\$ -	\$ 500	\$ 2,500
Miscellaneous Income (Rentals)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 10,000
Total Revenues	\$ 323,725	\$ 104,170	\$ 104,922	\$ 209,092	\$ 323,725	\$ 767,093

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ 2,400	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Dissemination	\$ 8,000	\$ 4,667	\$ 3,333	\$ 8,000	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 43,298	\$ 15,000	\$ 58,298	\$ 25,000	\$ 25,000
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Trustee Fees	\$ 10,000	\$ 8,346	\$ -	\$ 8,346	\$ 10,000	\$ 10,000
Management Fees	\$ 35,000	\$ 20,417	\$ 14,583	\$ 35,000	\$ 35,000	\$ 50,000
Information Technology	\$ 3,700	\$ 1,458	\$ 2,242	\$ 3,700	\$ 3,700	\$ 5,000
Travel	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ 250
Telephone	\$ 250	\$ 18	\$ 50	\$ 68	\$ 250	\$ 250
Postage	\$ 500	\$ 124	\$ 200	\$ 324	\$ 500	\$ 1,500
Printing & Binding	\$ 1,500	\$ 483	\$ 500	\$ 983	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,125	\$ -	\$ 5,125	\$ 6,000	\$ 6,000
Legal Advertising	\$ 2,500	\$ 978	\$ 1,522	\$ 2,500	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,000	\$ 1,844	\$ 1,500	\$ 3,344	\$ 3,000	\$ 1,000
Office Supplies	\$ 1,000	\$ 22	\$ 200	\$ 222	\$ 500	\$ 1,000
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
Total Administrative	\$ 116,575	\$ 94,904	\$ 51,130	\$ 146,035	\$ 116,125	\$ 149,493

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ 62,500	\$ 5,250	\$ 26,250	\$ 31,500	\$ 63,000	\$ 125,000
Landscape Contingency	\$ 10,600	\$ -	\$ 4,417	\$ 4,417	\$ 10,600	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ 2,083	\$ 2,083	\$ 5,000	\$ 10,000
Irrigation - Water	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500	\$ 5,000
Wetland Mitigation and Monitoring	\$ 6,900	\$ 7,870	\$ -	\$ 7,870	\$ 8,400	\$ 7,500
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500	\$ 15,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 5,208	\$ 5,208	\$ 12,500	\$ 25,000
Operating Supplies	\$ 1,250	\$ -	\$ 521	\$ 521	\$ 1,250	\$ 2,500

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Common Area-Continued:</u>						
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	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
Capital Reserve (1)	\$ 8,750	\$ -	\$ -	\$ -	\$ 7,200	\$ 39,000
Total Maintenance	\$ 207,150	\$ 13,120	\$ 49,938	\$ 63,058	\$ 207,600	\$ 617,600
Total Expenditures	\$ 323,725	\$ 108,024	\$ 101,068	\$ 209,092	\$ 323,725	\$ 767,093
Excess Revenues (Expenditures)	\$ 0	\$ 3,854	\$ 3,854	\$ 0	\$ -	\$ -

	<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 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021	Buildout Budget
<u>Administative Assessment :</u>						
Administrative Budget'					\$ 116,125	
Assessable Units					1001.50	
Net Assessment Per Unit					<u>\$ 115.95</u>	
Assessments - Tax Roll (147 Units)					\$ 17,045	
Undeveloped Planned Residential Units (854)					\$ 99,022	
Religious Facility (.5)					<u>\$ 58</u>	
Total Net Assessments					<u><u>\$ 116,125</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
Total Units	1,002	100.00%	\$ 320,725.00		

Assessments Area I

Product Type	Units	O&M	Debt	Total	O&M Total
Single Family - 40'	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
Total Units	93				\$ 32,008

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
Total Units	54				\$ 18,586

Total Gross Assessment Platted Lots	\$ 50,594
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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.

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. The District is currently contracted with Greenman-Pedersen, Inc.

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. The District has contracted with Carr Riggs & Ingram CPAs and Advisors for these services. (\$5,000/year for 3 years)

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.

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 Mitigation and Monitoring

Task 1A: Baseline Monitoring:

- Within 30 days of planting, FELSI will provide FDEP a baseline monitoring report for approval showing sampling locations, Photo Stations, the mitigation wetland area and location of plants planted as directed in the FDEP permit

Task 1B: Wetland Monitoring:

- Long term monitoring will determine the likelihood of success of the mitigation project and will be conducted semi-annually for the first year and annually for two through five. Monitoring reports will be submitted to FDEP within 30 days of the monitoring event and include criteria listed in the permitted monitoring plan.

Task 1C Release from Monitoring Request:

- Release from Monitoring can be requested when all criteria of the monitoring plan has been continuously met for a period of at least one growing season and not prior to two years post-

Canopy

Community Development District

GENERAL FUND BUDGET

planting. The release request will include preparation of a written request to FDEP detailing that the monitoring plan criteria has been met. The release cost includes site visits with the agencies, if needed.

Task 1D: Wetland Maintenance:

- As part of the DEP and COT requirements, maintenance of the mitigation areas must be conducted to remove any nuisance and/or exotic vegetation affecting project compliance and should not exceed 1% of the total cover.

- The treatment of exotics within the 17.23 acres of wetland creation will be undertaken per the maintenance procedures in the permitted monitoring plan and performed by a State of Florida licensed commercial use pesticide applicator. The 27.34 acre wetland preservation area is also to be maintained free from exotics. Inspection and treatments, if necessary, in the mitigation site will be conducted quarterly for four years (total 16 inspections) and continue until permit success criteria has been met. The cost represented below is a per event/quarter cost for quarterly inspections of exotics. This task includes report preparation and submission.

- The cost for treatment will be related to site conditions, which will determine the level of effort needed to bring the project into compliance.

Task 2: Installation and Maintenance of Wood Duck Boxes:

- As part of the Wetland Mitigation Report, duck boxes are to be installed within the pond. No number was given in the approved document. Based upon the estimated potential suitable habitat around the lake, we would recommend 8 boxes. Typically wooden boxes are cheaper, but only last a few years. The price included is for 8 boxes that are more durable. The cost includes all materials and installation of the boxes. Boxes can be maintained after nesting seasons ends in August and prepared for spring nesting the following year. The price included is for maintenance to occur once per year in combination with the scheduled monitoring events.

Task 3: Environmental Permit Management:

- The FDEP and City permits have many conditions to keep track of. FELSI can summarize these conditions, timelines and responsible parties and provide limited oversight of task completion and reporting. It was noted that there are several inconsistencies in the DEP permit and the approved environmental considerations report. These inconsistencies may create problems or they may be easily explained and rectified. Management would continue until Success Criteria has been met. The cost provided is divided into Year 1, which is expected to take more effort and then subsequent years on an annual basis.

Wetland Mitigation & Monitoring Tasks	Year 1 (FY 19 - 20)	Year 2 (FY 20 - 21)	Year 3 (FY 21 - 22)	Year 4 (FY 22 - 23)	Year 5 (FY 23-24)	Total Per Task
Task 1A: Baseline Monitoring (within 30 days of planting will provide report)	\$2,900	\$0	\$0	\$0	\$0	\$2,900
Task 1B: Wetland Monitoring (\$1850 per annual event)(Semi-Annual Year One)	\$3,700	\$1,850	\$1,850	\$1,850	\$1,850	\$11,100
Task 1C: Release from Monitoring Request (after two years of post planting we may request)	\$0	\$0	\$1,250	\$0	\$0	\$1,250
Task 1D: Wetland Maintenance (monitoring) (\$950 per quarterly event)	\$3,800	\$3,800	\$3,800	\$3,800	\$0	\$15,200
Task 1D: Wetland Maintenance (treatment)(\$400 -\$2,500 per event)(\$10k max for 4 years)	\$400	\$2,100	\$2,500	\$2,500	\$2,500	\$10,000
Task 2: Installation and Maintenance of Wood Duck Boxes	\$2,500	\$0	\$0	\$0	\$0	\$2,500
Task 3: Environmental Permit Management	\$800	\$650	\$650	\$650	\$650	\$3,400
Total Per Year	\$14,100	\$8,400	\$10,050	\$8,800	\$5,000	\$46,350

Canopy

Community Development District

GENERAL FUND BUDGET

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 throughout the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

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

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.

Canopy
Community Development District
GENERAL FUND BUDGET

Telephone

The cost of phone services for amenity center.

Water/Sewer

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

Gas

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

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

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

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.

Canopy

Community Development District

GENERAL FUND BUDGET

Repairs and Maintenance

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

Office Supplies

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

Holiday Decorations

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

Other:

Contingency

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

Capital Reserve

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 64,386	\$ 1,226	\$ 65,612	\$ 65,612
Assessments - Direct (Unplatted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -		\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ 633	\$ 300	\$ 933	\$ 250
Carry Forward Surplus	\$ 42,999	\$ 43,012	\$ -	\$ 43,012	\$ 45,226
Total Revenues	\$ 108,861	\$ 108,030	\$ 1,526	\$ 109,556	\$ 111,088

Expenditure					
Interest - 11/1	\$ 24,523	\$ 24,523	\$ -	\$ 24,523	\$ 24,148
Principal - 5/1	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 24,523	\$ -	\$ 24,523	\$ 24,523	\$ 24,148
Transfer Out	\$ -	\$ 285	\$ -	\$ 285	\$ -
Total Expenditures	\$ 64,045	\$ 24,807	\$ 39,523	\$ 64,330	\$ 63,296

Excess Revenues	\$ 44,816	\$ 83,223	-\$ 37,997	\$ 45,226	\$ 47,792
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Excess Revenues	\$ 75,724	Interest - 11/1	\$ 23,773
Less: Debt Service Reserve	\$ (32,713)		
Carry Forward Surplus	<u>\$ 43,012</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
Total Units	93				\$ 70,550

Total Net Assessments	\$ 65,612
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**Canopy Community Development District
Series 2018A-4, Special Assessment Bonds
(Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 965,000	\$ 947,038	\$ 1,912,038

Canopy Community Development District

Debt Service Fund Budget Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 30,132	\$ 29,569	\$ 563	\$ 30,132	\$ 30,132
Assessments - Direct (Unplatted Lots)	\$ 134,594	\$ 67,263	\$ 67,332	\$ 134,594	\$ 134,594
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Carry Forward Surplus	\$ 67,784	\$ 67,784	\$ -	\$ 67,784	\$ 71,603
Total Revenues	\$ 232,760	\$ 164,616	\$ 68,145	\$ 232,760	\$ 236,579
Expenditure					
Interest - 11/1	\$ 67,721	\$ 67,721	\$ -	\$ 67,721	\$ 66,971
Principal - 5/1	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 30,000
Interest - 5/1	\$ 67,721	\$ -	\$ 67,721	\$ 67,721	\$ 66,971
Transfer Out	\$ -	\$ 715		\$ 715	\$ -
Total Expenditures	\$ 160,443	\$ 68,436	\$ 92,721	\$ 161,157	\$ 163,942
Excess Revenues	\$ 72,318	\$ 96,179	-\$ 24,577	\$ 71,603	\$ 72,637

Interest - 11/1 \$ 66,071

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	\$ -
Total	54		\$ 32,400

Total Net Assessment	\$ 30,132
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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
204.5	4250	\$ 144,725

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,225,000	\$ 2,696,363	\$ 4,921,363

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 311,498	\$ 133,069	\$ 274,519	\$ 407,587	\$ 282,286
Assessments - Prepayments	\$ -	\$ 99,309	\$ -	\$ 99,309	\$ -
Interest Income	\$ 250	\$ 2,614	\$ -	\$ 2,614	\$ 250
Carry Forward Surplus	\$ 455,752	\$ 571,889	\$ -	\$ 571,889	\$ 306,432
Total Revenues	\$ 767,500	\$ 806,880	\$ 274,519	\$ 1,081,399	\$ 588,968

Expenditure					
Interest - 11/1	\$ 155,749	\$ 155,749	\$ -	\$ 155,749	\$ 141,143
Special Call - 11/1	\$ 300,000	\$ 405,000	\$ -	\$ 405,000	\$ -
Interest 2/1	\$ -	\$ 923	\$ -	\$ 923	\$ -
Special Call - 2/1	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Interest - 5/1	\$ 155,749	\$ -	\$ 143,295	\$ 143,295	\$ 141,143
Special Call - 5/1	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 611,498	\$ 621,672	\$ 153,295	\$ 774,967	\$ 282,286

Excess Revenues	\$ 156,002	\$ 185,208	\$ 121,224	\$ 306,432	\$ 306,682
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Interest - 11/1 \$ 141,143

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 4,590,000		\$ 141,143	\$ -
5/1/21	\$ 4,590,000		\$ 141,143	\$ 282,285
11/1/21	\$ 4,590,000		\$ 141,143	\$ -
5/1/22	\$ 4,590,000	\$ 65,000	\$ 141,143	\$ 347,285
11/1/22	\$ 4,525,000		\$ 139,144	\$ -
5/1/23	\$ 4,525,000	\$ 70,000	\$ 139,144	\$ 348,288
11/1/23	\$ 4,455,000		\$ 136,991	\$ -
5/1/24	\$ 4,455,000	\$ 70,000	\$ 136,991	\$ 343,983
11/1/24	\$ 4,385,000		\$ 134,839	\$ -
5/1/25	\$ 4,385,000	\$ 75,000	\$ 134,839	\$ 344,678
11/1/25	\$ 4,310,000		\$ 132,533	\$ -
5/1/26	\$ 4,310,000	\$ 80,000	\$ 132,533	\$ 345,065
11/1/26	\$ 4,230,000		\$ 130,073	\$ -
5/1/27	\$ 4,230,000	\$ 85,000	\$ 130,073	\$ 345,145
11/1/27	\$ 4,145,000		\$ 127,459	\$ -
5/1/28	\$ 4,145,000	\$ 90,000	\$ 127,459	\$ 344,918
11/1/28	\$ 4,055,000		\$ 124,691	\$ -
5/1/29	\$ 4,055,000	\$ 100,000	\$ 124,691	\$ 349,383
11/1/29	\$ 3,955,000		\$ 121,616	\$ -
5/1/30	\$ 3,955,000	\$ 105,000	\$ 121,616	\$ 348,233
11/1/30	\$ 3,850,000		\$ 118,388	\$ -
5/1/31	\$ 3,850,000	\$ 110,000	\$ 118,388	\$ 346,775
11/1/31	\$ 3,740,000		\$ 115,005	\$ -
5/1/32	\$ 3,740,000	\$ 115,000	\$ 115,005	\$ 345,010
11/1/32	\$ 3,625,000		\$ 111,469	\$ -
5/1/33	\$ 3,625,000	\$ 125,000	\$ 111,469	\$ 347,938
11/1/33	\$ 3,500,000		\$ 107,625	\$ -
5/1/34	\$ 3,500,000	\$ 135,000	\$ 107,625	\$ 350,250
11/1/34	\$ 3,365,000		\$ 103,474	\$ -
5/1/35	\$ 3,365,000	\$ 140,000	\$ 103,474	\$ 346,948
11/1/35	\$ 3,225,000		\$ 99,169	\$ -
5/1/36	\$ 3,225,000	\$ 150,000	\$ 99,169	\$ 348,338
11/1/36	\$ 3,075,000		\$ 94,556	\$ -
5/1/37	\$ 3,075,000	\$ 160,000	\$ 94,556	\$ 349,113
11/1/37	\$ 2,915,000		\$ 89,636	\$ -
5/1/38	\$ 2,915,000	\$ 170,000	\$ 89,636	\$ 349,273
11/1/38	\$ 2,745,000		\$ 84,409	\$ -
5/1/39	\$ 2,745,000	\$ 180,000	\$ 84,409	\$ 348,818
11/1/39	\$ 2,565,000		\$ 78,874	\$ -
5/1/40	\$ 2,565,000	\$ 190,000	\$ 78,874	\$ 347,748
11/1/40	\$ 2,375,000		\$ 73,031	\$ -
5/1/41	\$ 2,375,000	\$ 205,000	\$ 73,031	\$ 351,063
11/1/41	\$ 2,170,000		\$ 66,728	\$ -
5/1/42	\$ 2,170,000	\$ 215,000	\$ 66,728	\$ 348,455
11/1/42	\$ 1,955,000		\$ 60,116	\$ -
5/1/43	\$ 1,955,000	\$ 230,000	\$ 60,116	\$ 350,233
11/1/43	\$ 1,725,000		\$ 53,044	\$ -
5/1/44	\$ 1,725,000	\$ 245,000	\$ 53,044	\$ 351,088

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/44	\$ 1,480,000		\$ 45,510	\$ -
5/1/45	\$ 1,480,000	\$ 260,000	\$ 45,510	\$ 351,020
11/1/45	\$ 1,220,000		\$ 37,515	\$ -
5/1/46	\$ 1,220,000	\$ 275,000	\$ 37,515	\$ 350,030
11/1/46	\$ 945,000		\$ 29,059	\$ -
5/1/47	\$ 945,000	\$ 295,000	\$ 29,059	\$ 353,118
11/1/47	\$ 650,000		\$ 19,988	\$ -
5/1/48	\$ 650,000	\$ 315,000	\$ 19,988	\$ 354,975
11/1/48	\$ 335,000		\$ 10,301	\$ -
5/1/49	\$ 335,000	\$ 335,000	\$ 10,301	\$ 355,603
Totals		\$ 4,590,000	\$ 5,455,050	\$ 10,045,050

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Projected Thru 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 85,469	\$ 85,469	\$ 170,938	\$ 170,938
Interest Income	\$ 250	\$ 983	\$ -	\$ 983	\$ 500
Carry Forward Surplus	\$ 85,469	\$ 85,545	\$ -	\$ 85,545	\$ 85,617
Total Revenues	\$ 256,657	\$ 171,997	\$ 85,469	\$ 257,466	\$ 257,055

Expenditure					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,469	\$ -	\$ 85,469	\$ 85,469	\$ 85,469
Transfer Out	\$ 500	\$ 911	\$ -	\$ 911	\$ 500
Total Expenditures	\$ 171,438	\$ 86,380	\$ 85,469	\$ 171,849	\$ 171,438

Excess Revenues	\$ 85,220	\$ 85,617	\$ 0	\$ 85,617	\$ 85,618
-----------------	-----------	-----------	------	-----------	-----------

Excess Revenues	\$ 190,233	Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)		
Carry Forward Surplus	<u>\$ 85,545</u>		

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,735,000	\$ 3,484,688	\$ 6,219,688

SECTION VIII

**AGREEMENT TO MAINTAIN PROPOSAL PRICING FOR WELAUNEE
BOULEVARD SEGMENT 3A AND SEGMENT 2 TURN LANES PROJECT**

THIS AGREEMENT (“Agreement”) is made and entered this ____ day of August, 2020, by and between:

Canopy Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Leon County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”), and

Sandco, LLC, a Florida limited liability company with an address of 4708 Capital Circle NW, Tallahassee, Florida 32301 (“Contractor,” and together with the District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

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

WHEREAS, the District has issued a Request for Proposals for Welaunee Boulevard, Segment 3A and Segment 2 Turn Lanes Construction Project (“RFP,” and the project described therein, the “Project”); and

WHEREAS, the Contractor submitted a proposal in response to the RFP and by doing so agreed that the proposal shall remain binding and would not be modified, withdrawn, or cancelled for one hundred twenty (120) days from the proposal opening, which occurred on May 15, 2020; and

WHEREAS, on May 26, 2020, the District’s Board of Supervisors (“Board”) evaluated proposals received in response to the RFP, ranked the Contractor as the top proposer and, via Resolution 2020-07, authorized awarding the contract for the Project to the Contractor, contingent upon the District’s ability to successfully secure additional funding for said Project; and

WHEREAS, the District is still in the process of securing suitable additional funding for the Project; and

WHEREAS, the Contractor has agreed that its proposal shall remain binding and that it shall not modify, withdraw, or cancel the proposal for an additional eighty (80) days, for a total of two hundred (200) days from the proposal opening (December 1, 2020).

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

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. AGREEMENT TO MAINTAIN PROPOSAL. The Contractor hereby agrees that its proposal in response to the RFP shall remain binding and that it shall not modify, withdraw, or cancel the proposal for an additional eighty (80) days, for a total of two hundred (200) days from the proposal opening (December 1, 2020), and acknowledges that the award of a contract to perform the work described in the RFP remains contingent on the District's ability to secure additional funding for the Project.

SECTION 3. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other 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 such limitations of liability or by operation of law.

SECTION 4. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

By: _____
Its: _____

Chairman, Board of Supervisors

SECTION IX

RESOLUTION 2020-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ~~THE CANOPY COMMUNITY DEVELOPMENT DISTRICT~~ AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Canopy Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as established by Ordinance 17-O-08 (“Ordinance”), adopted by the City Commission of the City of Tallahassee, Florida (“City”) on May 24, 2017, and being situated in the City of Tallahassee, Leon County, Florida; and

WHEREAS, the District presently consists of approximately 424.17 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Ox Bottom Mortgage Holdings, LLC, a Florida limited liability company (“Landowner”), has approached the District and requested the District petition to amend its boundaries to remove approximately _____ acres of land as more particularly described in the attached **Exhibit A** (“Property”), bringing the District boundary total to approximately ____ acres; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the land depicted in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City, to seek the amendment of the District's boundaries to remove the lands described in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of August, 2020.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT A

SECTION X

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
THE CANOPY COMMUNITY DEVELOPMENT DISTRICT
AND OX BOTTOM MORTGAGE HOLDINGS, LLC**

This Agreement is made and entered into this ____ day of August, 2020, 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, Leon County, Florida (hereinafter “District”), and

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

RECITALS

WHEREAS, the District was established by Ordinance No. 17-O-08, adopted by the City Commission of the City of Tallahassee, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 424.17 acres, more or less; and

WHEREAS, the Landowner has approached the District and requested the District petition to amend its boundaries to subtract approximately ____ acres of lands; and

WHEREAS, the amendment proposed by the Landowner will result in the District being comprised of approximately _____ acres; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City Commission of the City of Tallahassee, Florida and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District’s Board of Supervisors; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the Landowner desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

1. PROVISION OF FUNDS. The Landowner agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the purpose of seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from the Landowner for reimbursement for services of the boundary amendment team, as described in Paragraph One (1) of this Agreement. The District shall not reimburse the Landowner for funds made available to the District under this Agreement.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, 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.

8. NOTICES. All notices, requests, consents and other communications under this Agreement (“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
219 E. Livingston St.
Orlando, FL 32801
Attn: District Manager

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

B. If to Landowner: Ox Bottom Mortgage Holdings, LLC
4708 Capital Circle NW
Tallahassee, FL 32303
Attn: _____

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

9. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement 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 to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING 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.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. 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 doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

Attest:

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Name: _____

Title: _____

OX BOTTOM MORTGAGE HOLDINGS, LLC

Witness

By: _____

Name: _____

Title: _____

SECTION XI

WORK AUTHORIZATION #3

July 20, 2020

Canopy Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**Subject: Work Authorization Number 3, Canopy Community Development District
Amenity Center Construction Project – Re-design of Clubhouse**

Dear Chairperson, Board of Supervisors:

Conn & Associates, Inc. (“Design Professional”) is pleased to submit this work authorization to provide professional services for the Canopy Community Development District (“District”). We will provide these services pursuant to our current agreement dated April 11, 2019 (“Agreement”) as follows:

I. Scope of Work

District hereby engages the services of Design Professional to perform the work described in Attachment A, attached hereto.

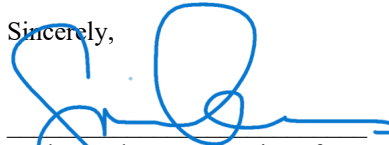
II. Fees

The District will compensate Design Professional a total of **\$5,300 (Five Thousand, Three Hundred Dollars)** in accordance with the terms of the Agreement and Attachment A.

This proposal, together with the Agreement, represents the entire understanding between the District and Design Professional with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated, and return one complete copy to our office.

Thank you for considering Conn & Associates, Inc. We look forward to helping you create a quality project.

Sincerely,



Authorized Representative of
Conn & Associates, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Canopy Community Development District

Date: _____

Attachment A



Invoice

Date	Invoice #
7/13/2020	12431

Visa and MasterCard payments are gladly accepted. Please return this invoice with your completed credit card information and authorized signature.

Bill To
Darrin Moring Canopy Community Development District 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Name on Card: _____

Account #: _____

Security Code: _____

Expiration Date: _____

Signature: _____



Terms	Project
Net 30	18-210A Canopy Clubhouse

Quantity	Description	Rate	Amount
	Architectural Services from May 25, 2020 through July 5, 2020		
	Canopy Clubhouse - Welaunee Plantation Tallahassee, Florida		
	1) Correspondence with Client		
	2) Coordination with Engineers		
	3) Revisions to Plans per Client After 100% Complete		
	4) Permitting		
	5) Respond to Contractor RFIs		
0	100% Architectural Services Completed and Invoiced	46,500.00	0.00
0	Allowance for Pool Vendor (Invoice Direct)	25,000.00	0.00
0	Additional Services: Bidding 100% Architectural Services Completed and Invoiced	4,500.00	0.00
1	Additional Services: Re-Design of Clubhouse 100% Architectural Services Completed	5,300.00	5,300.00

Payments / Credits

\$0.00

Balance Due

\$5,300.00

SECTION XII

SECTION C

i.

Canopy

Community Development District

Summary of Operating Checks

June 30, 2020 to July 26, 2020

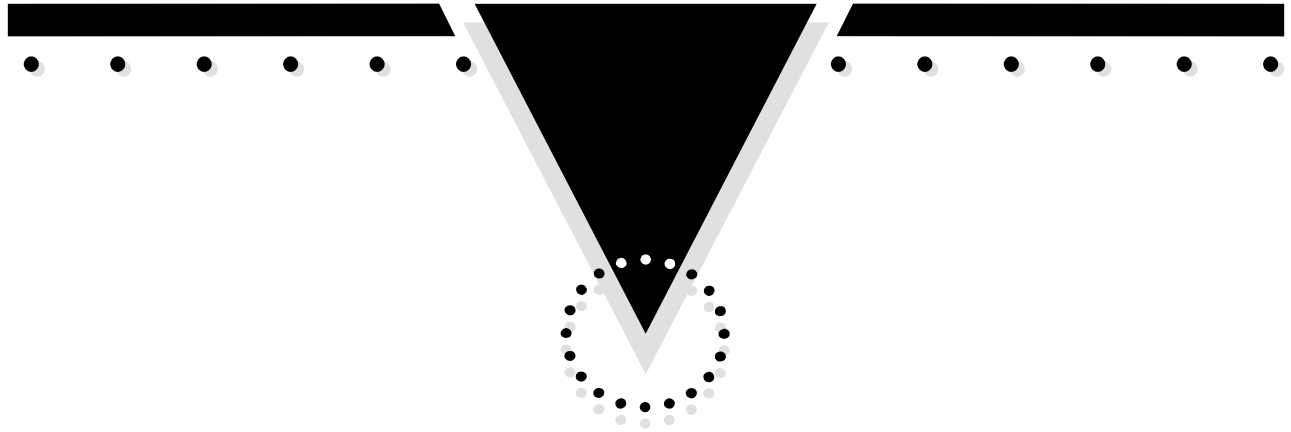
Bank	Date	Check No.'s	Amount
General Fund	6/30/20	154	\$ 6,437.41
	7/8/20	155	\$ 3,811.74
	7/20/20	156-157	\$ 7,773.71
			<hr/> \$ 18,022.86
			<hr/> \$ 18,022.86

Summary of Requisitions

Date	Requisition #	Payee	Description	Amount
7/8/20	Series 2018A1/2 - Requisition 14	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 146,523.40
7/9/20	Series 2018A1/2 - Requisition 15	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 194,844.89
7/20/20	Series 2018A1/2 - Requisition 16	Sandco, LLC	Pay Application 7 - Unit 4 & 5	\$ 125,724.80
7/20/20	Series 2018A1/2 - Requisition 17	Sandco, LLC	Pay Application 8 - Unit 5	\$ 701,133.36
7/20/20	Series 2018A3 - Requisition 9	Conn & Associates	Clubhouse Architectural Services	\$ 5,300.00
				<hr/> \$ 1,173,526.45
				<hr/> \$ 1,173,526.45

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/30/20	00005	6/22/20 115472	202005 310-51300-31500	GEN/ANALYZE/CONFERENCE	*	6,437.41	
				HOPPING GREEN & SAMS			6,437.41 000154
7/08/20	00001	7/01/20 43	202007 310-51300-34000	MANAGEMENT FEE 07/2020	*	2,916.67	
		7/01/20 43	202007 310-51300-35100	INFORMATION TECH 07/2020	*	208.33	
		7/01/20 43	202007 310-51300-31300	DISSEMINATION SRVC 07/20	*	666.67	
		7/01/20 43	202007 310-51300-51000	OFFICE SUPPLIES	*	.15	
		7/01/20 43	202007 310-51300-42000	POSTAGE	*	19.92	
				GOVERNMENTAL MANAGEMENT SERVICES			3,811.74 000155
7/20/20	00010	7/10/20 07102020	202007 300-20700-10100	FY20 DEBT/SERIES2018-1	*	794.26	
		7/10/20 07102020	202007 300-20700-10100	FY20 DEBT/SERIES 2018A-4	*	1,729.45	
				CANOPY CDD C/O USBANK			2,523.71 000156
7/20/20	00019	7/03/20 1349	202006 320-53800-46200	LAWNCARE 06/2020	*	5,250.00	
				KEEP IT GRASS LLC			5,250.00 000157
TOTAL FOR BANK A						18,022.86	
TOTAL FOR REGISTER						18,022.86	

ii.



**Canopy
Community Development District**

Unaudited Financial Reporting

June 30, 2020



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Canopy
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2020

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECT</u>	<u>TOTAL</u>
<u>ASSETS:</u>				
CASH				
OPERATING	\$42,880	\$0	\$0	\$42,880
CAPITAL PROJECTS	\$0	\$0	\$2,365	\$2,365
WELAUNEE	\$0	\$0	\$485	\$485
INVESTMENTS				
SERIES 2018 A1 & A2				
RESERVE A1	\$0	\$82,146	\$0	\$82,146
REVENUE A1	\$0	\$4,282	\$0	\$4,282
REVENUE A2	\$0	\$9	\$0	\$9
PREPAYMENT A2	\$0	\$79,398	\$0	\$79,398
CONSTRUCTION	\$0	\$0	\$3,745,786	\$3,745,786
SERIES 2018 A3				
RESERVE A3	\$0	\$104,688	\$0	\$104,688
REVENUE A3	\$0	\$151	\$0	\$151
CONSTRUCTION	\$0	\$0	\$10,380	\$10,380
CONSTRUCTION-RESTRICTED	\$0	\$0	\$842,819	\$842,819
SERIES 2018 A4				
RESERVE A4	\$0	\$32,714	\$0	\$32,714
REVENUE A4	\$0	\$43,706	\$0	\$43,706
CONSTRUCTION	\$0	\$0	\$3,552	\$3,552
PREPAID EXPENSES	\$759	\$0	\$0	\$759
DUE FROM GENERAL FUND	\$0	\$2,524	\$0	\$2,524
TOTAL ASSETS	<u>\$43,638</u>	<u>\$349,618</u>	<u>\$4,605,388</u>	<u>\$4,998,644</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$5,250	\$0	\$23,889	\$29,139
RETAINAGE PAYABLE	\$0	\$0	\$261,967	\$261,967
DUE TO DEVELOPER	\$0	\$0	\$1,898,503	\$1,898,503
DUE TO DEBT SERVICE	\$2,524	\$0	\$0	\$2,524
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$35,865	\$0	\$0	\$35,865
RESTRICTED FOR DEBT SERVICE 2018 A1 & A2	\$0	\$166,629	\$0	\$166,629
RESTRICTED FOR DEBT SERVICE 2018 A3	\$0	\$104,839	\$0	\$104,839
RESTRICTED FOR DEBT SERVICE 2018 A4	\$0	\$78,150	\$0	\$78,150
RESTRICTED FOR CAPITAL PROJECTS 2018 A1 & A3	\$0	\$0	\$3,705,778	\$3,705,778
RESTRICTED FOR CAPITAL PROJECTS 2018 A3	\$0	\$0	\$853,199	\$853,199
RESTRICTED FOR CAPITAL PROJECTS 2018 A4	\$0	\$0	\$3,552	\$3,552
RESTRICTED FOR CAPITAL PROJECTS	\$0	\$0	(\$2,141,986)	(\$2,141,986)
RESTRICTED FOR CAPITAL PROJECTS - WELAUNEE	\$0	\$0	\$485	\$485
TOTAL LIABILITIES & FUND EQUITY	<u>\$43,638</u>	<u>\$349,618</u>	<u>\$4,605,388</u>	<u>\$4,998,644</u>

Canopy

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET 6/30/20	ACTUAL 6/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$47,052	\$47,052	\$47,389	\$337
ASSESSMENTS - DIRECT	\$99,406	\$74,598	\$74,598	\$0
DEVELOPER CONTRIBUTIONS	\$174,267	\$0	\$0	\$0
INTEREST	\$500	\$375	\$0	(\$375)
MISCELLANEOUS INCOME	\$2,500	\$1,875	\$0	(\$1,875)
TOTAL REVENUES	\$323,725	\$123,900	\$121,987	(\$1,913)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE</u>				
ENGINEERING	\$12,000	\$9,000	\$903	\$8,097
ARBITRAGE	\$2,400	\$450	\$450	\$0
ASSESSMENT ADMINISTRATION	\$2,500	\$2,500	\$2,500	\$0
DISSEMINATION	\$8,000	\$6,000	\$6,000	(\$0)
ATTORNEY	\$25,000	\$25,000	\$49,735	(\$24,735)
ANNUAL AUDIT	\$5,000	\$5,000	\$5,000	\$0
TRUSTEE FEES	\$10,000	\$10,000	\$8,346	\$1,654
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$3,700	\$2,775	\$1,875	\$900
TRAVEL	\$50	\$38	\$0	\$38
TELEPHONE	\$250	\$188	\$18	\$170
POSTAGE	\$500	\$375	\$147	\$228
PRINTING & BINDING	\$1,500	\$1,125	\$483	\$642
INSURANCE	\$6,000	\$6,000	\$5,125	\$875
LEGAL ADVERTISING	\$2,500	\$1,875	\$2,344	(\$469)
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$2,109	(\$1,109)
OFFICE SUPPLIES	\$1,000	\$750	\$22	\$728
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL MAINTENANCE EXPENDITURES	\$116,575	\$98,500	\$111,483	(\$12,983)

Canopy

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET 6/30/20	ACTUAL 6/30/20	VARIANCE
<u>MAINTENANCE</u>				
<u>COMMON AREA</u>				
LANDSCAPE MAINTENANCE	\$62,500	\$46,875	\$15,750	\$31,125
LANDSCAPE CONTINGENCY	\$10,600	\$7,950	\$0	\$7,950
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	\$5,650	\$5,650	\$7,870	(\$2,220)
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
<u>AMENITY CENTER</u>				
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	\$188	\$0	\$188
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	\$1,250	\$0	\$1,250
<u>OTHER</u>				
CONTINGENCY	\$1,250	\$938	\$0	\$938
CAPITAL RESERVE	\$8,750	\$0	\$0	\$0
TOTAL MAINTENANCE EXPENDITURES	\$207,150	\$152,134	\$23,620	\$128,514
TOTAL EXPENDITURES	\$323,725	\$250,634	\$135,103	\$115,532
EXCESS REVENUES (EXPENDITURES)	\$0	(\$13,116)		
FUND BALANCE - Beginning	\$0		\$48,980	
FUND BALANCE - Ending	\$0		\$35,865	

Canopy
COMMUNITY DEVELOPMENT DISTRICT

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

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

ADOPTED BUDGET	PRORATED BUDGET 6/30/20	ACTUAL 6/30/20	Variance
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REVENUES

ASSESSMENTS - TAX ROLL A1	\$30,132	\$30,132	\$30,363	\$231
ASSESSMENTS - DIRECT A1	\$134,594	\$67,263	\$67,263	\$0
ASSESSMENTS - DIRECT A2	\$311,498	\$133,069	\$133,069	\$0
PREPAYMENTS	\$0	\$0	\$146,419	\$146,419
INTEREST	\$500	\$500	\$2,639	\$2,139

TOTAL REVENUES	\$476,724	\$230,963	\$379,752	\$148,789
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EXPENDITURES

Series 2018 A1

INTEREST A1 - 11/1	\$67,721	\$67,721	\$67,721	\$0
PRINCIPAL A1 - 5/1	\$25,000	\$25,000	\$25,000	\$0
INTEREST A1 - 5/1	\$67,721	\$67,721	\$67,721	\$0

Series 2018 A2

INTEREST A2 - 11/1	\$155,749	\$155,749	\$155,749	\$0
SPECIAL CALL A2 - 11/1	\$300,000	\$300,000	\$405,000	(\$105,000)
INTEREST A2 - 2/1	\$0	\$0	\$923	(\$923)
SPECIAL CALL A2 - 2/1	\$0	\$0	\$60,000	(\$60,000)
INTEREST A2 - 5/1	\$155,749	\$155,749	\$141,450	\$14,299
SPECIAL CALL A2 - 5/1	\$0	\$0	\$10,000	(\$10,000)
TRANSFER OUT	\$0	\$0	\$725	(\$725)

TOTAL EXPENDITURES	\$771,940	\$771,940	\$934,289	(\$162,349)
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EXCESS REVENUES (EXPENDITURES)	(\$295,216)	(\$540,977)	(\$554,537)	
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FUND BALANCE - BEGINNING	\$523,536	\$721,166		
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FUND BALANCE - ENDING	\$228,320	\$166,629		
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Canopy
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
ASSESSMENT AREA 3 - SERIES 2018 A3
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET 6/30/20	ACTUAL 6/30/20	Variance
<u>REVENUES</u>				
ASSESSMENTS - DIRECT	\$170,938	\$85,469	\$85,469	\$0
INTEREST	\$500	\$500	\$999	\$499
TOTAL REVENUES	\$171,438	\$85,969	\$86,468	\$499
<u>EXPENDITURES</u>				
INTEREST - 11/1	\$85,469	\$85,469	\$85,469	\$0
PRINCIPAL - 5/1	\$0	\$0	\$0	\$0
INTEREST - 5/1	\$85,469	\$85,469	\$85,469	\$0
TRANSFER OUT	\$500	\$500	\$924	(\$424)
TOTAL EXPENDITURES	\$171,438	\$171,438	\$171,862	(\$424)
EXCESS REVENUES (EXPENDITURES)	\$1		(\$85,394)	
FUND BALANCE - BEGINNING	\$85,469		\$190,233	
FUND BALANCE - ENDING	\$85,470		\$104,839	

Canopy
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
ASSESSMENT AREA 1 - SERIES 2018 A4
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET 6/30/20	ACTUAL 6/30/20	Variance
<u>REVENUES</u>				
ASSESSMENTS - TAX ROLL	\$65,612	\$65,612	\$66,115	\$504
INTEREST	\$250	\$250	\$645	\$395
TOTAL REVENUES	\$65,862	\$65,862	\$66,760	\$898
<u>EXPENDITURES</u>				
INTEREST - 11/1	\$24,523	\$24,523	\$24,523	\$0
PRINCIPAL - 5/1	\$15,000	\$15,000	\$15,000	\$0
INTEREST - 5/1	\$24,523	\$24,523	\$24,523	\$0
TRANSFER OUT	\$0	\$0	\$289	(\$289)
TOTAL EXPENDITURES	\$64,045	\$64,045	\$64,334	(\$289)
EXCESS REVENUES (EXPENDITURES)	\$1,817		\$2,426	
FUND BALANCE - BEGINNING	\$42,999		\$75,724	
FUND BALANCE - ENDING	\$44,815		\$78,150	

Canopy
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUNDS
Statement of Revenues & Expenditures
For The Period Ending June 30, 2020

	SERIES 2018 A1 & A2 ACTUALS 6/30/20	SERIES 2018 A3 ACTUAL 6/30/20	SERIES 2018 A4 ACTUAL 6/30/20	CAPITAL PROJECTS ACTUAL 6/30/20	WELAUNEE ACTUAL 6/30/20	TOTAL
REVENUES						
TRANSFER IN	\$725	\$924	\$289	\$0	\$500	\$2,439
INTEREST	\$50,344	\$12,337	\$30	\$0	\$0	\$62,711
TOTAL REVENUES	\$51,069	\$13,262	\$319	\$0	\$500	\$65,149
EXPENDITURES						
CAPITAL OUTLAY - CONSTRUCTION	\$2,400,418	\$658,116	\$0	\$0	\$0	\$3,058,534
CAPITAL OUTLAY - GENERAL	\$0	\$0	\$0	\$21,250	\$0	\$21,250
PROFESSIONAL FEES	\$0	\$0	\$0	\$21,898	\$0	\$21,898
MISCELLANEOUS	\$0	\$0	\$0	\$381	\$15	\$396
TRANSFER OUT	\$0	\$0	\$0	\$500	\$0	\$500
TOTAL EXPENDITURES	\$2,400,418	\$658,116	\$0	\$44,029	\$15	\$3,102,579
EXCESS REVENUES (EXPENDITURES)	(\$2,349,349)	(\$644,854)	\$319	(\$44,029)	\$485	(\$3,037,429)
FUND BALANCE - BEGINNING	\$6,055,127	\$1,498,053	\$3,234	(\$2,097,956)	\$0	\$5,458,458
FUND BALANCE - ENDING	\$3,705,778	\$853,199	\$3,552	(\$2,141,986)	\$485	\$2,421,029

**Canopy
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>REVENUES:</u>													
ASSESSMENTS - TAX ROLL	\$0	\$1,298	\$35,331	\$5,436	\$1,805	\$943	\$1,337	\$571	\$668	\$0	\$0	\$0	\$47,389
ASSESSMENTS - DIRECT	\$0	\$16,577	\$8,289	\$8,289	\$8,289	\$8,289	\$8,289	\$8,289	\$8,289	\$0	\$0	\$0	\$74,598
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
TOTAL REVENUES	\$0	\$17,875	\$43,620	\$13,724	\$10,093	\$9,232	\$9,626	\$8,860	\$8,957	\$0	\$0	\$0	\$121,987
<u>EXPENDITURES:</u>													
<u>ADMINISTRATIVE</u>													
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	\$903	\$0	\$0	\$0	\$0	\$0	\$0	\$903
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ASSESSMENT ADMINISTRATION	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
DISSEMINATION	\$667	\$667	\$667	\$667	\$667	\$667	\$667	\$667	\$667	\$0	\$0	\$0	\$6,000
ATTORNEY	\$1,941	\$5,595	\$7,453	\$9,040	\$0	\$10,938	\$8,331	\$6,437	\$0	\$0	\$0	\$0	\$49,735
ANNUAL AUDIT	\$0	\$2,000	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
TRUSTEE FEES	\$0	\$8,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,346
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	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
TRAVEL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
POSTAGE	\$26	\$0	\$54	\$5	\$31	\$4	\$3	\$11	\$13	\$0	\$0	\$0	\$147
PRINTING & BINDING	\$407	\$0	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$483
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
LEGAL ADVERTISING	\$0	\$230	\$0	\$0	\$774	\$748	\$406	\$186	\$0	\$0	\$0	\$0	\$2,344
OTHER CURRENT CHARGES	\$500	\$0	\$315	\$432	\$339	\$138	\$120	\$132	\$132	\$0	\$0	\$0	\$2,109
OFFICE SUPPLIES	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL MAINTENANCE EXPENDITURES	\$14,505	\$19,962	\$11,690	\$16,269	\$5,386	\$16,523	\$12,652	\$10,559	\$3,937	\$0	\$0	\$0	\$111,483

Canopy Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>MAINTENANCE</u>													
<u>COMMON AREA</u>													
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250	\$5,250	\$5,250	\$0	\$0	\$0	\$15,750
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	\$3,970	\$3,900	\$0	\$0	\$0	\$0	\$0	\$7,870
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
<u>AMENITY CENTER</u>													
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
<u>OTHER</u>													
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
TOTAL MAINTENANCE EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$3,970	\$9,150	\$5,250	\$5,250	\$0	\$0	\$0	\$23,620
TOTAL EXPENDITURES	\$14,505	\$19,962	\$11,690	\$16,269	\$5,386	\$20,493	\$21,802	\$15,809	\$9,187	\$0	\$0	\$0	\$135,103
EXCESS REVENUES (EXPENDITURES)	(\$14,505)	(\$2,087)	\$31,930	(\$2,545)	\$4,708	(\$11,261)	(\$12,176)	(\$6,949)	(\$230)	\$0	\$0	\$0	(\$13,116)

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: PRINCIPAL PAYMENT - 05/01/20		(\$25,000)
CURRENT BONDS OUTSTANDING		\$2,200,000

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT	\$0	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 11/08/18		\$5,480,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
LESS: SPECIAL CALL - 08/01/19		(\$305,000)
LESS: SPECIAL CALL - 11/01/19		(\$405,000)
LESS: SPECIAL CALL - 02/01/20		(\$60,000)
LESS: SPECIAL CALL - 05/01/20		(\$10,000)
CURRENT BONDS OUTSTANDING		\$4,590,000

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

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.000%, 5.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$32,714	
RESERVE FUND BALANCE	\$32,714	
BONDS OUTSTANDING - 11/08/18		\$965,000
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$15,000)
CURRENT BONDS OUTSTANDING		\$950,000

Exhibit "A"
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2018 A1/2

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
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
TOTAL				\$ 1,355,709.37
Fiscal Year 2019				
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
7/1/19		Interest		\$ 12,269.23
7/1/19		Transfer from Reserve Fund		\$ 155.29
8/1/19		Interest		\$ 11,603.76
8/1/19		Transfer from Reserve Fund		\$ 156.98
8/1/19		Transfer from Cost of Issuance		\$ 17.32
9/1/19		Interest		\$ 10,592.86
9/1/19		Transfer from Reserve Fund		\$ 143.02
TOTAL				\$ 140,852.75
Project (Construction) Fund at 11/8/18				\$ 7,309,992.26
Interest Earned thru 09/30/19				\$ 140,852.75
Requisitions Paid thru 09/30/19				\$ (1,355,709.37)
Remaining Project (Construction) Fund				\$ 6,095,135.64
Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/25/19	3	Sandco, LLC	Pay Application 4 - Unit 3	\$ 303,885.90
11/25/19	4	Sandco, LLC	Pay Application 1 - Unit 4 & 5	\$ 165,285.00
1/23/20	5	Sandco, LLC	Pay Application 2 & 3 - Unit 4 & 5	\$ 640,325.70
1/23/20	6	Sandco, LLC	Pay Application 5 - Unit 3	\$ 1,350.00
3/19/20	7	Sandco, LLC	Pay Application 4 - Unit 4 & 5	\$ 146,610.00
3/19/20	8	Sandco, LLC	Pay Application 6 - Unit 3	\$ 8,352.00
4/7/20	9	Sandco, LLC	Pay Application 8 - Unit 3	\$ 125,054.80
4/7/20	10	Sandco, LLC	Pay Application 6 - Unit 4 & 5	\$ 125,302.50
5/6/20	11	Sandco, LLC	Pay Application 5 - Unit 4 & 5	\$ 54,000.00
5/6/20	12	Sandco, LLC	Pay Application 7 - Unit 3	\$ 4,959.00
5/21/20	13	Consolidated Pipe & Supply Company, Inc	Construction Materials - Unit 4 & 5	\$ 825,293.44
TOTAL				\$ 2,400,418.34
Fiscal Year 2020				
10/1/19		Transfer from Reserve Fund		\$ 131.66
10/1/19		Interest		\$ 9,767.11
11/1/19		Transfer from Reserve Fund		\$ 125.02
11/1/19		Interest		\$ 9,290.87
12/1/19		Interest		\$ 7,668.90
12/1/19		Transfer from Reserve Fund		\$ 104.65
1/1/20		Interest		\$ 7,441.24
1/1/20		Transfer from Reserve Fund		\$ 108.14
2/1/20		Interest		\$ 7,186.26
2/1/20		Transfer from Reserve Fund		\$ 107.85
3/1/20		Interest		\$ 6,000.33
3/1/20		Transfer from Reserve Fund		\$ 98.08
4/1/20		Interest		\$ 2,429.03
4/1/20		Transfer from Reserve Fund		\$ 39.73
5/1/20		Interest		\$ 287.67
5/1/20		Transfer from Reserve Fund		\$ 5.05
6/1/20		Interest		\$ 272.36
6/1/20		Transfer from Reserve Fund		\$ 5.22
TOTAL				\$ 51,069.17
Project (Construction) Fund at 09/30/19				\$ 6,095,135.64
Interest Earned thru 06/30/20				\$ 51,069.17
Requisitions Paid thru 06/30/20				\$ (2,400,418.34)
Remaining Project (Construction) Fund				\$ 3,745,786.47
Percentage Completed				18.55%

Exhibit "A"
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2018 A3 - General

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
11/8/18	1	Ox Bottom Mortgage Holdings, LLC	Reimbursement for construction costs paid by Developer	\$ 1,019,257.82
TOTAL				\$ 1,019,257.82
Fiscal Year 2019				
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
7/1/19		Interest		\$ 16.47
7/1/19		Transfer from Reserve Fund		\$ 197.90
8/1/19		Interest		\$ 17.09
8/1/19		Transfer from Reserve Fund		\$ 200.05
8/1/19		Transfer from Cost of Issuance		\$ 6.15
9/1/19		Interest		\$ 15.96
9/1/19		Transfer from Reserve Fund		\$ 182.27
TOTAL				\$ 9,369.26
Project (Construction) Fund at 11/8/18				\$ 1,019,257.82
Interest Earned thru 09/30/19				\$ 9,369.26
Requisitions Paid thru 09/30/19				\$ (1,019,257.82)
Remaining Project (Construction) Fund				\$ 9,369.26
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Transfer from Reserve Fund		\$ 167.79
10/1/19		Interest		\$ 14.98
11/1/19		Transfer from Reserve Fund		\$ 159.33
11/1/19		Interest		\$ 14.53
12/1/19		Interest		\$ 12.37
12/1/19		Transfer from Reserve Fund		\$ 133.37
1/1/20		Interest		\$ 12.98
1/1/20		Transfer from Reserve Fund		\$ 137.81
2/1/20		Interest		\$ 13.15
2/1/20		Transfer from Reserve Fund		\$ 137.44
3/1/20		Interest		\$ 12.13
3/1/20		Transfer from Reserve Fund		\$ 125.00
4/1/20		Interest		\$ 4.97
4/1/20		Transfer from Reserve Fund		\$ 50.63
5/1/20		Interest		\$ 0.64
5/1/20		Transfer from Reserve Fund		\$ 6.44
6/1/20		Interest		\$ 0.66
6/1/20		Transfer from Reserve Fund		\$ 6.65
TOTAL				\$ 1,010.87
Project (Construction) Fund at 09/30/19				\$ 9,369.26
Interest Earned thru 06/30/20				\$ 1,010.87
Requisitions Paid thru 06/30/20				\$ -
Remaining Project (Construction) Fund				\$ 10,380.13

Percentage Completed

100.00%

Exhibit "A"
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2018 A3 - Restricted

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
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
7/1/19		Interest		\$ 2,868.06
8/1/19		Interest		\$ 2,905.11
9/1/19		Interest		\$ 2,651.93
TOTAL				\$ 25,883.74
Project (Construction) Fund at 11/8/18				\$1,500,000.00
Interest Earned thru 09/30/19				\$ 25,883.74
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				\$1,525,883.74
Fiscal Year 2020				
Date	Requisition #	Contractor	Description	Requisition
10/31/19	1	Conn & Associates	Clubhouse Architectural Services	\$ 37,200.00
1/23/20	2	Sandco, LLC	Pay Application 2	\$ 168,773.81
1/23/20	3	Conn & Associates	Clubhouse Architectural Services	\$ 9,300.00
1/24/20	4	Sandco, LLC	Pay Application 1	\$ 299,755.14
5/5/20	5	Conn & Associates	Clubhouse Architectural Services	\$ 2,250.00
3/19/20	7	Sandco, LLC	Pay Application 3	\$ 175,786.82
5/6/20	8	Conn & Associates	Clubhouse Architectural Services	\$ 2,250.00
TOTAL				\$ 695,315.77
Fiscal Year 2020				
10/1/19		Interest		\$ 2,445.15
11/1/19		Interest		\$ 2,324.29
12/1/19		Interest		\$ 1,902.32
1/1/20		Interest		\$ 1,968.38
2/1/20		Interest		\$ 1,796.15
3/1/20		Interest		\$ 1,219.18
4/1/20		Interest		\$ 489.71
5/1/20		Interest		\$ 52.08
6/1/20		Interest		\$ 53.58
TOTAL				\$ 12,250.84
Project (Construction) Fund at 09/30/19				\$1,525,883.74
Interest Earned thru 06/30/20				\$ 12,250.84
Requisitions Paid thru 06/30/20				\$ (695,315.77)
Remaining Project (Construction) Fund				\$ 842,818.81
Percentage Completed				46.35%

Exhibit "A"
CANOPY
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2018 A4

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
11/8/18	1	Ox Bottom Mortgage Holdings LLC	Reimbursement for construction costs paid by Developer	\$ 893,101.00
TOTAL				\$ 893,101.00
Fiscal Year 2019				
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
7/1/19		Interest		\$ 5.72
7/1/19		Transfer from Reserve Fund		\$ 61.84
8/1/19		Interest		\$ 5.92
8/1/19		Transfer from Reserve Fund		\$ 62.52
8/1/19		Transfer from Cost of Issuance		\$ 2.17
9/1/19		Interest		\$ 5.52
9/1/19		Transfer from Reserve Fund		\$ 56.96
TOTAL				\$ 3,232.95
Project (Construction) Fund at 11/8/18				\$ 893,101.79
Interest Earned thru 09/30/19				\$ 3,232.95
Requisitions Paid thru 09/30/19				\$ (893,101.00)
Remaining Project (Construction) Fund				\$ 3,233.74
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Transfer from Reserve Fund		\$ 52.43
10/1/19		Interest		\$ 5.17
11/1/19		Transfer from Reserve Fund		\$ 49.79
11/1/19		Interest		\$ 5.01
12/1/19		Interest		\$ 4.26
12/1/19		Transfer from Reserve Fund		\$ 41.68
1/1/20		Interest		\$ 4.46
1/1/20		Transfer from Reserve Fund		\$ 43.07
2/1/20		Interest		\$ 4.51
2/1/20		Transfer from Reserve Fund		\$ 42.95
3/1/20		Interest		\$ 4.16
3/1/20		Transfer from Reserve Fund		\$ 39.06
4/1/20		Interest		\$ 1.70
4/1/20		Transfer from Reserve Fund		\$ 15.82
5/1/20		Interest		\$ 0.22
5/1/20		Transfer from Reserve Fund		\$ 2.01
6/1/20		Interest		\$ 0.23
6/1/20		Transfer from Reserve Fund		\$ 2.08
TOTAL				\$ 318.61
Project (Construction) Fund at 09/30/19				\$ 3,233.74
Interest Earned thru 06/30/20				\$ 318.61
Requisitions Paid thru 06/30/20				\$ -
Remaining Project (Construction) Fund				\$ 3,552.35
Percentage Completed				100.00%

CANOPY
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

Gross Assessments \$ 50,568.00 \$ 32,400.00 \$ 70,550.00 \$ 153,518.00
Net Assessments \$ 47,028.24 \$ 30,132.00 \$ 65,611.50 \$ 142,771.74

ON ROLL ASSESSMENTS

							32.94%	21.11%	45.96%	100.00%
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	2018A-1 DSF Portion	2018A-4 DSF Portion	Total
11/14/19	ACH	\$244.21	\$7.33	\$0.00	\$0.00	\$236.88	\$78.03	\$49.99	\$108.86	\$236.88
11/25/19	ACH	\$3,816.97	\$114.51	\$0.00	\$0.00	\$3,702.46	\$1,219.58	\$781.40	\$1,701.48	\$3,702.46
12/12/19	ACH	\$50,411.62	\$1,512.35	\$0.00	\$0.00	\$48,899.27	\$16,107.15	\$10,320.20	\$22,471.92	\$48,899.27
12/23/19	ACH	\$60,165.88	\$1,804.98	\$0.00	\$0.00	\$58,360.90	\$19,223.76	\$12,317.08	\$26,820.06	\$58,360.90
01/16/20	ACH	\$16,882.00	\$506.46	\$0.00	\$0.00	\$16,375.54	\$5,394.01	\$3,456.06	\$7,525.47	\$16,375.54
01/31/20	ACH	\$0.00	\$0.00	\$0.00	\$126.60	\$126.60	\$41.70	\$26.72	\$58.18	\$126.60
02/19/20	ACH	\$5,648.67	\$169.46	\$0.00	\$0.00	\$5,479.21	\$1,804.82	\$1,156.39	\$2,518.00	\$5,479.21
03/17/20	ACH	\$2,952.20	\$88.57	\$0.00	\$0.00	\$2,863.63	\$943.26	\$604.37	\$1,316.00	\$2,863.63
04/09/20	ACH	\$4,185.21	\$125.56	\$0.00	\$0.00	\$4,059.65	\$1,337.23	\$856.79	\$1,865.63	\$4,059.65
05/22/20	ACH	\$1,788.00	\$53.64	\$0.00	\$0.00	\$1,734.36	\$571.29	\$366.04	\$797.03	\$1,734.36
06/04/20	ACH	\$0.00	\$0.00	\$0.00	\$13.82	\$13.82	\$4.55	\$2.92	\$6.35	\$13.82
06/17/20	ACH	\$2,077.46	\$62.32	\$0.00	\$0.00	\$2,015.14	\$663.77	\$425.30	\$926.07	\$2,015.14
TOTAL		\$148,172.22	\$4,445.18	\$0.00	\$140.42	\$143,867.46	\$47,389.15	\$30,363.26	\$66,115.05	\$143,867.46
							102%			
							\$ 5,345.78			
							Gross Percent Collected			
							Balance Remaining to Collect			

DIRECT BILL ASSESSMENTS

Ox Bottom Mortgage Holdings, LLC 2020-01						Net Assessments	\$99,464.00	\$99,464.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND			
11/6/19	10/1/19	10210	\$8,288.67	\$8,288.67	\$8,288.67			
11/6/19	11/1/19	10210	\$8,288.67	\$8,288.67	\$8,288.67			
12/3/19	12/1/19	10242	\$8,288.67	\$8,288.67	\$8,288.67			
1/7/20	1/1/20	10274	\$8,288.67	\$8,288.67	\$8,288.67			
2/7/20	2/1/20	10305	\$8,288.67	\$8,288.67	\$8,288.67			
3/10/20	3/1/20	10336	\$8,288.67	\$8,288.67	\$8,288.67			
4/21/20	4/1/20	10365	\$8,288.67	\$8,288.67	\$8,288.67			
5/13/20	5/1/20	10386	\$8,288.67	\$8,288.67	\$8,288.67			
6/9/20	6/1/20	10429	\$8,288.67	\$8,288.67	\$8,288.67			
	7/1/20		\$8,288.67					
	8/1/20		\$8,288.67					
	9/1/20		\$8,288.67					
				\$99,464.04	\$74,598.03	\$74,598.03		

Ox Bottom Mortgage Holdings, LLC 2020-02						Net Assessments	\$134,525.00	\$134,525.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 2018A-1			
4/15/20	4/1/20	Wire	\$67,262.50	\$67,262.50	\$67,262.50			
	9/30/20		\$67,262.50					
				\$134,525.00	\$67,262.50	\$67,262.50		

Ox Bottom Mortgage Holdings, LLC 2020-03						Net Assessments	\$274,518.69	\$274,518.69
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 2018A-2			
4/15/20	4/1/20	Wire	\$133,068.69	\$133,068.69	\$133,068.69			
	9/30/20		\$141,450.00					
				\$274,518.69	\$133,068.69	\$133,068.69		

Ox Bottom Mortgage Holdings, LLC 2020-04						Net Assessments	\$170,938.00	\$170,938.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 2018A-3			
4/15/20	4/1/20	Wire	\$85,469.00	\$85,469.00	\$85,469.00			
	9/30/20		\$85,469.00					
				\$170,938.00	\$85,469.00	\$85,469.00		

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Canopy

Community Development District

FY20 Funding Request #5

June 30, 2020

Payee	Capital Project FY2020	Welaunee FY2020
1 Greenman-Pedersen, Inc.		
Inv# 292270 - Engineering Services - February 1, 2020 to February 28, 2020	\$ 4,082.50	
Inv# 293936 - Welaunee Engineering Services - February 29, 2020 to March 27, 2020		\$ 17,002.50
Inv# 295267 - Welaunee Engineering Services - March 28, 2020 to April 24, 2020		\$ 500.00
Inv# 295320 - Western Basin Engineering Services - March 28, 2020 to April 24, 2020	\$ 1,500.00	
2 Hopping Green & Sams		
Inv# 114085 - Project Construction - March 2020	\$ 1,385.35	
Inv# 114639 - Project Construction - April 2020	\$ 1,794.32	
Inv# 115473 - Project Construction - May 2020	\$ 744.46	
	\$ 9,506.63	\$ 17,502.50
Total:		\$ 27,009.13

Please make check payable to:

Canopy Community Development District

9145 Narcoossee Road, Suite A 206

Orlando, FL 32827

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

RECEIVED

APR 09 2020

BY: _____

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

March 30, 2020

Project No:

FLX-2017011.00

Invoice No:

292270

Project FLX-2017011.00 Canopy CDD Continuing Services

Professional Services from February 1, 2020 to February 28, 2020

Task 00100 General Services

Professional Personnel

		Hours	Rate	Amount
Brown, Colby	2/18/2020	8.00	177.50	1,420.00
Welaunee Seg 2 & 3 Quantities				
Stackhouse, Timothy	2/4/2020	5.00	177.50	887.50
Preparation, attendance, and coordination for CDD meeting.				
Stackhouse, Timothy	2/10/2020	3.00	177.50	532.50
CDD meeting with Attorney, meeting preparation, and review.				
Stackhouse, Timothy	2/11/2020	1.00	177.50	177.50
Drafted scope of services proposal for Welaunee Construction				
Stackhouse, Timothy	2/13/2020	2.00	177.50	355.00
RFP coordination, scope preparation				
Stackhouse, Timothy	2/26/2020	1.00	177.50	177.50
Pay Request Review				
Stackhouse, Timothy	2/28/2020	3.00	177.50	532.50
Site visit and review of CDD Pay requests				
Totals		23.00		4,082.50
Total Labor				4,082.50
Total this Task				\$4,082.50

Task 00200 Public Facilities Report 2019

Task Total

Total Fee	6,000.00		
Percent Complete	100.00	Total Earned	6,000.00
		Previous Fee Billing	6,000.00
		Current Fee Billing	0.00
		Total Fee	0.00
Total this Task			0.00

Task 00300 Crestline Sidewalk Reimbursement

Task Total

Total Fee	750.00		
Percent Complete	100.00	Total Earned	750.00
		Previous Fee Billing	750.00
		Current Fee Billing	0.00
		Total Fee	0.00

Project	FLX-2017011.00	Canopy CDD Continuing Services	Invoice	292270
Total this Task				0.00
Total this Invoice				\$4,082.50

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

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

April 27, 2020

Project No:

FLX-2017011.04

Invoice No:

293936

Project FLX-2017011.04 Welaunee Blvd Segment 3A RFP

Professional Services from February 29, 2020 to March 27, 2020

Task 00001 Request for Proposal (RFP) Preparation

Task Total

Total Fee 17,002.50

Total Earned 17,002.50

Previous Fee Billing 0.00

Current Fee Billing 17,002.50

Total Fee 17,002.50

Total this Task \$17,002.50

Task 00002 Expenses

Total this Task 0.00

Total this Invoice \$17,002.50

Billings to Date

	Current	Prior	Total
Fee	17,002.50	0.00	17,002.50
Totals	17,002.50	0.00	17,002.50

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

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

May 20, 2020

Project No: FLX-2017011.04

Invoice No: 295267

Project FLX-2017011.04 Welaunee Blvd Segment 3A RFP

Professional Services from March 28, 2020 to April 24, 2020

Task 00001 Request for Proposal (RFP) Preparation

Task Total

Total Fee 18,000.00

Total Earned 17,502.50

Previous Fee Billing 17,002.50

Current Fee Billing 500.00

Total Fee 500.00

Total this Task \$500.00

Task 00002 Expenses

Total this Task 0.00

Total this Invoice \$500.00

Billings to Date

	Current	Prior	Total
Fee	500.00	17,002.50	17,502.50
Totals	500.00	17,002.50	17,502.50

Outstanding Invoices

Number	Date	Balance
293936	4/27/2020	17,002.50
Total		17,002.50

\$17,502.50

RECEIVED

JUN 04 2020

BY: _____

1590 Village Square Blvd, Tallahassee, FL 32309 Tel: (850) 668-5211 Fax: (850) 668-3106

www.gpinet.com

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

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

May 21, 2020
Project No: FLX-2017011.03
Invoice No: 295320

Project FLX-2017011.03 CDD Western Basin Quarterly Report

Professional Services from March 28, 2020 to April 24, 2020

Task 00001 2019 - 4th Quarter Report

Task Total

Total Fee 2,500.00

Percent Complete 100.00 Total Earned 2,500.00
Previous Fee Billing 2,500.00
Current Fee Billing 0.00

Total Fee 0.00

Total this Task 0.00

Task 00002 2020 - 1st Quarter Report

Task Total

Total Fee 1,500.00

Percent Complete 100.00 Total Earned 1,500.00
Previous Fee Billing 0.00
Current Fee Billing 1,500.00

Total Fee 1,500.00

Total this Task \$1,500.00

Task 00003 2020 - 2nd Quarter Report

Task Total

Total Fee 1,500.00

Percent Complete 0.00 Total Earned 0.00
Previous Fee Billing 0.00
Current Fee Billing 0.00

Total Fee 0.00

Total this Task 0.00

Task 00004 2020 - 3rd Quarter Report

Task Total

Total Fee 1,500.00

Percent Complete 0.00 Total Earned 0.00
Previous Fee Billing 0.00
Current Fee Billing 0.00

Total Fee 0.00

1590 Village Square Blvd, Tallahassee, FL 32309 Tel: (850) 668-5211 Fax: (850) 668-3106

www.gpinet.com

Project	FLX-2017011.03	CDD Western Basin Quarterly Report	Invoice	295320
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Total this Task	0.00
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Total this Invoice	\$1,500.00
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Billings to Date

	Current	Prior	Total
Fee	1,500.00	2,500.00	4,000.00
Totals	1,500.00	2,500.00	4,000.00

Outstanding Invoices

Number	Date	Balance
290628	2/27/2020	2,500.00
Total		2,500.00

\$4,000.00

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

April 15, 2020

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

Bill Number 114085
Billed through 03/31/2020

RECEIVED

APR 15 2020

Project Construction

CANCDD 00103 JLK

BY: _____

FOR PROFESSIONAL SERVICES RENDERED

03/09/20	JLK	Conference call with chairman regarding public records request and pre-bid attendance; conference call with architect on same; send documentation for same and respond to requests for information.	0.80 hrs
03/11/20	JLK	Review request from contractors for documentation and confer with architect on same; confer regarding bid opening and nonwaivable vs waivable deficiencies for bidders.	0.80 hrs
03/13/20	LMC	Prepare addendum to amenity center construction request for proposals.	0.70 hrs
03/19/20	JLK	Review addendum for amenity center and confer with architect on same.	0.20 hrs
03/21/20	JLK	Review amenity bid schedule and confer with architect and Gentry regarding virtual bid opening and review of bid documents.	0.50 hrs
03/23/20	JLK	Confer with architect regarding holding bid opening consistent with Florida law and in line with executive order.	0.30 hrs
03/25/20	JLK	Review bid received in response to amenity RFP; update aware documents for same; confer with district manager regarding dissemination of same.	0.90 hrs
03/30/20	LMG	Confer with Kilinski regarding amenity bid evaluation; review sufficiency regarding Baycrest bid.	1.20 hrs

Total fees for this matter \$1,323.00

MATTER SUMMARY

Kilinski, Jennifer L.	3.50 hrs	265 /hr	\$927.50
Clavenna, Lydia M. - Paralegal	0.70 hrs	145 /hr	\$101.50
Gentry, Lauren M.	1.20 hrs	245 /hr	\$294.00

TOTAL FEES \$1,323.00

INTEREST CHARGE ON PAST DUE BALANCE \$62.35

TOTAL CHARGES FOR THIS MATTER**\$1,385.35****BILLING SUMMARY**

Kilinski, Jennifer L.	3.50 hrs	265 /hr	\$927.50
Clavenna, Lydia M. - Paralegal	0.70 hrs	145 /hr	\$101.50
Gentry, Lauren M.	1.20 hrs	245 /hr	\$294.00

TOTAL FEES**\$1,323.00****INTEREST CHARGE ON PAST DUE BALANCE****\$62.35****TOTAL CHARGES FOR THIS BILL****\$1,385.35****Please include the bill number with your payment.**

RECEIVED

MAY 18 2020

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

BY: _____

STATEMENT

May 13, 2020

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

Bill Number 114639
Billed through 04/30/2020

Project Construction

CANCD 00103 JLK

FOR PROFESSIONAL SERVICES RENDERED

04/02/20	JLK	Review amenity award letter and transmit same; review updated contract with Baycrest information and transmit same; begin draft NTP.	0.80 hrs
04/02/20	LMG	Revise form of agreement, form of bonds, general conditions, and insurance exhibit to incorporate details from Baycrest bid.	0.70 hrs
04/03/20	JLK	Draft NTP and transmit to Conn for update regarding various scope and contract reduction options and confer with chairman on same.	0.50 hrs
04/03/20	LMG	Prepare final amenity center contract documents; transmit same to staff for signature.	0.90 hrs
04/03/20	KEM	Prepare AIA construction documents.	0.30 hrs
04/08/20	JLK	Review updated amenity center contract and request for electronic signature and transmit same; confer with Conn regarding award/NTP and timelines for same; confer regarding demand note agreement approvals and transmit information on same.	0.80 hrs
04/08/20	LMG	Analyze amenity center RFP security requirements; prepare demand note agreement regarding amenity center construction project.	0.80 hrs
04/09/20	JLK	Confer with chairman regarding scope of project; confer with engineer on same; update agreements and confer regarding NTP and options related to same; confer regarding demand note and amounts therefore.	0.80 hrs
04/10/20	JLK	Conference call regarding direct purchase of materials forms; transmit and review information on same; conference call with chair and architect regarding status of NTP for amenity center; review documents on same.	1.00 hrs

Total fees for this matter \$1,665.00

MATTER SUMMARY

Kilinski, Jennifer L.	3.90 hrs	265 /hr	\$1,033.50
Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50

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Gentry, Lauren M.	2.40 hrs	245 /hr	\$588.00
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TOTAL FEES	\$1,665.00
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INTEREST CHARGE ON PAST DUE BALANCE	\$129.32
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TOTAL CHARGES FOR THIS MATTER	\$1,794.32
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BILLING SUMMARY

Kilinski, Jennifer L.	3.90 hrs	265 /hr	\$1,033.50
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Ibarra, Katherine E. - Paralegal	0.30 hrs	145 /hr	\$43.50
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Gentry, Lauren M.	2.40 hrs	245 /hr	\$588.00
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TOTAL FEES	\$1,665.00
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INTEREST CHARGE ON PAST DUE BALANCE	\$129.32
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TOTAL CHARGES FOR THIS BILL	\$1,794.32
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Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 22, 2020

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

Bill Number 115473
Billed through 05/31/2020

RECEIVED

JUN 22 2020

Project Construction

CANCDD 00103 JLK

BY: _____

FOR PROFESSIONAL SERVICES RENDERED

05/04/20	JLK	Review direct purchase questions and confer with engineer and contractor on same; confer with FGT regarding easements with contractors; review interlocal correspondence and confer with staff on same; confer with staff regarding updates to acquisition of improvements.	0.70 hrs
05/04/20	LMG	Analyze proposed changes to direct purchase order terms and conditions; provide response to contractor regarding same.	0.70 hrs
05/05/20	JLK	Review tax exempt questions and forms and confer with staff on same.	0.20 hrs
05/05/20	LMG	Review direct purchase request; advise district engineer on completion.	0.40 hrs
05/18/20	LMG	Advise Sandco regarding direct purchase procedures for invoicing.	0.40 hrs
Total fees for this matter			\$606.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.90 hrs	265 /hr	\$238.50
Gentry, Lauren M.	1.50 hrs	245 /hr	\$367.50

TOTAL FEES	\$606.00
INTEREST CHARGE ON PAST DUE BALANCE	\$138.46

TOTAL CHARGES FOR THIS MATTER **\$744.46**

BILLING SUMMARY

Kilinski, Jennifer L.	0.90 hrs	265 /hr	\$238.50
Gentry, Lauren M.	1.50 hrs	245 /hr	\$367.50

TOTAL FEES	\$606.00
INTEREST CHARGE ON PAST DUE BALANCE	\$138.46

=====

TOTAL CHARGES FOR THIS BILL

\$744.46

Please include the bill number with your payment.

RECEIVED

JUN 22 2020

BY: _____

Canopy

Community Development District

FY20 Funding Request #6

July 28, 2020

Payee		Capital Project FY2020	Welaunee FY2020
1	Greenman-Pedersen, Inc.		
	Inv# 296895 - Engineering Services - April 25, 2020 to May 22, 2020	\$ 2,218.75	
	Inv# 298198 - Engineering Services - May 23, 2020 to June 19, 2020	\$ 4,881.25	
		\$ 7,100.00	\$ -
		Total:	
			\$ 7,100.00

Please make check payable to:

Canopy Community Development District

9145 Narcoossee Road, Suite A 206

Orlando, FL 32827

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

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

June 18, 2020

Project No: FLX-2017011.00

Invoice No: 296895

Project FLX-2017011.00 Canopy CDD Continuing Services

Professional Services from April 25, 2020 to May 22, 2020

Task 00100 General Services

Professional Personnel

		Hours	Rate	Amount	
Brown, Colby	5/18/2020	.50	177.50	88.75	
Stackhouse, Timothy	5/6/2020	3.00	177.50	532.50	
Stackhouse, Timothy	5/18/2020	6.00	177.50	1,065.00	
Stackhouse, Timothy	5/19/2020	3.00	177.50	532.50	
Totals		12.50		2,218.75	
Total Labor					2,218.75
			Total this Task		\$2,218.75

Task 00200 Public Facilities Report 2019

Task Total

Total Fee	6,000.00				
Percent Complete	100.00	Total Earned		6,000.00	
		Previous Fee Billing		6,000.00	
		Current Fee Billing		0.00	
		Total Fee			0.00
			Total this Task		0.00

Task 00300 Crestline Sidewalk Reimbursement

Task Total

Total Fee	750.00				
Percent Complete	100.00	Total Earned		750.00	
		Previous Fee Billing		750.00	
		Current Fee Billing		0.00	
		Total Fee			0.00
			Total this Task		0.00

Total this Invoice \$2,218.75

Reporting Period: 4/25/20-5/22/20

Prepared By: Tim Stackhouse, P.E.

Billing Summary:

- **Brown, Colby**
 - 5/18/2020 0.5 hours Phone conversation with attorneys.
- **Stackhouse, Timothy**
 - 5/6/2020 3 hours Review and preparation of direct purchase order.
 - 5/18/2020 6 hours Analysis of Welaunee Blvd. Bids for comparison of itemized costs and bidder's schedules.
 - 5/19/2020 3 hours Review and approval of Consolidated Pipe CAN Requisition.

GPI Greenman-Pedersen, Inc.

Engineering and Construction Services

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

July 13, 2020

Project No:

FLX-2017011.00

Invoice No:

298198

Project FLX-2017011.00 Canopy CDD Continuing Services

Professional Services from May 23, 2020 to June 19, 2020

Task 00100 General Services

Professional Personnel

		Hours	Rate	Amount
Stackhouse, Timothy	5/26/2020	3.00	177.50	532.50
Stackhouse, Timothy	5/28/2020	6.00	177.50	1,065.00
Stackhouse, Timothy	5/29/2020	10.00	177.50	1,775.00
Stackhouse, Timothy	6/1/2020	1.00	177.50	177.50
Stackhouse, Timothy	6/9/2020	4.00	177.50	710.00
Stackhouse, Timothy	6/10/2020	.50	177.50	88.75
Stackhouse, Timothy	6/15/2020	3.00	177.50	532.50
Totals		27.50		4,881.25
Total Labor				4,881.25

Total this Task \$4,881.25

Task 00200 Public Facilities Report 2019

Task Total

Total Fee	6,000.00		
Percent Complete	100.00	Total Earned	6,000.00
		Previous Fee Billing	6,000.00
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Task	0.00

Task 00300 Crestline Sidewalk Reimbursement

Task Total

Total Fee	750.00		
Percent Complete	100.00	Total Earned	750.00
		Previous Fee Billing	750.00
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Task	0.00

Total this Invoice \$4,881.25

From: Tim Stackhouse tstackhouse@gpinet.com
Subject: RE: Canopy CDD Continuing services Invoice
Date: July 28, 2020 at 11:08 AM
To: Katie Costa kcosta@gmscfl.com
Cc: aferguson@gmscfl.com

TS

Katie, See below, let me know if you have any further questions.

5-26-20 – (3 hours) Analysis of bids, meeting with Tom Asbury, bid meeting information provided to bidders
5-28-20 – (6 hours) Preparation of bid analysis, per Client request
5-29-20 – (10 hours) Preparation of Bid analysis, per Client request. Attendance of CDD meeting
6-1-20 – (1 hours) Review and processing of CAN Requisition
6-9-20 – (4 hours) Research for justification of bid prices compared to interlocal agreement, per Client Request.
6-10-20 – (.5 hours) Addressing city questions in regards to bid quantities.
6-15-20 – (3 hours) Organizing and sending project approvals and documentation to Darrin Mossing, per Client Request.



Tim Stackhouse, P.E.
d +1 (850) 297-2948 | c +1 321-698-3970
An Equal Opportunity Employer

From: Katie Costa <kcosta@gmscfl.com>
Sent: Tuesday, July 28, 2020 10:50 AM
To: Tim Stackhouse <tstackhouse@gpinet.com>
Cc: aferguson@gmscfl.com
Subject: Re: Canopy CDD Continuing services Invoice

Tim,

Good morning. Would you be able to provide the details of the work performed for the below invoice?

Thank you,

Katie Costa
Governmental Management Services-CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

On Jul 28, 2020, at 10:23 AM, Tim Stackhouse <tstackhouse@gpinet.com> wrote:

iv.

RESOLUTION 2020-10

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

WHEREAS, Canopy Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Leon County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

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

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Gregg Patterson	11/2022
2	John "Al" Russell	11/2022
3	David Brady	11/2020
4	Colleen Castille	11/2020
5	Tom Asbury	11/2020

This year, Seat 3, currently held by David Brady, Seat 4, currently held by Colleen Castille, and Seat 5, currently held by Tom Asbury are subject to election by landowners in November 2020. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November, 2020, at _____ a/p.m., and located at _____.

While it is anticipated that the meeting and election will be held at the location above, in the event that the COVID-19 public health emergency prevents them from occurring in-person, they may be conducted remotely, via communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-150 issued by Governor DeSantis, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. Information regarding participation in any remote

hearing may be found at the District's website, <https://canopycdd.com/>, or by contacting the District Manager at (407) 841-5524.

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

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **July 7, 2020** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at **1509 Village Square Boulevard, Tallahassee, Florida 32309**, or at the office of the District Manager, **Governmental Management Services – Central Florida LLC**, located at **219 East Livingston Street, Orlando, Florida 32801**.

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

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

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2020.

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Canopy Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 424.17 acres, generally located east of Fleischmann Road, south of Centerville Road, and north of Miccosukee Road in Leon County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

While it is anticipated that the meetings will take place at the above location, due to the current COVID-19 public health emergency, it may be necessary to conduct the meetings remotely via video, telephone, or other communications media technology pursuant to Executive Orders 20-52 and 20-69, and 20-150 issued by Governor DeSantis, and any extensions thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The District fully encourages public participation in a safe and efficient manner. To that end, any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at _____ and entering the conference identification number # _____. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (407) 841-5524 or dmossing@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. Even if the meetings are held in person, there may be an occasion where one or more supervisors will participate by telephone or other communications media technology.

Any person requiring special accommodations to participate in these meetings or utilize any communications media technology utilized is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at

the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Darrin Mossing
District Manager

Run Date(s): _____ & _____

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CANOPY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 3, 2020**

TIME: _____ .M.

LOCATION: _____

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

While it is anticipated that the meeting will take place at the above location, due to the current COVID-19 public health emergency, it may be necessary to conduct the meeting remotely via video, telephone, or other communications media technology pursuant to Executive Orders 20-52 and 20-69, and 20-150 issued by Governor DeSantis, and any extensions thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. The District fully encourages public participation in a safe and efficient manner. To that end, any member of the public interested in listening to and participating in the meeting remotely may do so by dialing in telephonically at _____ and entering the conference identification number # _____. Information about how the meeting will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (407) 841-5524 or dmossing@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meeting.

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

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

position on the Board that is open for election for the upcoming term.

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

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

LANDOWNER PROXY

**CANOPY COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING – Tuesday, November 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Canopy Community Development District to be held at _____, or via communications media technology, on November 3, 2020, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2020), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

OFFICIAL BALLOT
CANOPY COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2020

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

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

Description

Acreage

_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

V.

**NOTICE OF MEETINGS
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Canopy Community Development District will hold their meetings for **Fiscal Year 2021** at **11:00 a.m.** at the **Offices of Hopping Green & Sams, 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301**, on the **first Tuesday of each month** as follows:

October 6, 2020
November 3, 2020
December 1, 2020
January 5, 2021
February 2, 2021
March 2, 2021
April 6, 2021
May 4, 2021
June 1, 2021
July 6, 2021
August 3, 2021
September 7, 2021