

*Canopy Community  
Development District*

*Agenda Package  
August 11, 2021*



# AGENDA



***Canopy***  
***Community Development District***  
***Meeting Agenda***

Tuesday  
August 11, 2021  
1:30 p.m.

Dorothy B. Oven Park  
3205 Thomasville Road  
Tallahassee, FL  
**Call In #: 865-606-8207**  
**Participation Passcode #: 7700**

**Board of Supervisors Meeting**

- I. Roll Call
- II. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
- III. Approval of Minutes for the July 6, 2021 Board of Supervisors Meeting
- IV. Public Hearing
  - A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to Annual Appropriations
  - B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll
  - C. Consideration of Landowner Funding Agreement for Fiscal Year 2022
- V. Discussion of Amenity Center Opening and Operations
- VI. Ratification of Fee Agreement and Joint Letter with KE Law Group, PLLC
- VII. Ratification of Change Order #7 with Sandco, LLC for Welaunee Boulevard, Segment 3A and Segment 2 Turn Lanes
- VIII. Consideration of Contract Amendment to the Dantin Consulting, LLC Agreement
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - 1. Approval of Annual Meeting Schedule for Fiscal Year 2022
    - 2. Balance Sheet & Income Statement
- X. Other Business
- XI. Supervisors Requests
- XII. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes



# 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 6, 2021** at 11:00 a.m. at Premier Fine Homes, 4807 Capital Circle NW, Suite 200, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman <i>by telephone</i>
Gregg Patterson	Vice Chairman
John "Al" Russell	Assistant Secretary
Colleen Castille	Assistant Secretary
David Brady	Assistant Secretary

Also present were:

Darrin Mossing	District Manager <i>by telephone</i>
Darrin Mossing, Jr.	GMS <i>by telephone</i>
Jennifer Kilinski	District Counsel <i>by telephone</i>
Keith Dantin	District Engineer <i>by telephone</i>
Jason Greenwood	GMS <i>by telephone</i>
Nancy Marciniak	Resident <i>by telephone</i>
Roni Alston	Resident <i>by telephone</i>
John Joyce	Resident <i>by telephone</i>

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Marciniak stated there was a request to revise a roadway connection between Unit 4 and Welaunee Boulevard to a trail. Can someone clarify that?

Mr. Asbury stated Unit 4 has two connections to Dempsey Mayo, one on the south side and one on the north side close to Welaunee Boulevard. We feel it is redundant to have another vehicular access to Welaunee Boulevard and we wanted to create a pedestrian access.



Ms. Kilinski stated the CDD doesn't have zoning or planning authority so this type of matter should be directed to the developer. The district doesn't go in for roadway improvements, changes or planning or zoning.

Ms. Alston asked do any of the entrances have a bearing on traffic coming down Crestline into the Canopy neighborhood?

Mr. Asbury stated no.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the June 1, 2021 Meeting**

On MOTION by Mr. Patterson seconded by Ms. Castille with all in favor the minutes of the June 1, 2021 meeting were approved as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Change Order No. 11 for Sandco, LLC for Units 4 & 5 Contract**

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor change order no. 11 for Sandco, LLC for Units 4 & 5 contract for a net reduction of \$1,041.98 was ratified.

Mr. Mossing stated there is a change order no. 10 that is a reduction of \$390,778.62 for Sandco contract for direct purchase of materials. We received it late.

Ms. Kilinski stated the board can act on this since it is a reduction in costs.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in favor consideration of change order no. 10 was added to the agenda.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in favor change order no. 10 with Sandco, LLC for units 4 & 5 for a net reduction of \$390,778.62 was approved.

### **FIFTH ORDER OF BUSINESS**

#### **Acceptance of Annual Audit Report for Fiscal Year 2020**

Mr. Mossing stated we discussed the audit at the last meeting, and we advised that we would finalize the audit prior to this board meeting in order to meet the statutory deadline of June



30<sup>th</sup>. We met that deadline and the audit has been distributed to all the various agencies it is required to be circulated to. We enclosed the audit in your agenda package. It is a very good audit and if the board has questions or comments we would be happy to address those.

On MOTION by Mr. Patterson seconded by Mr. Russell with all in favor the fiscal year 2020 audit was accepted.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Amenity Center Opening and Operations**

Ms. Kilinski stated this is a placeholder as I think the board is aware the district anticipates having the amenity center grand opening soon. To the extent that there were items the board needed to approve related to that opening we wanted to have that on the agenda. I will note that staff has been working to finalize the amenity facility handbook that you previously approved. You may recall that some of the policies must be adopted by rule so as these things happen on the ground that need to be addressed. We are looking for direction to staff to proceed to work on this and finalize it for the next meeting to update it for the residents as they get their amenity access cards. We want to roll this out in an organized fashion, so everyone has the information they need.

Ms. Alston stated the committee that represents the homeowners was encouraged to participate in making changes to that original amenity handbook. We met with Tom and Jason and went over our suggestions. Are we going to be able to see what you are now changing before it comes up for ratification?

Ms. Kilinski stated yes. We are updating the ones to the extent we can. There were some comments that were made that would be enjoyable for the residents are either a violation of our insurance or not allowed by the department of health regulations. There are some for legal reasons we can't make. We anticipate having an updated package for everybody to be able to review and have in their hands in the next couple of weeks.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion of Proposed Budget for Fiscal Year 2022 and Assessment Levy**

Mr. Mossing stated the board has had another 30-days to review this budget and we will open it up for discussion they may have on any of the line items in that budget. Also, one of the items we are going to ask the board for clarification and ask them to set is the higher level in the budget for the per unit assessments for noticing purposes. The assessments for all the property



owners are increasing for fiscal year 2022. We are required to individually send out a mailed notice to all the property owners within this district. We had two assessment levels in that proposed budget, one was based upon the actual proposed budget of \$670 per unit and we have another per unit of \$821 based upon the buildout budget. Based on discussions with the chair and staff we are going to ask the board for mailed notice purposes to notify the property owners of the higher dollar amount then that gives the board some flexibility to adjust the assessments up to that level based on further analysis and review of that budget. That is one of the actions we are asking the board for and further down in the agenda we are going to ask the board to approve a resolution, which changes the location of the meeting and possibly the time of day, but that is later in the agenda.

Ms. Kilinski stated on page 2 that has the general fund budget outlined, previously you approved that proposed budget for FY 2022 in the second to last column as your budget. You also saw the buildout budget and we were anticipating a total budget of \$568,375 with a per unit assessment amount of approximately \$607 per unit. As we were working through the budget there were a number of things that are in flux, for example how much you are going to fund capital reserves. We don't know how the operation is going to go and we may end up needing some security so there are some things you need to build in the proposed budget that are not included. What we are asking the board to approve today is the buildout budget with a gross assessment per unit of \$821 for purposes of noticing. We will likely come down lower than that but given all the items that are in flux we want to make sure we are covered and would like to notice the higher amount. We can send you a copy of the mailed notice so you know what is going to the property owners. For purposes of the residents who are on the call, you are going to get a notice in the mail and it can be somewhat confusing and it is not user friendly.

Ms. Marciniak stated when you send a letter of clarification please try to put it in layman's terms. People freaked out when they found out that it was going to be \$1,700 for the amenity center, they didn't understand that they are already paying in their CDD fees every year. If you explain it just as you did, I think that would help people understanding it much better.

Ms. Kilinski stated I agree, we will do our best to make it as easily digestible as possible.

Mr. Mossing stated I think the last time we had to do one of these mailed notices Tom held a town hall type meeting to talk to the residents. I don't know if that is an option.

Ms. Castille stated we are supposed to be having an HOA meeting in September. Is that too far off?



Mr. Mossing responded yes, this is likely to be adopted in August, September 5<sup>th</sup> at the latest.

Mr. Asbury stated let's see what we can do with that letter. I know you have statutory things you have to deal with but let's try to do everything we can to get it user friendly.

On MOTION by Mr. Patterson seconded by Ms. Castille with all in favor staff was authorized to use the build out budget numbers for the mailed notice to the property owners.

#### **EIGHTH ORDER OF BUSINESS**

#### **Ratification of Work Authorization no. 8 with GPI for Annual Engineer's Report per Master Trust Indenture Due July 1, 2021**

Mr. Mossing stated one of the many compliance required items is that the district engineer produce an annual engineer's report based on the operations and maintenance of all of the facilities that were financed as part of the bond proceeds. That report has been prepared and we ask the board to ratify that work authorization.

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor work authorization no. 8 with GPI for the annual engineer's report was ratified.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2021-05 Amending Resolution 2021-04 Changing the Location of the Public Hearing**

Mr. Mossing stated we have confirmed that the Dorothy B. Oven location for conducting that public hearing on August 3, 2021 is available. There has been discussion internally based on potential budget changes that we considered delaying that public hearing and may delay it to your September meeting. The Dorothy B. Oven location is not available on August 10<sup>th</sup> but it is available on August 11<sup>th</sup> or we could have it at your office.

It was the consensus of the board to meet August 11, 2021 at 1:30 p.m.

Ms. Alston stated the majority of the people living in this community are working people. Having meetings during the day virtually eliminates the possibility of these people participating. Is there any reason we can't have a meeting such as this at an hour where people can attend such as 6:00 p.m.?

Mr. Asbury asked do they stay open that late?



Mr. Mossing stated I would have to ask.

Ms. Kilinski stated apparently they have evening events and we will have to check on that. We have to set a public hearing date and time and we need to decide time and date now. My recommendation would be because we have to set it now to set it for 1:30 p.m. understanding resident concerns and we need to look at doing some evening meetings once we have a venue. We have to statutorily have a date, time and location for the public hearing.

Mr. Asbury asked why don't you hold the meeting at the clubhouse?

Ms. Kilinski stated we are not sure that will be open yet.

Mr. Asbury stated all I can say is we are trying. The city is dragging their feet on hooking up the electric, they are supposed to put the marcite on the pool this Friday. The city has promised to have electricity for a month now.

Mr. Joyce stated when I came we put out information from you to the homeowners as to the status of the clubhouse. Every time you hear a conversation that somebody has inside information and they say it is this date or that date and there is a lot of confusion. If you would send something out, basically what you just said it would clear things up a little.

Mr. Asbury stated I would be happy to.

Ms. Kilinski stated we are talking about amending the resolution naming the date, time and location of the public hearing.

Mr. Asbury stated I think we need to leave it at 1:30 on Wednesday and work hard to include more public and do it later on for the next meeting.

Mr. Joyce asked will the minutes of that meeting be published to the membership of Canopy?

Ms. Kilinski stated all the meeting minutes go on the website. A notice of every meeting is published in the newspaper and on the website. Everything is out there for the residents to review.

<p>On MOTION by Mr. Asbury seconded by Mr. Brady with all in favor Resolution 2021-05 amending Resolution 2021-04 to hold the budget hearing on Wednesday, August 11, 2021 at 1:30 p.m. in the Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida was approved.</p>
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**TENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Dantin stated the only outstanding thing that I need is Tom's signature on requisition no. 11, pay request no. 9 that was sent out yesterday. Once we have that we will be caught up on everything. I have been following-up since our meeting with the city and Blueprint giving them monthly updates along with any new change orders and/or pay requests along with the spreadsheet that I have started from day one so they know exactly where we are going. The last comment I got from Abe Prado at Blueprint was a question relating to the status of the two turn lanes being built along the Welaunee segment as to when they will be built and if the permit for those is a separate permit or ready to expire and I think that Justin with Sandco was coordinating with Abe on that to get him the information he needed. I had asked Sandco to give me an update because of the rain; the city wasn't able to get in and put in a lot of their electrical conduit that we needed to finish our work so our new substantial completion date is around August 19<sup>th</sup> with the final being September 18<sup>th</sup>. Jason was going to get with Steve Ghazvini and get back with me to confirm if those dates are still good or if we have to ask for additional time. We are waiting on that.

**C. Manager****i. Approval of Check Register Summary and Requisition Summary**

On MOTION by Ms. Castille seconded by Mr. Brady with all in favor the check run summary and requisition summary were approved.

**ii. Balance Sheet and Income Statement**

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

**ELEVENTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.



**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none,

On MOTION by Mr. Patterson seconded by Ms. Castille with all in favor the meeting adjourned at 11:42 a.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV



# SECTION A



## **RESOLUTION 2021-06**

### **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, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (11th) day in June, 2021, 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, 2021 and ending September 30, 2022 (“**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:**

#### **SECTION 1. BUDGET**

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



- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Canopy Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within sixty (60) days following the end of the Fiscal Year 2021/2022 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 11TH DAY OF AUGUST, 2021.**

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Budget



**Exhibit A**

**[DM to insert]**



# SECTION B



## RESOLUTION 2021-07

**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 2021/2022; 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, 2021 and ending September 30, 2022 (“**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 2021/2022; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; 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, 2021, and conclude with the final payment due on September 1, 2022. 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, 2022, 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 2021/2022, 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 11th day of August, 2021.

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



# SECTION C



**CANOPY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021-2022 LANDOWNER FUNDING AGREEMENT**

This Agreement is made and entered into this 10<sup>th</sup> day of August 2021, 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 2021-2022 (the "**Budget**"), which year commences on October 1, 2021 and concludes on September 30, 2022; 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 2021-2022 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 2021-2022 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  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** KE Law Group  
P.O. Box 6386  
Tallahassee, Florida 32314  
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. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Landowner acknowledges that the designated public records custodian for the District is Darrin Mossing ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Landowner shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Landowner does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Landowner's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Landowner, the Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, PHONE: (407) 841-5524, E-MAIL DMOSSING@GMSTNN.COM.**

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.

Attest:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**WITNESSES:**

**OX BOTTOM MORTGAGE HOLDINGS,  
LLC**

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

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

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

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

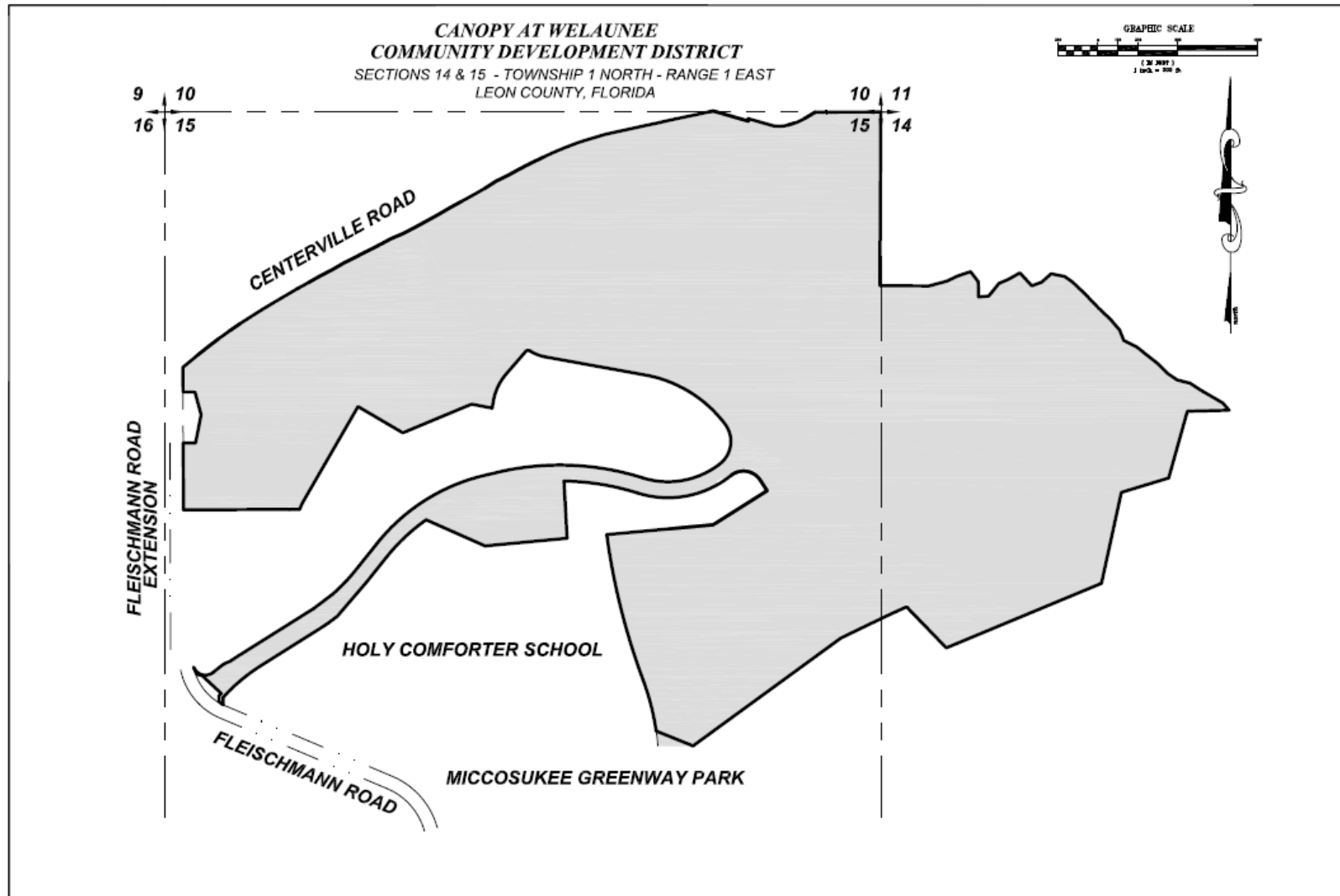
\_\_\_\_\_  
Print Name: \_\_\_\_\_

**Exhibit A:** Property Description

**Exhibit B:** Fiscal Year 2022 General Fund Budget



**EXHIBIT A**  
**Property 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 run 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°39'51" 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.

#### 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  $01^{\circ}54'31''$  for an arc length of 51.97 feet (chord bears South  $39^{\circ}39'02''$  West 51.96 feet) to a set iron rod and cap (#7245); thence South  $40^{\circ}36'18''$  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  $06^{\circ}07'41''$  for an arc length of 170.06 feet (chord bears South  $54^{\circ}49'00''$  West 169.98 feet) to a set iron rod and cap (#7245); thence South  $57^{\circ}52'51''$  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  $14^{\circ}51'10''$  for an arc length of 365.52 feet (chord bears South  $50^{\circ}27'15''$  West 364.49 feet) to a set iron rod and cap (#7245); thence South  $43^{\circ}01'40''$  West 12.84 feet to a set iron rod and cap (#7245); thence South  $03^{\circ}00'07''$  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  $03^{\circ}22'00''$  for an arc length of 39.76 feet (chord bears North  $51^{\circ}59'48''$  West 39.76 feet) to a concrete monument (#7245); thence continue along said right of way boundary as follows: North  $03^{\circ}00'07''$  West 43.63 feet to a concrete monument (#7245); thence North  $43^{\circ}01'40''$  East 25.58 feet to a concrete monument (#7245); thence North  $46^{\circ}58'20''$  West 200.00 feet to a concrete monument (#7245); thence North  $82^{\circ}03'44''$  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  $27^{\circ}50'02''$  for an arc length of 328.73 feet (the chord of said arc being North  $14^{\circ}02'05''$  West 325.51 feet) to a concrete monument (#7245); thence North  $00^{\circ}13'55''$  West 762.26 feet to a concrete monument (#7245); thence South  $89^{\circ}46'05''$  West 20.00 feet to a concrete monument (#7245); thence North  $00^{\circ}13'55''$  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 nm North  $89^{\circ}45'46''$  East along said property boundary 92.61 feet to a concrete monument (#7245); thence North  $11^{\circ}08'43''$  East along said property boundary 216.15 feet to a concrete monument (#7245); thence North  $15^{\circ}14'26''$  West along said property boundary 176.56 feet to a concrete monument (#7245); thence South  $89^{\circ}49'08''$  West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North  $00^{\circ}14'14''$  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  $51^{\circ}10'14''$  East 45.45 feet to a concrete monument (#7245); thence North  $50^{\circ}09'08''$  East 99.69 feet to a concrete monument (#7245); thence North  $51^{\circ}31'38''$  East 99.35 feet to a concrete monument (#7245); thence North  $52^{\circ}38'28''$  East 99.37 feet to a concrete monument (#7245); thence North  $54^{\circ}19'46''$  East 99.43 feet to a concrete monument (#7245); thence North  $55^{\circ}26'14''$  East 99.74 feet to a concrete monument (#7245); thence North  $57^{\circ}25'11''$  East 99.72 feet to a concrete monument (#7245); thence North  $57^{\circ}40'51''$  East 99.71 feet to a concrete monument (#7245); thence North  $59^{\circ}05'29''$  East 99.76 feet to a concrete monument (#7245); thence North  $59^{\circ}21'10''$  East 99.64 feet to a concrete monument (#7245); thence North  $59^{\circ}36'50''$  East 99.71 feet to a concrete monument (#7245); thence North  $60^{\circ}40'26''$  East 16.11 feet to a concrete monument (#7245); thence North  $61^{\circ}25'29''$  East 83.85 feet to a concrete monument (#7245); thence North  $60^{\circ}21'46''$  East 99.88 feet to a concrete monument (#7245); thence North  $62^{\circ}47'28''$  East 100.17 feet to a concrete monument (#7245); thence North  $59^{\circ}55'39''$  East 99.89 feet to a concrete monument (#7245); thence North  $63^{\circ}18'14''$  East 99.40 feet to a concrete monument (#7245); thence North  $62^{\circ}41'06''$  East 100.00 feet to a concrete monument (#7245); thence North  $63^{\circ}15'29''$  East 100.00 feet to a concrete monument (#7245); thence North  $61^{\circ}35'27''$  East 99.88 feet to a concrete monument (#7245); thence North  $67^{\circ}03'12''$  East 100.24 feet to a concrete monument (#7245); thence North  $62^{\circ}28'35''$  East 100.00 feet to a concrete monument (#7245); thence North  $61^{\circ}19'51''$  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°19'2" 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 bound 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 140.0 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 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 Fleishman 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 21 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 21 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 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 West 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 04 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; 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 being described by descriptions provided by Nobles Consulting Group, Inc. Dated 09/30/2016

#### LESS AND EXCEPT

#### PARCEL 3

Begin at the Southeast corner of Canopy Unit 2, Phase I, a subdivision as per map or plat thereof recorded in Plat Book 23, Page 2 of the Public Records of Leon County, Florida; thence run North 03 degrees 05 minutes 31 seconds West 429.59 feet to a point lying on the Southerly right-of-way boundary of Welaunee Boulevard said point also lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 1,940.00 feet; through a central angle of 16 degrees 35 minutes 56 seconds, for an arc distance of 562.03 feet, chord being South 80 degrees 48 minutes 04 seconds East 560.06 feet to a point of reverse curve having a radius of 755.00 feet; through a central angle of 56 degrees 23 minutes 39 seconds, for an arc distance of 743.12 feet, chord being North 79 degrees 23 minutes 08 seconds East 713.48 feet to a point of reverse curve having a radius of 150.00 feet, through a central angle of 95 degrees 39 minutes 09 seconds, for an arc distance of 250.42 feet, chord being South 80 degrees 59 minutes 07 seconds East 222.33 feet; thence leaving said right-of-way boundary run South 33 degrees 09 minutes 32 seconds East 94.79 feet; thence run South 57 degrees 46 minutes 07 seconds West 479.51 feet; thence run South 84 degrees 44 minutes 35 seconds West 1,101.41 feet to the POINT OF BEGINNING containing 10.00 acres, more or less.

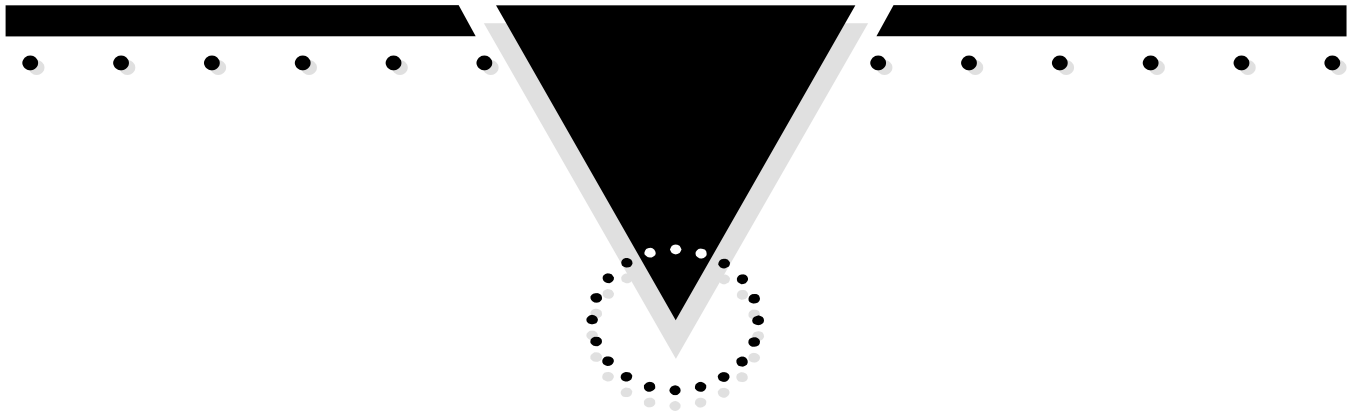
The aggregate of the above described parcels being 91.29 acres more or less.



**EXHIBIT B**  
**FY 2022 General Fund Budget**

**[DM to insert]**





# **Canopy Community Development District**

**Approved Budget  
FY 2022**





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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022	Buildout Budget
<b>Revenues</b>						
Assessments/Developer Contribution	\$ 320,725	\$ 179,840	\$ 59,979	\$ 239,820	\$ 592,875	\$ 764,593
Boundry Amenment Contributions	\$ -	\$ 22,146	\$ -	\$ 22,146	\$ -	\$ -
Interest Income	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Miscellaneous Income (Rentals)	\$ 2,500	\$ -	\$ -	\$ -	\$ 1,000	\$ 10,000
<b>Total Revenues</b>	<b>\$ 323,725</b>	<b>\$ 201,986</b>	<b>\$ 59,979</b>	<b>\$ 261,966</b>	<b>\$ 593,875</b>	<b>\$ 777,093</b>

**Expenditure**

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 918
Engineering	\$ 12,000	\$ 7,455	\$ 4,545	\$ 12,000	\$ 12,000	\$ 6,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Dissemination	\$ 8,000	\$ 7,417	\$ 583	\$ 8,000	\$ 8,000	\$ 8,000
Attorney	\$ 25,000	\$ 23,861	\$ 5,000	\$ 28,861	\$ 35,000	\$ 25,000
Annual Audit	\$ 5,000	\$ 4,250	\$ -	\$ 4,250	\$ 5,000	\$ 7,500
Trustee Fees	\$ 10,000	\$ 9,105	\$ -	\$ 9,105	\$ 10,000	\$ 10,000
Management Fees	\$ 35,000	\$ 29,167	\$ 5,833	\$ 35,000	\$ 36,750	\$ 50,000
Information Technology	\$ 3,700	\$ 2,083	\$ 1,617	\$ 3,700	\$ 3,700	\$ 5,000
Travel	\$ 50	\$ -	\$ -	\$ -	\$ 50	\$ 250
Telephone	\$ 250	\$ -	\$ 50	\$ 50	\$ 250	\$ 250
Postage	\$ 500	\$ 339	\$ 150	\$ 489	\$ 500	\$ 1,500
Printing & Binding	\$ 1,500	\$ -	\$ 250	\$ 250	\$ 1,500	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,381	\$ -	\$ 5,381	\$ 6,000	\$ 6,000
Legal Advertising	\$ 2,500	\$ 2,155	\$ 500	\$ 2,655	\$ 2,500	\$ 5,000
Boundry Amendment Expenses	\$ -	\$ 19,914	\$ -	\$ 19,914	\$ -	\$ -
Other Current Charges	\$ 3,000	\$ 1,291	\$ 500	\$ 1,791	\$ 3,000	\$ 1,000
Office Supplies	\$ 500	\$ 1	\$ 150	\$ 151	\$ 500	\$ 1,000
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 116,125</b>	<b>\$ 115,543</b>	<b>\$ 19,178</b>	<b>\$ 134,722</b>	<b>\$ 127,875</b>	<b>\$ 149,493</b>

Maintenance

Common Area:

Field Services	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 25,000
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 15,000
Landscape Maintenance	\$ 63,000	\$ 68,500	\$ 13,700	\$ 82,200	\$ 85,000	\$ 125,000
Landscape Contingency	\$ 10,600	\$ -	\$ 1,767	\$ 1,767	\$ 10,600	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500	\$ 15,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ 833	\$ 833	\$ 5,000	\$ 10,000
Irrigation - Water	\$ 10,000	\$ -	\$ 1,667	\$ 1,667	\$ 10,000	\$ 20,000
Irrigation - Electric	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ 5,000
Wetland Mitigation and Monitoring	\$ 8,400	\$ 9,200	\$ -	\$ 9,200	\$ 10,050	\$ 7,500
Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500	\$ 15,000
Dove Pond Dam Surety Bond	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 2,083	\$ 2,083	\$ 12,500	\$ 25,000
Operating Supplies	\$ 1,250	\$ -	\$ 208	\$ 208	\$ 1,250	\$ 2,500
Road and Sidewalk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Common Area</b>	<b>\$ 128,250</b>	<b>\$ 87,700</b>	<b>\$ 22,758</b>	<b>\$ 110,458</b>	<b>\$ 179,900</b>	<b>\$ 300,000</b>



**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022	Buildout Budget
<u>Amenity Center</u>						
Amenity Management Staffing	\$ 18,750	\$ -	\$ 3,125	\$ 3,125	\$ 35,000	\$ 75,000
Pool Attendants	\$ 3,750	\$ -	\$ 625	\$ 625	\$ -	\$ 15,000
Janitorial	\$ 3,750	\$ -	\$ 625	\$ 625	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -
Pool Maintenance	\$ 3,750	\$ -	\$ 625	\$ 625	\$ 30,000	\$ 15,000
Pool Chemicals	\$ 1,875	\$ -	\$ 313	\$ 313	\$ 7,500	\$ 7,500
Pool Permits	\$ 188	\$ -	\$ 31	\$ 31	\$ 750	\$ 750
Pool - Electric	\$ 3,750	\$ -	\$ 625	\$ 625	\$ 15,000	\$ 15,000
Pool - Water	\$ 250	\$ -	\$ 42	\$ 42	\$ 1,000	\$ 1,000
Telephone	\$ 625	\$ -	\$ 104	\$ 104	\$ -	\$ 2,500
Water/Sewer	\$ 1,250	\$ -	\$ 208	\$ 208	\$ 5,000	\$ 5,000
Gas	\$ 125	\$ -	\$ 21	\$ 21	\$ 500	\$ 500
Trash	\$ 600	\$ -	\$ 100	\$ 100	\$ 2,400	\$ 2,400
Pest Control	\$ 300	\$ -	\$ 50	\$ 50	\$ 1,200	\$ 1,200
Termite Bond	\$ 188	\$ -	\$ -	\$ -	\$ 750	\$ 750
Insurance - Property	\$ 6,250	\$ -	\$ 6,250	\$ 6,250	\$ 25,000	\$ 25,000
Cable/Internet	\$ 1,875	\$ -	\$ 313	\$ 313	\$ 7,500	\$ 7,500
Access Cards	\$ 625	\$ -	\$ 104	\$ 104	\$ 2,500	\$ 2,500
Activities	\$ 3,750	\$ -	\$ 625	\$ 625	\$ 15,000	\$ 15,000
Security/Alarms/Repair	\$ 8,750	\$ -	\$ 1,458	\$ 1,458	\$ 15,000	\$ 35,000
Repairs and Maintenance	\$ 8,750	\$ -	\$ 1,458	\$ 1,458	\$ 20,000	\$ 35,000
Office Supplies	\$ 500	\$ -	\$ 83	\$ 83	\$ 2,000	\$ 2,000
Holiday Decorations	\$ 1,250	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
Subtotal Amenity Center	\$ 70,900	\$ -	\$ 16,785	\$ 16,785	\$ 230,100	\$ 283,600
<u>Other</u>						
Contingency	\$ 1,250	\$ -	\$ -	\$ -	\$ 17,000	\$ 5,000
Capital Reserve (1)	\$ 7,200	\$ -	\$ -	\$ -	\$ 39,000	\$ 39,000
Subtotal Other	\$ 8,450	\$ -	\$ -	\$ -	\$ 56,000	\$ 44,000
Total Maintenance	\$ 207,600	\$ 87,700	\$ 39,544	\$ 127,244	\$ 466,000	\$ 627,600
Total Expenditures	\$ 323,725	\$ 203,243	\$ 58,722	\$ 261,966	\$ 593,875	\$ 777,093
Excess Revenues (Expenditures)	\$ -	\$ 1,257	\$ 1,257	\$ 0	\$ -	\$ -

	Current	Buildout
Net Assessments	\$ 592,875	\$ 764,593
Collection Fees (7%)	\$ 44,625	\$ 57,550
Gross Assessments	<u>\$ 637,500</u>	<u>\$ 822,143</u>
No of Assessable Units	1,001.50	1,001.50
Net Assessment Per Unit	\$ 592	\$ 763
Gross Assessment Per Unit (Includes 7% Collection Cost)	\$ 637	\$ 821



# Canopy

## Community Development District

GENERAL FUND BUDGET

### **REVENUES:**

#### *Assessments*

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

#### *Developer Contributions*

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

#### *Interest Income*

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

#### *Miscellaneous Income*

Income received from rentals and other miscellaneous income.

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### **EXPENDITURES:**

#### **Administrative:**

##### *Supervisor Fees*

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

##### *FICA Expense*

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

##### *Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. 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
<b>Total Per Year</b>	<b>\$14,100</b>	<b>\$8,400</b>	<b>\$10,050</b>	<b>\$8,800</b>	<b>\$5,000</b>	<b>\$46,350</b>



# **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 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,853	\$ -	\$ 65,853	\$ 65,612
Interest Income	\$ 250	\$ 8	\$ 5	\$ 13	\$ 250
Carry Forward Surplus	\$ 45,226	\$ 45,441	\$ -	\$ 45,441	\$ 48,007
<b>Total Revenues</b>	<b>\$ 111,088</b>	<b>\$ 111,302</b>	<b>\$ 5</b>	<b>\$ 111,307</b>	<b>\$ 113,868</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 24,148	\$ 24,148	\$ -	\$ 24,148	\$ 23,773
Principal - 5/1	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 24,148	\$ 24,148	\$ -	\$ 24,148	\$ 23,773
Transfer Out	\$ -	\$ 3	\$ 2	\$ 5	\$ -
<b>Total Expenditures</b>	<b>\$ 63,296</b>	<b>\$ 63,299</b>	<b>\$ 2</b>	<b>\$ 63,301</b>	<b>\$ 62,545</b>

<b>Excess Revenues</b>	<b>\$ 47,792</b>	<b>\$ 48,003</b>	<b>\$ 4</b>	<b>\$ 48,007</b>	<b>\$ 51,323</b>
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Excess Revenues	\$ 78,156	Interest - 11/1	\$ 23,398
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	<u>\$ 45,441</u>		

#### Assessments Area I

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

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

**Amortization Schedule**

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



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

**Amortization Schedule**

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



## Canopy Community Development District

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

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 30,132	\$ 30,593	\$ -	\$ 30,593	\$ 36,758
Assessments - Direct (Unplatted Lots)	\$ 134,594	\$ 67,123	\$ 67,472	\$ 134,594	\$ 127,500
Assessments - Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 250	\$ 13	\$ 5	\$ 18	\$ 250
Carry Forward Surplus	\$ 71,603	\$ 66,971	\$ -	\$ 66,971	\$ 68,221
<b>Total Revenues</b>	<b>\$ 236,579</b>	<b>\$ 164,699</b>	<b>\$ 67,477</b>	<b>\$ 232,176</b>	<b>\$ 232,729</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 66,971	\$ 66,971	\$ -	\$ 66,971	\$ 66,071
Principal - 5/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
Interest - 5/1	\$ 66,971	\$ 66,971	\$ -	\$ 66,971	\$ 66,071
Transfer Out	\$ -	\$ 8	\$ 4	\$ 12	\$ -
<b>Total Expenditures</b>	<b>\$ 163,942</b>	<b>\$ 163,951</b>	<b>\$ 4</b>	<b>\$ 163,955</b>	<b>\$ 162,143</b>
<b>Excess Revenues</b>	<b>\$ 72,637</b>	<b>\$ 749</b>	<b>\$ 67,473</b>	<b>\$ 68,221</b>	<b>\$ 70,587</b>

Interest - 11/1      \$ 65,171

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

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 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	\$ -
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	\$ -



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/45	\$ 575,000	\$ -	\$ 17,681	\$ 164,206
5/1/46	\$ 575,000	\$ 130,000	\$ 17,681	\$ -
11/1/46	\$ 445,000	\$ -	\$ 13,684	\$ 161,365
5/1/47	\$ 445,000	\$ 140,000	\$ 13,684	\$ -
11/1/47	\$ 305,000	\$ -	\$ 9,379	\$ 163,063
5/1/48	\$ 305,000	\$ 150,000	\$ 9,379	\$ -
11/1/48	\$ 155,000	\$ -	\$ 4,766	\$ 164,145
5/1/49	\$ 155,000	\$ 155,000	\$ 4,766	\$ 159,766
<b>Totals</b>		<b>\$ 2,225,000</b>	<b>\$ 2,696,363</b>	<b>\$ 4,921,363</b>



# Canopy Community Development District

## Debt Service Fund Budget

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

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 277,673	\$ 138,836	\$ 138,836	\$ 277,673	\$ 315,840
Assessments - Prepayments	\$ -	\$ 348,877	\$ -	\$ 348,877	\$ -
Interest Income	\$ 250	\$ 8	\$ 4	\$ 12	\$ 250
Carry Forward Surplus	\$ 306,432	\$ 138,837	\$ -	\$ 138,837	\$ 159,112
<b>Total Revenues</b>	<b>\$ 584,354</b>	<b>\$ 626,557</b>	<b>\$ 138,840</b>	<b>\$ 765,398</b>	<b>\$ 475,202</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 141,143	\$ 138,837	\$ -	\$ 138,837	\$ 128,843
Interest 2/1	\$ -	\$ 461	\$ -	\$ 461	\$ -
Special Call - 2/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Special Call - 5/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Interest - 5/1	\$ 141,143	\$ 137,914	\$ -	\$ 137,914	\$ 128,843
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Interest 8/1	\$ -	\$ -	\$ 4,074	\$ 4,074	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 265,000	\$ 265,000	\$ -
<b>Total Expenditures</b>	<b>\$ 282,286</b>	<b>\$ 337,212</b>	<b>\$ 269,074</b>	<b>\$ 606,286</b>	<b>\$ 317,685</b>
<b>Excess Revenues</b>	<b>\$ 302,068</b>	<b>\$ 289,346</b>	<b>-\$ 130,234</b>	<b>\$ 159,112</b>	<b>\$ 157,517</b>

Interest - 11/1 \$ 126,998



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 4,190,000		\$ 128,843	\$ -
5/1/22	\$ 4,190,000	\$ 60,000	\$ 128,843	\$ 317,685
11/1/22	\$ 4,130,000		\$ 126,998	\$ -
5/1/23	\$ 4,130,000	\$ 60,000	\$ 126,998	\$ 313,995
11/1/23	\$ 4,070,000		\$ 125,153	\$ -
5/1/24	\$ 4,070,000	\$ 65,000	\$ 125,153	\$ 315,305
11/1/24	\$ 4,005,000		\$ 123,154	\$ -
5/1/25	\$ 4,005,000	\$ 70,000	\$ 123,154	\$ 316,308
11/1/25	\$ 3,935,000		\$ 121,001	\$ -
5/1/26	\$ 3,935,000	\$ 75,000	\$ 121,001	\$ 317,003
11/1/26	\$ 3,860,000		\$ 118,695	\$ -
5/1/27	\$ 3,860,000	\$ 80,000	\$ 118,695	\$ 317,390
11/1/27	\$ 3,780,000		\$ 116,235	\$ -
5/1/28	\$ 3,780,000	\$ 85,000	\$ 116,235	\$ 317,470
11/1/28	\$ 3,695,000		\$ 113,621	\$ -
5/1/29	\$ 3,695,000	\$ 90,000	\$ 113,621	\$ 317,243
11/1/29	\$ 3,605,000		\$ 110,854	\$ -
5/1/30	\$ 3,605,000	\$ 95,000	\$ 110,854	\$ 316,708
11/1/30	\$ 3,510,000		\$ 107,933	\$ -
5/1/31	\$ 3,510,000	\$ 100,000	\$ 107,933	\$ 315,865
11/1/31	\$ 3,410,000		\$ 104,858	\$ -
5/1/32	\$ 3,410,000	\$ 105,000	\$ 104,858	\$ 314,715
11/1/32	\$ 3,305,000		\$ 101,629	\$ -
5/1/33	\$ 3,305,000	\$ 115,000	\$ 101,629	\$ 318,258
11/1/33	\$ 3,190,000		\$ 98,093	\$ -
5/1/34	\$ 3,190,000	\$ 120,000	\$ 98,093	\$ 316,185
11/1/34	\$ 3,070,000		\$ 94,403	\$ -
5/1/35	\$ 3,070,000	\$ 130,000	\$ 94,403	\$ 318,805
11/1/35	\$ 2,940,000		\$ 90,405	\$ -
5/1/36	\$ 2,940,000	\$ 135,000	\$ 90,405	\$ 315,810
11/1/36	\$ 2,805,000		\$ 86,254	\$ -
5/1/37	\$ 2,805,000	\$ 145,000	\$ 86,254	\$ 317,508
11/1/37	\$ 2,660,000		\$ 81,795	\$ -
5/1/38	\$ 2,660,000	\$ 155,000	\$ 81,795	\$ 318,590
11/1/38	\$ 2,505,000		\$ 77,029	\$ -
5/1/39	\$ 2,505,000	\$ 165,000	\$ 77,029	\$ 319,058
11/1/39	\$ 2,340,000		\$ 71,955	\$ -
5/1/40	\$ 2,340,000	\$ 175,000	\$ 71,955	\$ 318,910
11/1/40	\$ 2,165,000		\$ 66,574	\$ -
5/1/41	\$ 2,165,000	\$ 185,000	\$ 66,574	\$ 318,148
11/1/41	\$ 1,980,000		\$ 60,885	\$ -
5/1/42	\$ 1,980,000	\$ 200,000	\$ 60,885	\$ 321,770
11/1/42	\$ 1,780,000		\$ 54,735	\$ -
5/1/43	\$ 1,780,000	\$ 210,000	\$ 54,735	\$ 319,470
11/1/43	\$ 1,570,000		\$ 48,278	\$ -
5/1/44	\$ 1,570,000	\$ 225,000	\$ 48,278	\$ 321,555
11/1/44	\$ 1,345,000		\$ 41,359	\$ -
5/1/45	\$ 1,345,000	\$ 235,000	\$ 41,359	\$ 317,718
11/1/45	\$ 1,110,000		\$ 34,133	\$ -
5/1/46	\$ 1,110,000	\$ 250,000	\$ 34,133	\$ 318,265



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/46	\$ 860,000		\$ 26,445	\$ -
5/1/47	\$ 860,000	\$ 270,000	\$ 26,445	\$ 322,890
11/1/47	\$ 590,000		\$ 18,143	\$ -
5/1/48	\$ 590,000	\$ 285,000	\$ 18,143	\$ 321,285
11/1/48	\$ 305,000		\$ 9,379	\$ -
5/1/49	\$ 305,000	\$ 305,000	\$ 9,379	\$ 323,758
<b>Totals</b>		<b>\$ 4,190,000</b>	<b>\$ 4,717,665</b>	<b>\$ 8,907,665</b>



# Canopy Community Development District

## Debt Service Fund Budget

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

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 97,620	\$ 73,318	\$ 170,938	\$ 214,375
Interest Income	\$ 500	\$ 13	\$ -	\$ 13	\$ 100
Carry Forward Surplus	\$ 85,617	\$ 85,620	\$ -	\$ 85,620	\$ 85,617
<b>Total Revenues</b>	<b>\$ 257,055</b>	<b>\$ 183,253</b>	<b>\$ 73,318</b>	<b>\$ 256,571</b>	<b>\$ 300,092</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest - 5/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Transfer Out	\$ 500	\$ 11	\$ 5	\$ 16	\$ 100
<b>Total Expenditures</b>	<b>\$ 171,438</b>	<b>\$ 170,949</b>	<b>\$ 5</b>	<b>\$ 170,954</b>	<b>\$ 206,038</b>

Excess Revenues	\$ 85,618	\$ 12,304	\$ 73,313	\$ 85,617	\$ 94,055
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Excess Revenues	\$ 190,308	Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)		
Carry Forward Surplus	<u>\$ 85,620</u>		



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 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	\$ -
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	\$ -



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

**Amortization Schedule**

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



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/46	\$ 915,000		\$ 28,136	\$ -
5/1/47	\$ 915,000	\$ 285,000	\$ 28,136	\$ 341,273
11/1/47	\$ 630,000		\$ 19,373	\$ -
5/1/48	\$ 630,000	\$ 305,000	\$ 19,373	\$ 343,745
11/1/48	\$ 325,000		\$ 9,994	\$ -
5/1/49	\$ 325,000	\$ 325,000	\$ 9,994	\$ 344,988
<b>Totals</b>		<b>\$ 4,455,000</b>	<b>\$ 5,019,630</b>	<b>\$ 9,474,630</b>



## Canopy Community Development District

### Debt Service Fund Budget

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

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Approved Budget FY 2022
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 97,620	\$ 73,318	\$ 170,938	\$ 205,938
Interest Income	\$ 500	\$ 13	\$ -	\$ 13	\$ 500
Carry Forward Surplus	\$ 85,617	\$ 85,620	\$ -	\$ 85,620	\$ 85,617
<b>Total Revenues</b>	<b>\$ 257,055</b>	<b>\$ 183,253</b>	<b>\$ 73,318</b>	<b>\$ 256,571</b>	<b>\$ 292,055</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest - 5/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 85,469
Transfer Out	\$ 500	\$ 11	\$ 5	\$ 16	\$ 500
<b>Total Expenditures</b>	<b>\$ 171,438</b>	<b>\$ 170,949</b>	<b>\$ 5</b>	<b>\$ 170,954</b>	<b>\$ 206,438</b>

Excess Revenues	\$ 85,618	\$ 12,304	\$ 73,313	\$ 85,617	\$ 85,617
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Excess Revenues	\$ 190,308	Interest - 11/1	\$ 85,469
Less: Debt Service Reserve	\$ (104,688)		
Carry Forward Surplus	<u>\$ 85,620</u>		



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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 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	\$ -
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	\$ -



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

**Amortization Schedule**

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



## SECTION VI





P.O. Box 6386, Tallahassee, Florida 32314

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**KE LAW GROUP, PLLC  
FEE AGREEMENT  
CANOPY CDD**

**I. PARTIES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

- A. Canopy Community Development District ("Client")  
c/o District Manager  
219 E. Livingston St.  
Orlando, FL 32801

and

- B. KE Law Group, PLLC ("KE Law")  
P.O. Box 6386  
Tallahassee, Florida 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

**III. FEES**

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the discounted hourly rates will be \$280 per hour for partners, \$260 per hour for associates, \$225 per hour for part-time contract attorneys, and \$165 per hour for paralegals. All hourly rates may be increased annually by up to \$5 per hour; provided that anything over \$5 per hour shall be subject to client consent.

**IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client



File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

## **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VI. CONFLICTS**

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

## **VII. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **VIII. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

## **IX. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.



Accepted and agreed to by:

**CANOPY CDD**

By: Tom Asbury

Its: Chair

Date:

**KE LAW GROUP, PLLC**

*Jennifer Kilinski*

By: Jennifer Kilinski

Its: Authorized Member

Date: July 19, 2021



## **ATTACHMENT A**

### **KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY**

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS mileage reimbursement rates.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.



## SECTION VII



CHANGE ORDER NO. 7

Date of Issuance: 7/29/2021

Effective Date: \_\_\_\_\_

Project: <b>Welaunee Blvd - Segment 3A</b>	District: <b>Canopy Community Development District</b>	District's Contract No.: _____
Contract: <b>EJCDC, Welaunee Blvd - Segment 3A and Segment 2 Turnlanes</b>		Date of Contract: <b>September 25, 2020</b>
Contractor: <b>Sandco, LLC</b>		Engineer's Project No.: _____

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Additional days requested for rain delays. - See Exhibit A attached hereto.**

Attachments: \_\_\_\_\_

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$4,782,201.50**

Increase/Decrease from prior Change Orders:

**(\$1,007,277.29)**

**\$3,774,924.21**

Increase/Decrease of this Change Order:

**\$0.00**

Contract Price Incorporating this Change Order:

**\$3,774,924.21**

**CHANGE IN CONTRACT TIMES:**

Original Contract Working days Calendar days

Times:

Substantial completion (days or date): **149 days**

Ready for final payment (days or date): **179 days**

Increase/Decrease from previously approved Change Orders

No. 1 to No. 6:

Substantial completion (days):

Ready for final payment (days):

Substantial completion (days or date): **304 days**

Ready for final payment (days or date): **334 days**

Increase/Decrease of this Change Order:

Substantial completion (days or date): **17 days**

Ready for final payment (days or date): **0 days**

Contract Times with all approved Change Orders:

Substantial completion (days or date): **321 days**

Ready for final payment (days or date): **351 days**

RECOMMENDED BY:

**DANTIN CONSULTING, LLC**

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

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

Date: 7/30/21

ACCEPTED:

**CANOPY COMMUNITY DEVELOPMENT DISTRICT**

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

Title: CHAIRMAN

Date: 8-5-21

ACCEPTED:

**SANDCO, LLC**

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

Title: Manager

Date: 7/29/21



**EXHIBIT A for CO 7**

PROJECT: Welaunee Blvd. Seg. 3A & Seg. 2 Turn Lanes      CHANGE ORDER NUMBER: 7

Rain and Recovery Days Requested	17
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Apr-17  
May-5,13  
Jun-8,9,22,30  
Jul-1,2,3,6,9,10,19,20,21,23



## SECTION VIII





## PROFESSIONAL SERVICES AGREEMENT

04/12/2021

Canopy Community Development District (Canopy CDD)  
Attn: Darrin Mossing  
Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801

RE: Canopy CDD - Welaunee Blvd. Extension - Amendment to Contract

Dear Mr. Mossing,

Dantin Consulting, LLC, hereafter referred to as Dantin Consulting (DC) is pleased to submit this amendment to the existing contract -Work Authorization #1 between DC and the Canopy CDD dated 9/14/2020..

The current contract estimated 6 months to project closeout with hourly rate of \$175/hr. at 10 hrs./month and/or 60 total hours and a 'Not to Exceed' (NTE) amount of \$10,500 with following conditions; 1) should DC scope of services be expanded, 2) estimated hours/month be determined inadequate to achieve goal, and/or 3) project exceeds 6 month estimated window.

Due to executed 'Change Orders 5 and 6' the project has been extended a total of 155 days due to rain delays and COT subcontractor delays. As of March 31, 2021 DC has met the NTE amount and therefore requests this amendment in accordance with the conditions stipulated above - 3) project exceeds 6 month estimated window.

Since project is now basically doubled in time, DC estimates same as original contract re-stipulated above – amended contract amount NTE \$21,000, which reflects an additional \$10,500 to initial contract.

Sincerely,

---

J. Keith Dantin, P.E., Vice President  
Dantin Consulting, LLC

---

Date





To: Canopy Community Development District (CDD)  
Attn: Darrin Mossing  
Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801  
cc: Jim Oliver, District Manager

Period End Date: **6/01 - 7/30/21**  
Invoice Date: 8/5/2021  
Invoice #: 1275  
Due Date: **8/5/2021**

Project Name: Construction Management Services

**Hourly Services - Canopy CDD Work Authorization 1 (Not-to-Exceed \$10,500.00)**

Service Items	Description	Rate	Quantity This Period	Amount This Period	Previously Billed Begin Sept. 14, 2020	Total Amount To-Date, Begin Sept. 14, 2020	Current Billing Amount
General Consulting Services Professional Engineer	Pay requests and C.O.	\$ 175.00	16.00	\$ 2,800.00	\$ 11,812.50	\$ 14,612.50	\$ 2,800.00
<b>TOTAL</b>			<b>16.00</b>	<b>\$ 2,800.00</b>	<b>\$ 11,812.50</b>	<b>\$ 14,612.50</b>	<b>\$ 2,800.00</b>

**Totals begin 9/14/20:**

Total Invoiced To-Date:	\$ 14,612.50
Applied Payments/Credits:	\$ 11,112.50
<b>Current Amount Due:</b>	<b>\$ 2,800.00</b>
<b>Past Due Invoices (inv. #1257)</b>	<b>\$ 700.00</b>
<b>Total Amount Due:</b>	<b>\$ 3,500.00</b>

Please remit payment to:

Dantin Consulting, LLC  
506 Frank Shaw Road  
Tallahassee, FL 32312



## SECTION IX



# SECTION C



# SECTION 1



**NOTICE OF MEETINGS  
CANOPY  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Canopy Community Development District will hold their meetings for **Fiscal Year 2022 at 11:00 a.m. at the Dorothy B. Owen Park, 3205 Thomasville Road, Tallahassee, Florida 32308 on the first Tuesday of each month as follows:**

October 5, 2021  
November 2, 2021  
December 7, 2021  
January 4, 2022  
February 1, 2022  
March 1, 2022  
April 5, 2022  
May 3, 2022  
June 7, 2022  
July 5, 2022  
August 2, 2022  
September 6, 2022

Darrin Mossing



Governmental Management Services – Central Florida, LLC  
District Manager



# SECTION 2



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

***Unaudited Financial Reporting***  
***July 31, 2021***





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**Canopy**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash				
Operating	\$ 14,225	\$ -	\$ -	\$ 14,225
Capital Projects	\$ -	\$ -	\$ 2,935	\$ 2,935
Welaunee	\$ -	\$ -	\$ 37,582	\$ 37,582
Investments				
Series 2018 A1 & A2				
Reserve A1	\$ -	\$ 82,149	\$ -	\$ 82,149
Revenue A1	\$ -	\$ 5,607	\$ -	\$ 5,607
Revenue A2	\$ -	\$ 4,074	\$ -	\$ 4,074
Prepayment A2	\$ -	\$ 292,292	\$ -	\$ 292,292
Construction	\$ -	\$ -	\$ 4	\$ 4
Series 2018 A3				
Reserve A3	\$ -	\$ 104,688	\$ -	\$ 104,688
Revenue A3	\$ -	\$ 11,048	\$ -	\$ 11,048
Construction	\$ -	\$ -	\$ 10,406	\$ 10,406
Construction-Restricted	\$ -	\$ -	\$ -	\$ -
Series 2018 A4				
Reserve A4	\$ -	\$ 32,714	\$ -	\$ 32,714
Revenue A4	\$ -	\$ 46,912	\$ -	\$ 46,912
Construction	\$ -	\$ -	\$ 3,560	\$ 3,560
Prepaid Expenses	\$ 759	\$ -	\$ -	\$ 759
Due from Developer	\$ 44,750	\$ -	\$ -	\$ 44,750
Due from General Fund	\$ -	\$ 2,856	\$ -	\$ 2,856
<b>Total Assets</b>	<b>\$ 59,733</b>	<b>\$ 582,340</b>	<b>\$ 54,488</b>	<b>\$ 696,561</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 31,158	\$ -	\$ 1,012	\$ 32,170
Accrued Expenses	\$ 6,850	\$ -	\$ -	\$ 6,850
Retainage Payable	\$ -	\$ -	\$ 464,643	\$ 464,643
Due to Capital Fund	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 2,856	\$ -	\$ -	\$ 2,856
Due to Developer/CDD	\$ -	\$ -	\$ 5,033,836	\$ 5,033,836
<b>Total Liabilities</b>	<b>\$ 40,865</b>	<b>\$ -</b>	<b>\$ 5,499,490</b>	<b>\$ 5,540,355</b>
<b>Fund Balances:</b>				
Unassigned	\$ 18,868	\$ -	\$ -	\$ 18,868
Restricted For Debt Service 2018 A1 & A2	\$ -	\$ 384,629	\$ -	\$ 384,629
Restricted For Debt Service 2018 A3	\$ -	\$ 116,993	\$ -	\$ 116,993
Restricted For Debt Service 2018 A4	\$ -	\$ 80,718	\$ -	\$ 80,718
Assigned For Capital Projects 2018 A1 & A3	\$ -	\$ -	\$ (242,680)	\$ (242,680)
Assigned For Capital Projects 2018 A3	\$ -	\$ -	\$ 10,406	\$ 10,406
Assigned For Capital Projects 2018 A4	\$ -	\$ -	\$ 3,560	\$ 3,560
Assigned For Capital Projects	\$ -	\$ -	\$ (2,251,424)	\$ (2,251,424)
Assigned For Capital Projects - Welaunee	\$ -	\$ -	\$ (2,964,865)	\$ (2,964,865)
<b>Total Fund Balances</b>	<b>\$ 18,868</b>	<b>\$ 582,340</b>	<b>\$ (5,445,003)</b>	<b>\$ (4,843,794)</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 59,733</b>	<b>\$ 582,340</b>	<b>\$ 54,488</b>	<b>\$ 696,561</b>



**Canopy**  
Community Development District  
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending July 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b><u>Revenues</u></b>				
Assessments - Tax Roll	\$ 47,052	\$ 47,052	\$ 47,201	\$ 149
Assessments - Direct (Administrative Only)	\$ 99,022	\$ 82,519	\$ 91,798	\$ 9,279
Developer Contributions	\$ 174,651	\$ 40,842	\$ 40,842	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 22,146	\$ 22,146
Interest Income	\$ 500	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,500	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 323,725</b>	<b>\$ 170,412</b>	<b>\$ 201,986</b>	<b>\$ 31,574</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 12,000	\$ 10,000	\$ 7,455	\$ 2,545
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 6,667	\$ 7,417	\$ (750)
Attorney	\$ 25,000	\$ 20,833	\$ 23,861	\$ (3,028)
Annual Audit	\$ 5,000	\$ 4,250	\$ 4,250	\$ -
Trustee Fees	\$ 10,000	\$ 9,105	\$ 9,105	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 3,700	\$ 3,083	\$ 2,083	\$ 1,000
Travel	\$ 50	\$ 42	\$ -	\$ 42
Telephone	\$ 250	\$ 208	\$ -	\$ 208
Postage	\$ 500	\$ 417	\$ 339	\$ 78
Printing & Binding	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Insurance-Liability	\$ 6,000	\$ 6,000	\$ 5,381	\$ 619
Legal Advertising	\$ 2,500	\$ 2,083	\$ 2,155	\$ (72)
Boundary Amendment Expenses	\$ -	\$ -	\$ 19,914	\$ (19,914)
Other Current Charges	\$ 3,000	\$ 2,500	\$ 1,291	\$ 1,209
Office Supplies	\$ 500	\$ 417	\$ 1	\$ 416
Dues	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 116,125</b>	<b>\$ 99,147</b>	<b>\$ 115,543</b>	<b>\$ (16,397)</b>

**Maintenance**

**Common Area:**

Landscape Maintenance	\$ 63,000	\$ 52,500	\$ 68,500	\$ (16,000)
Landscape Contingency	\$ 10,600	\$ 8,833	\$ -	\$ 8,833
Plant Replacement	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Irrigation - Repairs	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Irrigation - Water	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Irrigation - Electric	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Wetland Mitigation and Monitoring	\$ -	\$ -	\$ 9,200	\$ (9,200)
Street Lights	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ 10,000	\$ (10,000)
Repairs and Maintenance	\$ 12,500	\$ 10,417	\$ -	\$ 10,417
Operating Supplies	\$ 1,250	\$ 1,042	\$ -	\$ 1,042



**Canopy**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<u><i>Common Area-Continued:</i></u>				
Road and Sidewalk	\$ -	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -
Fencing				
<u><i>Amenity Center</i></u>				
Amenity Management Staffing	\$ 18,750	\$ 15,625	\$ -	\$ 15,625
Pool Attendants	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Janitorial	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Pool Maintenance	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Pool Chemicals	\$ 1,875	\$ 1,563	\$ -	\$ 1,563
Pool Permits	\$ 188	\$ 156	\$ -	\$ 156
Pool - Electric	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Pool - Water	\$ 250	\$ 208	\$ -	\$ 208
Telephone	\$ 625	\$ 521	\$ -	\$ 521
Water/Sewer	\$ 1,250	\$ 1,042	\$ -	\$ 1,042
Gas	\$ 125	\$ 104	\$ -	\$ 104
Trash	\$ 600	\$ 500	\$ -	\$ 500
Pest Control	\$ 300	\$ 250	\$ -	\$ 250
Termite Bond	\$ 188	\$ 156	\$ -	\$ 156
Insurance - Property	\$ 6,250	\$ 5,208	\$ -	\$ 5,208
Cable/Internet	\$ 1,875	\$ 1,563	\$ -	\$ 1,563
Access Cards	\$ 625	\$ 521	\$ -	\$ 521
Activities	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Security/Alarms/Repair	\$ 8,750	\$ 7,292	\$ -	\$ 7,292
Repairs and Maintenance	\$ 8,750	\$ 7,292	\$ -	\$ 7,292
Office Supplies	\$ 500	\$ 417	\$ -	\$ 417
Holiday Decorations	\$ 1,250	\$ -	\$ -	\$ -
<u><i>Other</i></u>				
Contingency	\$ 1,250	\$ 1,042	\$ -	\$ 1,042
Capital Reserve	\$ 7,200	\$ -	\$ -	\$ -
<b>Total Maintenance</b>	<b>\$ 199,200</b>	<b>\$ 158,958</b>	<b>\$ 87,700</b>	<b>\$ 71,258</b>
<b>Total Expenditures</b>	<b>\$ 315,325</b>	<b>\$ 258,105</b>	<b>\$ 203,243</b>	<b>\$ 54,861</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 8,400</b>		<b>\$ (1,257)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,126</b>	
<b>Fund Balance - Ending</b>	<b>\$ 8,400</b>		<b>\$ 18,868</b>	



**Canopy**  
**Community Development District**  
**Debt Service Fund - Series 2018 A1 & A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments - Tax Roll (Platted Lots)	\$ 30,132	\$ 30,132	\$ 30,593	\$ 461
Assessments - Direct A1	\$ 134,245	\$ 67,123	\$ 67,123	\$ -
Assessments - Direct A2	\$ 277,673	\$ 138,836	\$ 138,836	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 348,877	\$ 348,877
Interest Income	\$ 500	\$ 20	\$ 20	\$ -
<b>Total Revenues</b>	<b>\$ 442,550</b>	<b>\$ 236,111</b>	<b>\$ 585,449</b>	<b>\$ 349,338</b>
<b>Expenditures:</b>				
<b>Series 2018 A1</b>				
Interest - 11/1	\$ 66,971	\$ 66,971	\$ 66,971	\$ -
Principal - 5/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Interest - 5/1	\$ 66,971	\$ 66,971	\$ 66,971	\$ (0)
<b>Series 2018 A2</b>				
Interest - 11/1	\$ 141,143	\$ 138,837	\$ 138,837	\$ -
Interest - 5/1	\$ 141,143	\$ 141,143	\$ 137,914	\$ 3,229
Special Call A2 - 2/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 2/1	\$ -	\$ -	\$ 461	\$ (461)
Special Call A2 - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
<b>Total Expenditures</b>	<b>\$ 446,228</b>	<b>\$ 443,922</b>	<b>\$ 501,154</b>	<b>\$ (57,232)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ (8)	\$ (8)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8)</b>	<b>\$ (8)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (3,678)</b>		<b>\$ 84,287</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 378,035</b>		<b>\$ 300,342</b>	
<b>Fund Balance - Ending</b>	<b>\$ 374,357</b>		<b>\$ 384,629.12</b>	



**Canopy**  
**Community Development District**  
**Debt Service Fund - Series 2018 A3**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 97,620	\$ 97,620	\$ -
Interest Income	\$ 500	\$ 13	\$ 13	\$ -
<b>Total Revenues</b>	<b>\$ 171,438</b>	<b>\$ 97,633</b>	<b>\$ 97,633</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
Interest - 5/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
<b>Total Expenditures</b>	<b>\$ 170,938</b>	<b>\$ 170,938</b>	<b>\$ 170,938</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/Out	\$ (500)	\$ (11)	\$ (11)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (500)</b>	<b>\$ (11)</b>	<b>\$ (11)</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1</b>		<b>\$ (73,315)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 85,617</b>		<b>\$ 190,308</b>	
<b>Fund Balance - Ending</b>	<b>\$ 85,618</b>		<b>\$ 116,993</b>	



**Canopy**  
**Community Development District**  
**Debt Service Fund - Series 2018 A4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/21	Thru 07/31/21	Variance
<b>Revenues</b>				
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,612	\$ 65,853	\$ 241
Interest Income	\$ 250	\$ 8	\$ 8	\$ -
<b>Total Revenues</b>	<b>\$ 65,862</b>	<b>\$ 65,620</b>	<b>\$ 65,861</b>	<b>\$ 241</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 24,148	\$ 24,148	\$ 24,148	\$ -
Principal - 5/1	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Interest - 5/1	\$ 24,148	\$ 24,148	\$ 24,148	\$ 1
<b>Total Expenditures</b>	<b>\$ 63,296</b>	<b>\$ 63,296</b>	<b>\$ 63,295</b>	<b>\$ 1</b>
<b>Other Sources/(Uses)</b>				
Transfer In/Out	\$ -	\$ -	\$ (3)	\$ (3)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3)</b>	<b>\$ (3)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,566</b>		<b>\$ 2,563</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 45,226</b>		<b>\$ 78,156</b>	
<b>Fund Balance - Ending</b>	<b>\$ 47,792</b>		<b>\$ 80,718</b>	



**Canopy**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2021**

	Series 2018 A1 & A2	Series 2018 A3	Series 2018 A4	Capital Projects	Welaunee	
	Actuals	Actuals	Actuals	Actuals	Actuals	Total
<b><u>Revenues</u></b>						
Interest	\$ 128	\$ 37	\$ 0	\$ -	\$ -	165
<b>Total Revenues</b>	<b>\$ 128</b>	<b>\$ 37</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>165</b>
<b><u>Expenditures:</u></b>						
Capital Outlay - Construction	\$ 1,912,806	\$ 602,061	\$ -	\$ -	\$ 2,964,718	\$ 5,479,584
Capital Outlay - General	\$ -	\$ -	\$ -	\$ 41,132	\$ -	\$ 41,132
Professional Fees	\$ -	\$ -	\$ -	\$ 7,719	\$ -	\$ 7,719
Miscellaneous	\$ -	\$ -	\$ -	\$ 609	\$ 588	\$ 1,196
<b>Total Expenditures</b>	<b>\$ 1,912,806</b>	<b>\$ 602,061</b>	<b>\$ -</b>	<b>\$ 49,460</b>	<b>\$ 2,965,305</b>	<b>\$ 5,529,632</b>
<b><u>Other Financing Sources/(Uses)</u></b>						
Transfer In/Out	\$ 8	\$ 11	\$ 3	\$ -	\$ -	22
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 8</b>	<b>\$ 11</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>\$ -</b>	<b>22</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,912,670)</b>	<b>\$ (602,013)</b>	<b>\$ 4</b>	<b>\$ (49,460)</b>	<b>\$ (2,965,305)</b>	<b>\$ (5,529,444)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,669,990</b>	<b>\$ 612,419</b>	<b>\$ 3,557</b>	<b>\$ (2,201,964)</b>	<b>\$ 440</b>	<b>\$ 84,442</b>
<b>Fund Balance - Ending</b>	<b>\$ (242,680)</b>	<b>\$ 10,406</b>	<b>\$ 3,560</b>	<b>\$ (2,251,424)</b>	<b>\$ (2,964,865)</b>	<b>\$ (5,445,003)</b>



## Canopy

Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Roll	\$ -	\$ 2,187	\$ 41,316	\$ 1,775	\$ 10	\$ 973	\$ 158	\$ 294	\$ 489	\$ -	\$ -	\$ -	\$ 47,201
Assessments - Direct (Administrative Only)	\$ -	\$ -	\$ 7,680	\$ 33,647	\$ 8,252	\$ 8,252	\$ 8,892	\$ 8,252	\$ 8,572	\$ 8,252	\$ -	\$ -	\$ 91,798
Developer Contributions	\$ -	\$ -	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,034	\$ -	\$ -	\$ 40,842
Boundary Amendment Contributions	\$ -	\$ 3,782	\$ -	\$ 7,666	\$ -	\$ 6,765	\$ 3,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,146
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 5,969</b>	<b>\$ 52,803</b>	<b>\$ 43,088</b>	<b>\$ 8,262</b>	<b>\$ 15,989</b>	<b>\$ 12,983</b>	<b>\$ 8,545</b>	<b>\$ 9,061</b>	<b>\$ 45,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 201,986</b>

**Expenditures:**

**General & Administrative:**

Engineering	\$	1,953	\$	1,775	\$	-	\$	-	\$	1,420	\$	888	\$	710	\$	-	\$	710	\$	-	\$	-	\$	-	\$	7,455
Arbitrage	\$	-	\$	450	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	450
Assessment Roll	\$	2,500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,500
Dissemination	\$	667	\$	667	\$	667	\$	667	\$	667	\$	667	\$	917	\$	667	\$	1,167	\$	667	\$	-	\$	-	\$	7,417
Attorney	\$	3,807	\$	6,197	\$	3,398	\$	2,628	\$	947	\$	1,391	\$	336	\$	4,822	\$	-	\$	336	\$	-	\$	-	\$	23,861
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,000	\$	-	\$	2,250	\$	-	\$	-	\$	-	\$	-	\$	4,250
Trustee Fees	\$	759	\$	8,346	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,105
Management Fees	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	2,917	\$	-	\$	-	\$	29,167
Information Technology	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	-	\$	-	\$	2,083
Travel	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage	\$	2	\$	3	\$	21	\$	47	\$	-	\$	156	\$	43	\$	7	\$	18	\$	41	\$	-	\$	-	\$	339
Printing & Binding	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Insurance-Liability	\$	5,381	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,381
Legal Advertising	\$	815	\$	186	\$	142	\$	-	\$	142	\$	497	\$	-	\$	-	\$	373	\$	-	\$	-	\$	-	\$	2,155
Boundary Amendment Expenses	\$	2,731	\$	3,415	\$	1,520	\$	4,265	\$	-	\$	7,984	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	19,914
Other Current Charges	\$	138	\$	144	\$	120	\$	370	\$	120	\$	145	\$	146	\$	30	\$	38	\$	38	\$	-	\$	-	\$	1,291
Office Supplies	\$	0	\$	0	\$	0	\$	0	\$	-	\$	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1
Dues	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
<b>Total General &amp; Administrative:</b>	<b>\$</b>	<b>22,051</b>	<b>\$</b>	<b>24,308</b>	<b>\$</b>	<b>8,993</b>	<b>\$</b>	<b>11,102</b>	<b>\$</b>	<b>6,421</b>	<b>\$</b>	<b>16,852</b>	<b>\$</b>	<b>5,276</b>	<b>\$</b>	<b>10,901</b>	<b>\$</b>	<b>5,431</b>	<b>\$</b>	<b>4,207</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>115,543</b>

### Maintenance

Common Area:

[illegible]



**Canopy**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u><i>Amenity Center</i></u>													
Amenity Management Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance - Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security/Alarms/Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u><i>Other</i></u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Maintenance</b>	<b>\$ 8,350</b>	<b>\$ 16,850</b>	<b>\$ 6,850</b>	<b>\$ 6,850</b>	<b>\$ 6,850</b>	<b>\$ 8,350</b>	<b>\$ 8,350</b>	<b>\$ 11,550</b>	<b>\$ 6,850</b>	<b>\$ 6,850</b>	<b>\$ -</b>	<b>\$ -</b>	<b>87,700</b>
<b>Total Expenditures</b>	<b>\$ 30,401</b>	<b>\$ 41,158</b>	<b>\$ 15,843</b>	<b>\$ 17,952</b>	<b>\$ 13,271</b>	<b>\$ 25,202</b>	<b>\$ 13,626</b>	<b>\$ 22,451</b>	<b>\$ 12,281</b>	<b>\$ 11,057</b>	<b>\$ -</b>	<b>\$ -</b>	<b>203,243</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (30,401)</b>	<b>\$ (35,189)</b>	<b>\$ 36,960</b>	<b>\$ 25,136</b>	<b>\$ (5,009)</b>	<b>\$ (9,213)</b>	<b>\$ (643)</b>	<b>\$ (13,906)</b>	<b>\$ (3,220)</b>	<b>\$ 34,229</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(1,257)</b>



**Canopy**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.000%, 6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$82,146	
RESERVE FUND BALANCE	\$82,146	
BONDS OUTSTANDING - 11/08/18		\$2,225,000
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$25,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$30,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,170,000</b>

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT	\$0	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 11/08/18		\$5,480,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
LESS: SPECIAL CALL - 08/01/19		(\$305,000)
LESS: SPECIAL CALL - 11/01/19		(\$405,000)
LESS: SPECIAL CALL - 02/01/20		(\$60,000)
LESS: SPECIAL CALL - 05/01/20		(\$10,000)
LESS: SPECIAL CALL - 08/01/20		(\$75,000)
LESS: SPECIAL CALL - 02/01/21		(\$30,000)
LESS: SPECIAL CALL - 05/01/21		(\$30,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,455,000</b>

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

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.000%, 5.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$32,714	
RESERVE FUND BALANCE	\$32,714	
BONDS OUTSTANDING - 11/08/18		\$965,000
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$935,000</b>



# Canopy

## Community Development District

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

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
4/5/19	1	Sandco, LLC	Pay Application # 1 - Canopy Unit 3 Phase 1 & 2	\$ 360,078.30
6/14/19	2	Ox Bottom Mortgage Holdings, LLC	Unit 1 Phase 6 Crestline Road, Fontana Road Improvement Reimbursement	\$ 995,631.07
<b>TOTAL</b>				<b>\$ 1,355,709.37</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 3,084.22
12/1/18		Transfer from Reserve Fund		\$ 34.66
1/1/19		Interest		\$ 12,421.76
1/1/19		Transfer from Reserve Fund		\$ 139.54
2/1/19		Interest		\$ 13,927.37
2/1/19		Transfer from Reserve Fund		\$ 156.19
3/1/19		Interest		\$ 12,947.48
3/1/19		Transfer from Reserve Fund		\$ 144.94
4/1/19		Interest		\$ 14,360.76
4/1/19		Transfer from Reserve Fund		\$ 160.47
5/1/19		Interest		\$ 13,336.50
5/1/19		Transfer from Reserve Fund		\$ 155.29
5/14/19		Transfer from Cost of Issuance		\$ 21,146.93
6/1/19		Interest		\$ 13,737.71
6/1/19		Transfer from Reserve Fund		\$ 160.47
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
<b>TOTAL</b>				<b>\$ 140,852.75</b>
<b>Project (Construction) Fund at 11/8/18</b>				<b>\$ 7,309,992.26</b>
<b>Interest Earned thru 09/30/19</b>				<b>\$ 140,852.75</b>
<b>Requisitions Paid thru 09/30/19</b>				<b>\$ (1,355,709.37)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 6,095,135.64</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
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
7/8/20	14	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 146,523.40
7/9/20	15	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 194,844.89
7/20/20	16	Sandco, LLC	Pay Application 7 - Unit 4 & 5	\$ 125,724.80
7/20/20	17	Sandco, LLC	Pay Application 8 - Unit 5	\$ 701,133.36
8/10/20	18	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 113,592.30
8/26/20	19	Sandco, LLC	Pay Application 9 - Unit 5	\$ 197,780.24
9/23/20	20	Sandco, LLC	Pay Application 9 - Unit 3	\$ 32,480.00
9/25/20	21	Sandco, LLC	Pay Application 10 - Unit 5	\$ 105,201.01
<b>TOTAL</b>				<b>\$ 4,017,698.34</b>



# Canopy

## Community Development District

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

#### 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
7/1/20	Interest	\$	214.92
7/1/20	Transfer from Reserve Fund	\$	4.71
8/1/20	Interest	\$	134.16
8/1/20	Transfer from Reserve Fund	\$	3.48
9/1/20	Interest	\$	55.52
9/1/20	Transfer from Reserve Fund	\$	1.84

#### TOTAL

\$ 51,483.80

Project (Construction) Fund at 09/30/19

\$ 6,095,135.64

Interest Earned thru 09/30/20

\$ 51,483.80

Requisitions Paid thru 09/30/20

\$ (4,017,698.34)

Remaining Project (Construction) Fund

\$ 2,128,921.10

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2021</b>				
11/10/20	22	Sandco, LLC	Pay Application 11 - Unit 5	\$ 216,246.66
11/10/20	23	Sandco, LLC	Pay Application 12 - Unit 5	\$ 270,300.59
11/17/20	24	WS US Sales Company	Order # 3556-C21978 - Flygt Equipment	\$ 156,775.00
12/2/20	25	WS US Sales Company	Invoice # 3556B44561 - Flygt Equipment	\$ 25,865.00
1/22/21	26	Consolidated Pipe & Supply Co	Invoice # 7100835-011-000 - Construction Materials	\$ 5,529.00
1/22/21	27	Xylem Water Solutions U.S.A. Inc.	Invoice # 3556B51566 - Flygt Equipment Canopy Units 4 & 5	\$ 115,549.00
2/5/21	28	Consolidated Pipe & Supply Co	Various Invoice #'s - October & December invoices job # 710452	\$ 194,342.66
2/17/21	29	Sandco, LLC	Pay Application 13 - Unit 5	\$ 462,349.27
3/22/21	30	Sandco, LLC	Pay Application 14 - Unit 6	\$ 377,193.90
4/29/21	31	Consolidated Pipe & Supply Co	Various Invoice #'s - Invoices job # 710452	\$ 304,901.43
<b>TOTAL</b>				<b>\$ 2,129,052.51</b>

#### Fiscal Year 2021

10/1/20	Interest	\$	36.67
10/1/20	Transfer from Reserve Fund	\$	1.35
11/1/20	Interest	\$	36.06
11/1/20	Transfer from Reserve Fund	\$	1.39
12/2/20	Interest	\$	15.80
12/2/20	Transfer from Reserve Fund	\$	0.74
1/4/21	Interest	\$	12.37
1/4/21	Transfer from Reserve Fund	\$	0.70
2/2/21	Interest	\$	12.07
2/2/21	Transfer from Reserve Fund	\$	0.70
3/2/21	Interest	\$	7.47
3/2/21	Transfer from Reserve Fund	\$	0.63
4/2/21	Interest	\$	0.70
4/2/21	Transfer from Reserve Fund	\$	4.76
5/2/21	Interest	\$	0.68
5/2/21	Transfer from Reserve Fund	\$	2.34
6/2/21	Transfer from Reserve Fund	\$	0.70
7/2/21	Transfer from Reserve Fund	\$	0.68
<b>TOTAL</b>			<b>\$ 135.81</b>

Project (Construction) Fund at 09/30/20

\$ 2,128,921.10

Interest Earned thru 07/31/21

\$ 135.81

Requisitions Paid thru 07/31/21

\$ (2,129,052.51)

Remaining Project (Construction) Fund

\$ 4.40

Percentage Completed

102.63%



# Canopy

## Community Development District

### Special Assessment Revenue Bonds, Series 2018 A3 - Restricted

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 632.88
1/1/19		Interest		\$ 2,548.92
2/1/19		Interest		\$ 2,857.81
3/1/19		Interest		\$ 2,656.69
4/1/19		Interest		\$ 2,946.62
5/1/19		Interest		\$ 2,857.44
6/1/19		Interest		\$ 2,958.28
7/1/19		Interest		\$ 2,868.06
8/1/19		Interest		\$ 2,905.11
9/1/19		Interest		\$ 2,651.93
<b>TOTAL</b>				<b>\$ 25,883.74</b>
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				<b>\$ 1,525,883.74</b>
Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
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
7/20/20	9	Conn & Associates	Clubhouse Architectural Services	\$ 5,300.00
7/31/20	10	Sandco, LLC	Pay Application 4	\$ 28,890.54
<b>TOTAL</b>				<b>\$ 729,506.31</b>
<b>Fiscal Year 2020</b>				
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
7/1/20		Interest		\$ 48.36
8/1/20		Interest		\$ 35.57
9/1/20		Interest		\$ 18.14
<b>TOTAL</b>				<b>\$ 12,352.91</b>
Project (Construction) Fund at 09/30/19				\$ 1,525,883.74
Interest Earned thru 09/30/20				\$ 12,352.91
Requisitions Paid thru 09/30/20				\$ (729,506.31)
Remaining Project (Construction) Fund				<b>\$ 808,730.34</b>



# Canopy

## Community Development District

### Special Assessment Revenue Bonds, Series 2018 A3 - Restricted

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2021</b>				
11/4/20	11	Baycrest Corporation	Pay Application # 1	\$ 206,705.78
12/2/20	12	Baycrest Corporation	Pay Application # 2	\$ 381,650.40
1/19/21	13	Baycrest Corporation	Pay Application # 3	\$ 151,119.80
1/31/21	14	Sandco, LLC	*VOID*	\$ -
TBP	15	Baycrest Corporation	Pay Application # 4	\$ 69,290.60
<b>TOTAL</b>				<b>\$ 808,766.58</b>
<b>Fiscal Year 2021</b>				
10/1/20		Interest		\$ 13.26
11/1/20		Interest		\$ 13.70
12/1/20		Interest		\$ 5.77
1/5/21		Interest		\$ 1.97
2/1/21		Interest		\$ 1.33
2/2/21		Interest		\$ 0.21
<b>TOTAL</b>				<b>\$ 36.24</b>
Project (Construction) Fund at 09/30/20				\$ 808,730.34
Interest Earned thru 07/31/21				\$ 36.24
Requisitions Paid thru 07/31/21				\$ (808,766.58)
Remaining Project (Construction) Fund				<u>\$ -</u>
Percentage Completed				100.00%



**Canopy**  
Community Development District  
Special Assessment Revenue Bonds, Series 2018 A3 - General

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
11/8/18	1	Ox Bottom Mortgage Holdings, LLC	Reimbursement for construction costs paid by Developer	\$ 1,019,257.82
<b>TOTAL</b>				<b>\$ 1,019,257.82</b>
<b>Fiscal Year 2019</b>				
12/1/18		Transfer from Reserve Fund		\$ 44.17
1/1/19		Interest		\$ 0.07
1/1/19		Transfer from Reserve Fund		\$ 177.83
2/1/19		Interest		\$ 0.41
2/1/19		Transfer from Reserve Fund		\$ 199.05
3/1/19		Interest		\$ 0.71
3/1/19		Transfer from Reserve Fund		\$ 184.71
4/1/19		Interest		\$ 1.15
4/1/19		Transfer from Reserve Fund		\$ 204.50
5/1/19		Interest		\$ 1.52
5/1/19		Transfer from Reserve Fund		\$ 197.90
5/14/19		Transfer from Cost of Issuance		\$ 7,506.37
6/1/19		Interest		\$ 10.48
6/1/19		Transfer from Reserve Fund		\$ 204.50
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
<b>TOTAL</b>				<b>\$ 9,369.26</b>
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				<b>\$ 9,369.26</b>
Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2020</b>				
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
7/1/20		Interest		\$ 0.60
7/1/20		Transfer from Reserve Fund		\$ 6.01
8/1/20		Interest		\$ 0.44
8/1/20		Transfer from Reserve Fund		\$ 4.43
9/1/20		Interest		\$ 0.23
9/1/20		Transfer from Reserve Fund		\$ 2.35
<b>TOTAL</b>				<b>\$ 1,024.93</b>
Project (Construction) Fund at 09/30/19				\$ 9,369.26
Interest Earned thru 09/30/20				\$ 1,024.93
Requisitions Paid thru 09/30/20				\$ -
Remaining Project (Construction) Fund				<b>\$ 10,394.19</b>



**Canopy**  
Community Development District  
Special Assessment Revenue Bonds, Series 2018 A3 - General

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2021</b>				
			<b>TOTAL</b>	\$ -
<b>Fiscal Year 2021</b>				
10/1/20		Transfer from Reserve Fund		\$ 1.72
10/1/20		Interest		\$ 0.17
11/1/20		Transfer from Reserve Fund		\$ 1.77
11/1/20		Interest		\$ 0.18
12/2/20		Transfer from Reserve Fund		\$ 0.94
12/2/20		Interest		\$ 0.09
1/5/21		Transfer from Reserve Fund		\$ 0.89
1/5/21		Interest		\$ 0.09
2/2/21		Transfer from Reserve Fund		\$ 0.89
2/2/21		Interest		\$ 0.09
3/2/21		Transfer from Reserve Fund		\$ 0.80
3/2/21		Interest		\$ 0.08
4/2/21		Transfer from Reserve Fund		\$ 0.89
4/2/21		Interest		\$ 0.09
5/2/21		Transfer from Reserve Fund		\$ 0.86
5/2/21		Interest		\$ 0.09
6/2/21		Transfer from Reserve Fund		\$ 0.89
6/2/21		Interest		\$ 0.09
7/2/21		Transfer from Reserve Fund		\$ 0.86
7/2/21		Interest		\$ 0.09
		<b>TOTAL</b>		\$ 11.57
Project (Construction) Fund at 09/30/20				\$ 10,394.19
Interest Earned thru 07/31/21				\$ 11.57
Requisitions Paid thru 07/31/21				\$ -
Remaining Project (Construction) Fund				\$ 10,405.76
Percentage Completed				100.00%



**Canopy**  
Community Development District  
Special Assessment Revenue Bonds, Series 2018 A4

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
11/8/18	1	Ox Bottom Mortgage Holdings LLC	Reimbursement for construction costs paid by Developer	\$ 893,101.00
<b>TOTAL</b>				<b>\$ 893,101.00</b>
<b>Fiscal Year 2019</b>				
12/1/18		Interest		\$ 13.80
1/1/19		Interest		\$ 0.02
1/1/19		Transfer from Reserve Fund		\$ 55.57
2/1/19		Interest		\$ 0.13
2/1/19		Transfer from Reserve Fund		\$ 62.20
3/1/19		Interest		\$ 0.22
3/1/19		Transfer from Reserve Fund		\$ 57.72
4/1/19		Interest		\$ 0.36
4/1/19		Transfer from Reserve Fund		\$ 63.91
5/1/19		Interest		\$ 0.48
5/1/19		Transfer from Reserve Fund		\$ 61.84
5/14/19		Transfer from Cost of Issuance		\$ 2,648.52
6/1/19		Interest		\$ 3.62
6/1/19		Transfer from Reserve Fund		\$ 63.91
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
<b>TOTAL</b>				<b>\$ 3,232.95</b>
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				<b>\$ 3,233.74</b>



**Canopy**  
Community Development District  
Special Assessment Revenue Bonds, Series 2018 A4

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2020</b>				
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
7/1/20		Interest		\$ 0.20
7/1/20		Transfer from Reserve Fund		\$ 1.88
8/1/20		Interest		\$ 0.15
8/1/20		Transfer from Reserve Fund		\$ 1.39
9/1/20		Interest		\$ 0.08
9/1/20		Transfer from Reserve Fund		\$ 0.73
<b>TOTAL</b>				<b>\$ 323.04</b>
Project (Construction) Fund at 09/30/19				\$ 3,233.74
Interest Earned thru 09/30/20				\$ 323.04
Requisitions Paid thru 09/30/20				\$ -
Remaining Project (Construction) Fund				<b>\$ 3,556.78</b>
<b>Fiscal Year 2021</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2021</b>				
10/1/20		Transfer from Reserve Fund		\$ 0.54
10/1/20		Interest		\$ 0.06
11/1/20		Transfer from Reserve Fund		\$ 0.55
11/1/20		Interest		\$ 0.06
12/2/20		Interest		\$ 0.03
12/2/20		Transfer from Reserve Fund		\$ 0.29
1/5/21		Interest		\$ 0.03
1/5/21		Transfer from Reserve Fund		\$ 0.28
2/2/21		Interest		\$ 0.03
2/2/21		Transfer from Reserve Fund		\$ 0.28
3/2/21		Interest		\$ 0.03
3/2/21		Transfer from Reserve Fund		\$ 0.25
4/2/21		Interest		\$ 0.28
4/2/21		Transfer from Reserve Fund		\$ 0.03
5/2/21		Interest		\$ 0.27
5/2/21		Transfer from Reserve Fund		\$ 0.03
6/2/21		Interest		\$ 0.28
6/2/21		Transfer from Reserve Fund		\$ 0.03
7/2/21		Interest		\$ 0.03
7/2/21		Transfer from Reserve Fund		\$ 0.27
<b>TOTAL</b>				<b>\$ 3.65</b>
Project (Construction) Fund at 09/30/20				\$ 3,556.78
Interest Earned thru 07/31/21				\$ 3.65
Requisitions Paid thru 07/31/21				\$ -
Remaining Project (Construction) Fund				<b>\$ 3,560.43</b>
Percentage Completed				<b>100.00%</b>



**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2021**

Gross Assessments \$ 50,568.00 \$ 32,775.00 \$ 70,550.00 \$ 153,893.00  
Net Assessments \$ 47,028.24 \$ 30,480.75 \$ 65,611.50 \$ 143,120.49

**ON ROLL ASSESSMENTS**

							32.86%	21.30%	45.84%	54.16%
							O&M Portion	2018A-1 Debt Service Portion	2018A-4 Debt Service Portion	Total
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts				
11/13/20	ACH	\$1,041.62	(\$31.25)	\$0.00	\$0.00	\$1,010.37	\$332.00	\$215.18	\$463.19	\$1,010.37
11/23/20	ACH	\$5,821.42	(\$174.64)	\$0.00	\$0.00	\$5,646.78	\$1,855.49	\$1,202.61	\$2,588.68	\$5,646.78
12/23/20	ACH	\$27,673.03	(\$830.19)	\$0.00	\$0.00	\$26,842.84	\$8,820.34	\$5,716.79	\$12,305.71	\$26,842.84
12/30/20	ACH	\$101,952.00	(\$3,058.56)	\$0.00	\$0.00	\$98,893.44	\$32,495.59	\$21,061.60	\$45,336.25	\$98,893.44
01/20/21	ACH	\$5,568.54	(\$167.06)	\$0.00	\$0.00	\$5,401.48	\$1,774.88	\$1,150.37	\$2,476.23	\$5,401.48
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$30.36	\$30.36	\$9.97	\$6.47	\$13.92	\$30.36
03/17/21	ACH	\$3,051.19	(\$91.54)	\$0.00	\$0.00	\$2,959.65	\$972.52	\$630.32	\$1,356.81	\$2,959.65
04/13/21	ACH	\$494.33	(\$14.83)	\$0.00	\$0.00	\$479.50	\$157.56	\$102.12	\$219.82	\$479.50
05/15/21	ACH	\$920.82	(\$27.62)	\$0.00	\$0.00	\$893.20	\$293.50	\$190.23	\$409.47	\$893.20
06/21/21	ACH	\$1,535.11	(\$46.05)	\$0.00	\$0.00	\$1,489.06	\$489.29	\$317.13	\$682.64	\$1,489.06
<b>TOTAL</b>							<b>\$ 47,201.14</b>	<b>\$ 30,592.82</b>	<b>\$ 65,852.72</b>	<b>\$ 143,646.68</b>

**106%**

**Net Percent Collected**

**DIRECT BILL ASSESSMENTS**

Ox Bottom Mortgage Holdings, LLC 2020-01						
Net Assessments				\$99,021.30	\$99,021.30	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
1/17/21	10/1/20	10790	\$8,251.78	\$8,251.78	\$8,251.78	
1/17/21	11/1/20	10791	\$8,251.78	\$8,251.78	\$8,251.78	
1/17/21	12/1/20	10792	\$8,251.78	\$8,251.78	\$8,251.78	
1/17/21	1/1/21	10789	\$8,251.78	\$8,251.78	\$8,251.78	
2/18/21	2/1/21	10821	\$8,251.78	\$8,251.78	\$8,251.78	
3/15/21	3/1/21	10863	\$8,251.78	\$8,251.78	\$8,251.78	
4/7/21	4/1/21	10907	\$8,251.78	\$8,251.78	\$8,251.78	
6/2/21	5/1/21	10961	\$8,251.78	\$8,251.78	\$8,251.78	
6/4/21	6/1/21	11000	\$8,251.78	\$8,251.78	\$8,251.78	
7/12/21	7/1/21	11022	\$8,251.78	\$8,251.78	\$8,251.78	
	8/1/21		\$8,251.78	\$8,251.78	\$8,251.78	
	9/1/21		\$8,251.78			
<b>\$ 99,021.36</b>				<b>\$ 82,517.80</b>	<b>\$ 82,517.80</b>	

Ox Bottom Mortgage Holdings, LLC 2021-02						
Net Assessments				\$134,245.25	\$134,245.25	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund	
4/1/21	4/1/21	101	\$67,122.63	\$67,122.63	\$67,122.63	
	9/30/21		\$67,122.63			
<b>\$ 134,245.26</b>				<b>\$ 67,123</b>	<b>\$ 67,123</b>	

Ox Bottom Mortgage Holdings, LLC 2021-03						
Net Assessments				\$277,672.50	\$277,672.50	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund	
4/1/21	4/1/21	101	\$138,836.25	\$138,836.27	\$138,836.27	
	9/30/21		\$138,836.25			
<b>\$ 277,672.50</b>				<b>\$ 138,836</b>	<b>\$ 138,836</b>	

Ox Bottom Mortgage Holdings, LLC 2021-04						
Net Assessments				\$170,938.00	\$170,938.00	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund	
4/1/21	4/1/21	101	\$85,469.00	\$85,469.00	\$85,469.00	
	9/30/21		\$85,469.00			
<b>\$ 170,938.00</b>				<b>\$ 85,469</b>	<b>\$ 85,469</b>	

Ox Bottom Mortgage Holdings, LLC 2021-05						
Net Assessments				\$ 17,736.00	\$ 7,680.00	\$10,056.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
12/9/20	4/1/21	10738	\$8,868.00	\$8,868.00	\$ 3,840.00	\$5,028.00
12/9/20	9/30/21	10738	\$8,868.00	\$8,868.00	\$ 3,840.00	\$5,028.00
<b>\$ 17,736.00</b>				<b>\$ 17,736.00</b>	<b>\$ 7,680.00</b>	<b>\$ 10,056.00</b>



**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2021**

Thomas Thomson 2021-06						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
4/2/21	3/31/21	1001	\$739.00	\$739.00	\$	320.00
			\$	739.00	\$	320
						\$ 419
Leah Hollingsworth 2021-07						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
6/14/21	3/31/21	2472	\$739.00	\$739.00	\$	320.00
			\$	739.00	\$	320
						\$ 419
Thomas & Linsey Oberman 2021-08						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
1/13/21	3/31/21	312	\$739.00	\$739.00	\$	320.00
			\$	739.00	\$	320
						\$ 419
Carol & Calonie Pitts 2021-09						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
1/13/21	3/31/21	6344	\$739.00	\$739.00	\$	320.00
			\$	739.00	\$	320
						\$ 419
Ronnie & Marsha Hudson 2021-10						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
	3/31/21		\$739.00			
			\$	739.00	\$	-
						\$ -
Katherine Prescott 2021-11						
Net Assessments			\$	739.00	\$	320.00
						\$419.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2018A-3 Debt Service Fund
4/2/21	3/31/21	1715	\$739.00	\$739.00	\$	320.00
			\$	739.00	\$	320
						\$ 419