

*Canopy Community
Development District*

*Agenda Package
October 5, 2021*

AGENDA

Canopy
Community Development District
Meeting Agenda

Tuesday
October 5, 2021
11:00 a.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 (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
- III. Approval of Minutes
 - A. August 11, 2021 Board of Supervisors Meeting
 - B. August 11, 2021 Continued Meeting
- IV. Approval of Change Order #8 for Sandco, LLC for Welaunee Boulevard, Segment 3A for Increase of \$139,600
- V. Ratification of Final Amenity Policies
- VI. Consideration of Resolution 2022-01 Setting a Public Hearing Date Adopting Rules, Rates, Fees & Charges Related to Use of the District's Amenity Facilities
- VII. Discussion of Appraisal Report for Clubhouse and Approval of Deed for Conveyance
- VIII. Consideration of Work Authorization with Engineer for Welaunee Boulevard, Segment 3B (to be provided under separate cover)
- IX. Consideration of Resolution 2022-02, Waiving Rule 1.3 of ROP and Memo Regarding Advertisements
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - 1. Approval of Check Register Summary & Requisition Summary
 - 2. Balance Sheet & Income Statement
- XI. Other Business
- XII. Supervisors Requests
- XIII. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

SECTION A

**MINUTES OF MEETING
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, **August 11, 2021** at 1:30 p.m. at Dorothy B. Oven Park, 3205 Thomasville Road, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Darrin Mossing	District Manager by telephone
Jennifer Kilinski	District Counsel
Darrin Mossing, Jr.	GMS by telephone
Jason Greenwood	GMS by telephone
Nancy Marciniak	Resident by telephone
Daniel Stewart	Resident by telephone
Roni Alston	Resident by telephone
Residents	In attendance in person

FIRST ORDER OF BUSINESS

Roll Call

Ms. Kilinski called the meeting to order and stated due to the number of residents who want to participate and the COVID restrictions in this location we anticipate continuing this meeting to 6:00 p.m. at the open pavilion at the amenity center, located at 2877 Crestline Road. We are not going to have the budget hearing now; we will continue that until 6:00 p.m. We will have a roll call around the room and make sure we have everybody’s name and then we will go to people on the phone. You are welcome to give comments on the agenda items now, not on the budget yet, we are going to open the public hearing and we are going to continue that until tonight.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Marciniak asked does the discussion of the amenity operations include approval of the handbook or rules and regulations that will come into play?

Ms. Kilinski stated that item is not on the agenda today. We are still working through final fees and that will be brought back for adoption at the September meeting. We approved a preliminary set of rules for the amenity center and will bring those back for ratification but the form of those policies were already approved by the Board. To the extent you have comments on the specifics of that we will be happy to take your comments. If we find that things aren't working well and we need to change those you are welcome to review those on a month to month basis and work through them as often as may be necessary.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 6, 2021 Meeting

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the minutes of the July 6, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Kilinski stated we will have a motion to open the public hearing and if anyone wants to comment on the budget you can do that now since you are here in case you can't make it tonight, but we will be continuing the meeting to tonight to discuss in more specificity the budget at 6:00 p.m. at the pavilion.

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the public hearings on the budget and levy of assessments were opened.

- A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations**
- B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor the public hearings on the budget and levy of assessments were

continued to 6:00 p.m. at the Canopy Pavilion, 2877 Crestline Road, Tallahassee, Florida.

C. Consideration of Landowner Funding Agreement for Fiscal Year 2022

This item was continued with the public hearings.

FIFTH ORDER OF BUSINESS

Discussion of Amenity Center Opening and Operations

Mr. Asbury updated the board and residents on the opening of the amenity center and the pool and considerations needed to be made for operating the amenity center.

Mr. Mossing stated we will put the handbook on the website this afternoon.

SIXTH ORDER OF BUSINESS

Ratification of Fee Agreement and Joint Letter with KE Law Group, PLLC

Ms. Kilinski stated you all received a letter from Hopping Green & Sams that part of the CDD practice left Hopping and started KE Law Group. That letter was signed along with a fee agreement that is in line with the current fees the district has been paying for previous services.

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the fee agreement and joint letter with KE Law Group, PLLC was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Change Order no. 7 with Sandco, LLC for Welaunee Boulevard Segment 3A and Segment 2 Turn lanes

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor change order no. 7 with Sandco, LLC for Welaunee Boulevard segment 2A and Segment 2 Turn Lanes was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Contract Amendment to the Dantin Consulting, LLC Agreement

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the amendment to the Dantin Consulting, LLC agreement was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Meeting Schedule for Fiscal Year 2022

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the fiscal year 2022 meeting schedule reflecting meetings on the following dates was approved: October 5, 2021, November 2, 2021, December 7, 2021, January 11, 2022, February 1, 2022, March 1, 2022, April 5, 2022, May 3, 2022, June 7, 2022, July 12, 2022, August 16, 2022, and September 13, 2022.

ii. Balance Sheet and Income Statement

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Ms. Castille seconded by Mr. Russell with all in favor the meeting was continued to 6:00 p.m. at the Canopy Pavilion, 2877 Crestline Road, Tallahassee, Florida.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

**MINUTES OF MEETING
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Canopy Community Development District held Tuesday, August 11, 2021 at 1:30 p.m. at Dorothy B. Owen Park, 3205 Thomasville Road, Tallahassee, Florida was continued to **August 11, 2021** at 6:00 p.m. at the Canopy Pavilion, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

Darrin Mossing	District Manager by telephone
Jennifer Kilinski	District Counsel
Darrin Mossing, Jr.	GMS by telephone
Jason Greenwood	GMS by telephone

Approximately 100 residents were present for the budget hearing.

Due to the quality of the recording, the following is a summary of the actions that took place at the meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Kilinski called the continued meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS**Public Hearing**

On MOTION by Mr. Russell seconded by Mr. Brady with all in favor the continued public hearings were opened.

Ms. Kilinski gave an overview of the budget process, debt assessments and the O&M assessments and stated the board has met in previous public meetings to discuss the proposed budget, and the amount of O&M assessment is based on the budget numbers that the board is considering this evening.

Mr. Asbury gave an overview of last year's budget and reviewed in detail the proposed Fiscal Year 2022 budget and responded to questions on specific line items from the residents. Public comments on the proposed budget and proposed assessments were received.

Ms. Kilinski, in response to an audience comment, stated the District's financials are subject to independent audits, accounting and internal controls and an independent audit happens every year, if there are overages in the amounts that were collected as to the actual budgeted expenditures, it is carried forward to the next year to reduce the assessment levels or may be used for public purposes. There are anticipated costs, such as field operations costs, landscape maintenance, wetland reporting, etc, that happen every year regardless of whether the amenity center is open. Engineering services, assessment roll, dissemination agent, legal, audit, information technology services, printing and binding, insurance and field services, landscape maintenance, irrigation. We are required by law to account for every single dollar in expenditure that happens in this district and those expenditures have all been made on public expenditures. There were overages in a number of landscape enhancements, replacements, irrigation and water, security and alarms, repairs and maintenance and capital reserve because this district does own of the majority of the public infrastructure. The \$344 assessment from last fiscal year, as the chairman was talking about of that total \$250,000 pot and the assessment allocation for undeveloped and developed property result in that \$250,000 budget which is entirely expended on governmental functions. Every year there is a budget amendment in November that right-sizes the revenues and expenditures. For this fiscal year there will be a month of amenity center operational expenditures that is anticipated to be incurred in September, which is still in the current fiscal year. I want to be clear that there is a lot of disinformation about how governmental budgeting, accounting and expenditures occur but the items for which this District has spent money are for

qualified public expenditures. I'm hearing that you are saying that the enhancements are not up to par and I think that is something that we need to address, especially with the field services person that is responsible for overseeing contracts and administration.

A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor Resolution 2021-06 was approved.

B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor Resolution 2021-06 was approved.

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor the public hearings were closed.

C. Consideration of Landowner Funding Agreement for Fiscal Year 2022

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor the Fiscal Year 2022 funding agreement with Ox Bottom Mortgage Holdings, LLC was approved.

On MOTION by Ms. Castille seconded by Mr. Asbury with all in favor the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CHANGE ORDER NO. 8

Date of Issuance: 9/17/2021

Effective Date: _____

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

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

Description: **48-inch stormwater pipe and structures to serve Holy Comforter. - 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:

\$139,600.00

Contract Price incorporating this Change Order:

\$3,914,524.21

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. 7:

Substantial completion (days):

Ready for final payment (days):

Substantial completion (days or date): 321 days

Ready for final payment (days or date): 351 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): 338 days

Ready for final payment (days or date): 368 days

RECOMMENDED BY:
DANTIN CONSULTING, LLC

By: 

Title: V.P.

Date: 9/21/21

ACCEPTED:
CANOPY COMMUNITY DEVELOPMENT
DISTRICT

By: _____

Title: _____

Date: _____

ACCEPTED:
SANDCO, LLC

By: 

Title: Manager

Date: 9/17/21

EXHIBIT A

PROJECT: Welaunee Blvd. Seg. 3A & Seg. 2 Turn Lanes

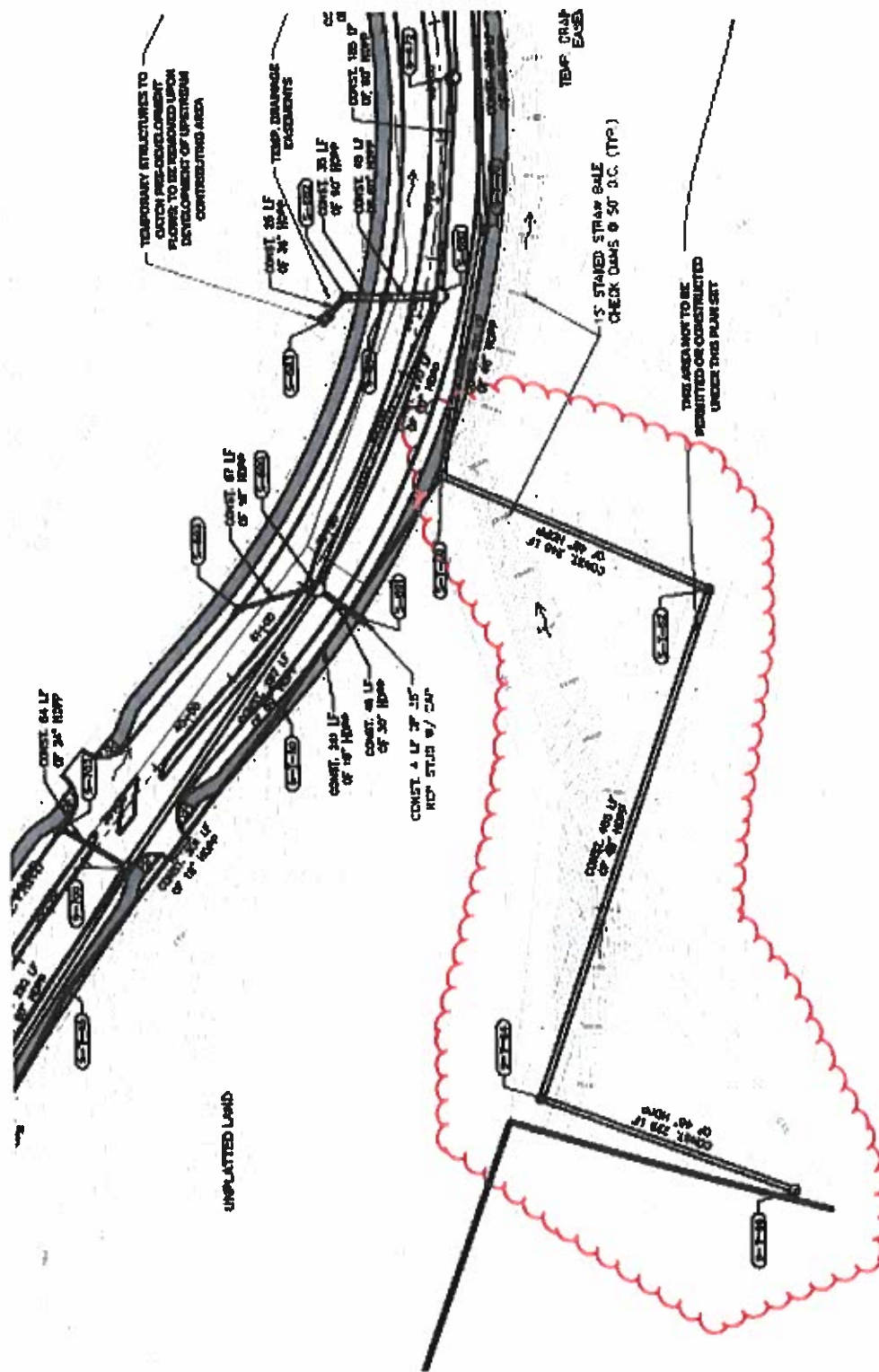
CHANGE ORDER NUMBER: 8

	Unit	Quantity	Unit Price	Ext. Price
CONTRACT ITEMS BEING ADDED				
PIPE CULV, OPT MATL, ROUND, 48" S/CD	LF	910.00	\$110.00	\$100,100.00
MANHOLES, J-8, <10'	EA	1.00	\$11,000.00	\$11,000.00
MANHOLES, J-8, >10'	EA	2.00	\$14,250.00	\$28,500.00
			TOTAL	\$139,600.00

Construction Days Requested 10 days

Rain and Recovery Days Requested 7 days
Aug-7,8,13,17,28
Sept-8,9

Addendum 8 Plans



SECTION V

CANOPY
COMMUNITY DEVELOPMENT DISTRICT

Amenity Facility Handbook

Last Updated: August 3, 2021

PART I: AMENITY USE POLICIES

DEFINITIONS

1. **“Amenities,” or “Amenity Facilities”** is defined as the Amenity Center, Pool Area, Fitness Center, sports courts, playgrounds, recreational trails, parking lots, open space, pavilions, and other appurtenances or related improvements, all located within the Canopy Community Development District.
2. **“Amenity Center”** shall mean the recreational complex located at 2877 Crestline Rd., Tallahassee, FL 32308, and consisting of, among other facilities, a clubhouse building, Pool Area, Fitness Center, playground, fire pits, covered pavilion and sport courts.
3. **“Amenity Staff”** shall mean any persons responsible for daily operation and/or maintenance of the Amenities, including the Amenity Manager, if any, lifeguards, facility attendants, maintenance personnel or any District employee(s). The District may in its discretion choose what level of staffing is appropriate for operation of the Amenities and may elect not to engage any or all of the aforementioned staff.
4. **“Annual User Fee”** shall mean the base fee established by the District for a non-Patron’s non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth herein.
5. **“Facility Access Fob”** shall mean the device issued to Patrons by the District which allows the Patron to access the Amenities.
6. **“Fitness Center”** is defined as the weight room and group fitness room located at the Amenity Center.
7. **“Board”** shall be defined as the Canopy Community Development District Board of Supervisors.
8. **“District”** shall be defined as the Canopy Community Development District.
9. **“District Operations Manager”** shall mean a representative of the District’s management company who serves as a point of contact between the District and Amenity Staff.
10. **“District Property”** shall mean all property owned by the District including, but not limited to, the Amenities, common areas, ponds, parking lots and District-owned roadways.
11. **“Guest”** shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited and accompanied for the day by a Patron to use the Amenities.

12. **“Household”** shall mean a group of individuals residing under one roof or head of household. This may consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.
13. **“Patron”** shall be defined as (1) persons or entities who own real property within the District; (2) Renters who are assigned amenity privileges by persons or entities who own real property within the District; and (3) those persons or entities who do not own land within the District but who have paid the Annual User Fee.
14. **“Playground” or “Playgrounds”** shall include the playgrounds at the Amenity Center and on all common District grounds.
15. **“Policies”** shall mean these Amenity Use Policies.
16. **“Pool” and “Swimming Pool”**, except where otherwise specified, shall mean the swimming pool located at the Amenity Center as well as the children’s splash pool located at the same location. **“Pool Area”** shall mean the Pool, plus any gazebos, adjacent decks, shade structures and other property or improvements within the fenced area surrounding the pool.
17. **“Renter”** shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.
18. **“Resident”** shall mean any person owning property within the District, and members of his or her Household.
19. **“Service Animal”** shall mean an animal trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

USE AT OWN RISK

ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT’S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY FOR AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, ILLNESS, PERSONAL INJURY, DEATH, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.

THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE

OF THE PLAYGROUND, POOL, FITNESS CENTER AND OTHER AMENITIES CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND WILL BE HELD ACCOUNTABLE RELATED TO SAME. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

ACCESS TO AMENITY FACILITIES

Annual User Fees. The annual user fee for persons not owning property within the Canopy Community Development District (“District”) is as follows: An amount equal to two times the amount of the combined operation and maintenance assessment and debt assessment for a seventy-foot lot, which will change from time to time based on the District’s budget.

1. ***Access Fobs.*** Two Facility Access Fobs will be issued to each Patron Household, for up to two Facility Access Fobs per Patron Household. Facility Access Fobs will be issued to Patrons at the time their membership commences or at a time reasonably soon thereafter, subject to availability of Facility Access Fobs and District Staff. All Patrons must have on their person Facility Access Fob for entrance to the Amenity Center. There is a **\$25.00** charge to replace lost or stolen fobs. Patrons are responsible for notifying the District immediately if a fob is lost or stolen. The lost or stolen fob shall be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Facility Access Fobs may NOT be given to any third-party individuals. Each Patron shall be responsible for the actions of those individuals using the Patron’s Facility Access Fob, unless said Facility Access Fob is reported as being lost or stolen.
2. ***Guests.***
 - (a) ***Maximum Guests.*** Except as otherwise provided for herein, each Patron household may bring a maximum of four Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities; and provided however that the Patron will be responsible for any harm caused by the Patron’s Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four-Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron’s particular household – e.g., a Patron household consisting of four people cannot bring up to two Guests each for a total of eight Guests, but instead can only bring a total of four Guests per visit on behalf of the entire household. Guests shall be subject to all rules and policies as the Board may adopt from time to time.
 - (b) ***Identification of Authorized Users.*** To better manage use of the facilities, the District in its discretion may require Patrons and Guests to “sign-in” prior to accessing the Amenities and/or to display District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

(c) *Registration / Disclaimer.* In order to use the Amenities, each Patron and all members of a Patron's Household shall register with the District by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

(d) *Renter Privileges.* Residents shall have the right to designate a Renter of their owned residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities. An Amenities transfer form must be completed by the Resident and the Renter to transfer such rights.

- i. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights, privileges and responsibilities to use the Amenities as the Resident.
- ii. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
- iii. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the department of their respective Renter.
- iv. Renters shall be subject to all rules and policies, including but not limited to these Policies, as the Board may adopt from time to time.

GENERAL PROVISIONS

1. Patrons must swipe their Facility Access Fob to enter certain areas of the Amenities and should carry their Facility Access Fob at all times when using the Amenities.
2. Unless provided elsewhere, youth under the age of sixteen (16) must be accompanied by an adult eighteen (18) years of age or older.
3. Hours of operation for the Amenities will be established and published by the District, which hours of operation may fluctuate based on the season, time of year and other circumstances. The Pool may be closed from time to time for common maintenance.
4. Dogs or other pets (with the exception of Service Animals) are not permitted inside the Amenity Center building or in the Pool Area. Where dogs are permitted, they must be leashed, and the person in control of the dog must clean up and dispose of all dog waste.

5. Fireworks of any kind are not permitted anywhere in the Amenities or adjacent areas.
6. No Patron, visitor or Guest is allowed in the service areas of the Amenity Facilities.
7. The Board reserves the right to amend or modify these Policies when necessary and will make its best attempts at notifying the Patrons of any changes by posting said changes on the District's website. However, it is incumbent upon Patrons to seek clarification for Policies applicable to the Amenity Facility.
8. The Board, Amenity Staff, and any other person so designated by the District shall have full authority to enforce these Policies.
9. Smoking and alcohol are not permitted anywhere in the Amenities.
10. Profanity and loud, disruptive, or unruly behavior are prohibited.
11. Disregard for any Amenities rules or Policies will result in expulsion from the facility and/or loss of Amenities privileges in accordance with the Disciplinary & Enforcement Rule at Part II of the Amenity Facility Handbook.
12. Glass and other breakable items are not permitted at the Amenities.
13. Patrons and Guests shall treat Amenity Staff and their fellow Patrons and Guests with courtesy and respect.
14. Skateboarding is not permitted at the Amenities, including all parking lots, and sidewalks comprising the Amenities.
15. Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in or around the Amenities. All bicycles must be placed at a bike rack.
16. No open flames are permitted in any indoor space with the exception of Sterno-type heaters used to warm food during private events, if permitted and authorized by the District.
17. No items may be brought to the Amenities that could cause injury, death or damage to property.
18. Unless otherwise stated, the Amenities are unattended, unmanned facilities and persons using the Amenities do so at their own risk.
19. Patrons and Guests are advised that the Amenities, or certain areas thereof, may be under 24-hour video surveillance for security purposes.
20. Fishing, swimming, wading and boating are not permitted in the District's ponds.

21. Except as permitted by the District, no commercial activities shall be conducted at the Amenities and no solicitation or commercial advertisements are permitted. This shall not prohibit the District from contracting with vendors to provide amenities programming or other services for the benefit of Patrons.
22. There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
23. Unless otherwise stated, all Amenities are available on a first-come, first-served basis.

PARKING POLICY

1. Vehicles must be parked in designated areas and may not be left in a District parking lot overnight.
2. Trailers, boats, RVs, and other oversized vehicles are not permitted to park in District parking lots at any time unless specifically authorized by the District.
3. Vehicles should not be parked on grassy areas, or in any way which blocks the normal flow of traffic on District property.

GENERAL SWIMMING POOL POLICIES

1. All Patrons must swipe their Facility Access Fob to enter the Pool Area. At any given time, a Patron may accompany up to four (4) Guests per Household at the Pool Area.
2. Children under the age of sixteen (16) must be accompanied by an adult at least eighteen (18) years of age in the Pool Area.
3. Radios, televisions and the like may be listened to if played at a volume that is not offensive to other Patrons and Guests. Electrical equipment is not allowed around the Pool Area.
4. Showers are required before entering the Pool Area.
5. Glass and other breakable items are prohibited in the Pool Area.
6. Pool hours will be posted but may be reduced without notice in order to facilitate maintenance, weather or scheduled events.
7. Pets (other than "Service Animals"), bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Pool Area or inside the pool gates at any time.
8. Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving is prohibited.

9. The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the Pool, including swim lessons, aquatic/recreational programs and pool parties.
10. Any person swimming when the Pool is closed may be suspended from using the Amenity Facilities.
11. Proper swim attire must be worn in the Pool Area.
12. Food and drink, including alcohol, are prohibited in, and within six feet, of the Pool deck.
13. No chewing gum is permitted in the Pool Area.
14. No diving, jumping, pushing, running or other horseplay is allowed in the Pool Area.
15. For the comfort of others, the changing of diapers or clothes is not allowed in the Pool Area.
16. No one shall pollute the Pool. Anyone who does pollute the Pool is liable for any costs incurred in treating and reopening the Pool.
17. Radio controlled watercraft are not allowed in the Pool.
18. Pool entrances must be kept clear at all times.
19. Smoking is not permitted around the Pool Area.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the Pool Area, thrown into the Pool or otherwise disturbed.
22. Loud, profane, or abusive language is prohibited.
23. Coolers of up to a 12-quart capacity are permitted at the Pool Area, provided however that glass and alcohol is prohibited and no food and drinks are permitted within six feet of the Pool deck area, as identified in Department of Health regulations, which may change from time to time.
24. Tennis balls, beach balls larger than 8", basketballs, Nerf Balls, soccer balls, or any other type of hard non-water sports balls are not permitted in the Pool Area. Masks and goggles must have shatter-proof polycarbonate lenses. Only the following inflatable or floating devices are permitted: 1) infant water floats with seats; 2) arm floats; and 3) pool noodles.

For numbers one and two, parents/guardians must remain within arm's length of children under their care. No other inflatable rafts, tubes, or floats are permitted. The District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.

25. Following Florida Department of Health Rule #64E-9.008 for public pools without permitted outdoor lighting, the Pool will close no later than one half-hour before sunset and may open no sooner than one half-hour after sunrise. Pool closing times will be posted in advance when possible.
26. Lap lanes shall be for lap swimming only, and are available on a first-come, first-served basis. Swimmers shall limit their use of the lap lanes to one (1) hour if other users are waiting. No pool noodles or other flotation devices are permitted in the lap lanes. Playing on the ropes is prohibited. Swimming in lap lanes shall be continuous and are intended for recreational swimming.

THUNDERSTORM POLICY

The lifeguards or Amenity Staff, if and when present, will oversee operation of the Pool Area, including making a determination of closure during thunderstorms and heavy rain. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. Notwithstanding the foregoing, the District shall have no obligation to provide staff at the Pool or oversee closures, and Patrons and Guests using the Pool shall be responsible for vacating the Pool area during periods of heavy rain, thunderstorms, and other inclement weather. All use is at each Patron's and Guest's own risk.

POOL CONTAMINATION POLICY

1. If contamination occurs, the Pool will immediately be closed.
2. Children under three years of age, and those who are not reliably toilet trained, must wear rubber-lined or other appropriate swim diapers and a swimsuit over the swim diaper.
3. In accordance with CDC and Florida Department of Health standards, if a child has experienced three (3) or more loose bowel movements within a twenty-four (24)-hour period they should not return to the Pool for the subsequent twenty-four (24) hours.

FITNESS CENTER POLICIES

All Patrons and Guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard for or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Amenity privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are presumed to have

consulted with a physician prior to commencing a fitness program and assume the risks inherent with exercise.

1. *Hours:* Use of the Fitness Center is permitted only during the posted hours. Any Patron using the Fitness Center outside of the posted hours will be responsible for reimbursing the District for any fees or charges incurred in responding to the Fitness Center security alarm.
2. *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and, if present, Amenity Staff.
3. *Eligible Users:* Patrons and Guests sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. No children under sixteen (16) years of age are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron aged eighteen (18) or older.
4. *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
5. *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
6. *Personal Training:* Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited. For purposes of this section, "personal training" shall mean provision of one-on-one fitness or exercise instruction by a person who does not have an established place of business for the primary purpose of conducting physical exercise and who holds a license or certification attesting that they are capable of providing such instruction.
7. *General Policies:*
 - (a) Each individual is responsible for wiping off fitness equipment after use.
 - (b) Use of personal trainers is not permitted in the Fitness Center.
 - (c) Hand chalk is not permitted to be used in the Fitness Center.
 - (d) Radios, tape players, CD players, and other personal music devices are not permitted unless they are personal units equipped with headphones.
 - (e) No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
 - (f) Weights or other fitness equipment may not be removed from the Fitness Center.
 - (g) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - (h) Please return weights to their proper location after use.
 - (i) Free weights are not to be dropped and should be placed only on the floor or on

equipment made specifically for storage of the weights.

- (j) Any fitness program operated established and run by the District may have priority over other users of the Fitness Center.

SPORT COURTS

The following rules apply to all sport courts owned and operated by the District, including but not limited to tennis courts, pickleball courts, etc., as applicable (the “Courts”):

1. *First-Come, First-Served Basis.* Courts are available for use by Patrons and Guests only on a first-come, first-served basis. When other players are waiting, Court use should be limited to one (1) hour.
2. *Attire.* All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the Courts.
3. *Pets.* Pets, with the exception of Service Animals, are not permitted on the Courts at any time.
4. *Food and Drinks.* Food and gum are not permitted on the Courts. Drinks must be in a non-breakable spill-proof container.
5. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the Courts.
6. *Operating Hours.* The Courts are open during the operating hours of the Amenity Center, or as otherwise posted. No one is permitted on the Courts at any other time unless a specific event is scheduled.
7. *Skateboards, Etc.* No bicycles, scooters, roller skates, roller blades or skateboards, hover boards or similar items are permitted on the Courts.
8. *Furniture.* No furniture, other than benches already provided, will be allowed on the playing surfaces of the Courts.
9. *Equipment.* Patrons are responsible for bringing their own equipment.
10. *Instruction for Fees Prohibited.* Except as expressly authorized by the District, instruction or training for fees, or solicitation of instruction or training for fees, is prohibited. This shall not prevent the District from contracting for provision of instruction as a community program for the benefit of Patrons and Guests.
11. *Fence.* Climbing the fence or tampering with any lock is prohibited.
12. *Radios.* Portable radios are prohibited on the Courts.

13. *Play at Your Own Risk.* The Courts are unattended, so all Patrons and Guests use the Courts at their own risk. All Patrons and Guests are assumed to have consulted their physician before participating in any sports activities and assume the inherent risks in participating in the same.

PLAYGROUND POLICIES

1. The Playgrounds shall be available for use from dawn to dusk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager and any Amenity Staff on site.
3. For the protection of equipment designed for the use by small children, Patrons over the age of 12 are not permitted to play on the equipment.
4. No roughhousing or horseplay on the Playgrounds.
5. Persons using the Playgrounds must clean up all food, beverages and miscellaneous trash brought to the Playgrounds.
6. The use of profanity or disruptive behavior is prohibited.

FIRE PIT POLICIES

1. Use of the Fire Pits is available on a first-come, first-served basis.
2. Only Patrons eighteen (18) years of age or older may operate the Fire Pits.
3. Glass and other breakable items are not permitted around the Fire Pits.
4. Alcoholic beverages are not permitted around the Fire Pits.
5. Patrons must fully turn off the Fire Pit after use; violators will be prohibited from future use.

TRAIL POLICIES

The following rules apply to the District's walking trails:

1. *Vehicles.* Trails are open to all forms of non-motorized transportation unless otherwise posted. Pedestrians have the right-of-way on trails unless otherwise posted. Bicycles and other "wheeled" travelers must yield to hikers.
2. *Hours of Operation.* Trails may be used from dawn until dusk.
3. *Approved Programs.* All events, races, and competitions must be facilitated by the District.
4. *Safety.* Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions. Faster users should pass on left and announce

their intention before passing. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.

5. *Designated Trails.* Trail users must stay on existing designated trails.
6. *Vegetation.* Do not disturb vegetation or wildlife.
7. *Wildlife.* Wildlife may be present on the trails. Users are advised to exercise caution.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, shall assume sole responsibility for his or her property and persons. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Amenities. Use is at the Patron's and Guest's own risk.

No person shall relocate or remove from the Amenity Facilities premises any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by the Patron and his or her Guests, invitees or any family members at the Amenities, and at any activity or function operated, organized, arranged or sponsored by the District or its contractors. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest, invitee or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District or its contractors or Patrons, either on or off the Amenities premises, shall do so at his or her own risk, and shall defend and hold the District and its Board, employees, staff, representatives, contractors, and agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of the District or its respective Board, employees, staff, representatives, contractors, and agents. Any Patron shall have, owe, and perform the same obligation to the District and its respective Board, employees, staff, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest, invitee or family member of such Patron.

Should any party bound by these District Policies bring suit against the District or its affiliates, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or its contractors or its Patrons or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, its contractors or its Patrons and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

PART II: DISCIPLINARY & ENFORCEMENT RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2021)

Effective Date: June 1, 2021

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District’s Amenities.

3. Suspension of Rights. The District, through its Board, District Manager, and General Manager, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of a Key Fob or otherwise allows unauthorized use;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules);
- f. Treats the District’s supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property;
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests; or
- i. Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe endangers District residents, staff and Guests.

4. Authority of District Manager and Onsite Staff. The District Manager, other onsite staff, or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District’s best interests to do so. The District Manager, onsite staff or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person’s privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

5. Process for Termination or Suspension of Amenity Privileges.

a. Offenses:

- i. First Offense: Verbal warning by District Manager or Amenity staff and suspension from the Amenities for up to one week from the commencement of the suspension. Violation is recorded by District Manager or Amenity staff, signed by the individual offender(s), and held on file at the Amenity.
- ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Manager or Amenity staff of a written report to be signed by the offender(s) and filed at the Amenity.
- iii. Third Offense: Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one year, depending on the nature of the violation.

- b. Each offense shall expire one year after such offense was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one year, or longer as provided for herein, the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire, and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or Amenity staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the

health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be considered and warranted.

- c. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

6. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. Fines. In the event of an infraction involving the commission of a crime on District property, resulting in law enforcement response to District property, or involving damage to or destruction of District property, the District may in its discretion assess a fine of up to \$500 in order to offset the legal and administrative expenses incurred by the District. Such fine shall be in addition to any suspension or termination of amenity privileges and/or any applicable legal action warranted by the circumstances. Additionally, the District may in its discretion hold any person who damages District property responsible for the cost of repairing or replacing such District property.

8. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SECTION VI

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES, AND CHARGES RELATED TO USE OF THE DISTRICT'S AMENITY FACILITIES AND A DISCIPLINARY AND ENFORCEMENT RULE, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board previously adopted on an interim basis certain rates and fees governing the use of its amenity facilities ("Rates and Fees") and a disciplinary and enforcement rule providing for enforcement of its rules and policies ("Disciplinary Rule"); and

WHEREAS, the Board now wishes to schedule a hearing to formally adopt said Rates and Fees and Disciplinary Rule pursuant to Chapter 120, *Florida Statutes*.

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

Section 1. The Board intends to adopt the proposed Rates and Fees, attached hereto as **Exhibit A**, and the Disciplinary Rule, a proposed copy of which is attached hereto as **Exhibit B** (together, "Rules"). The District will hold a public hearing on such Rules at a meeting of the Board to be held on **December 7, 2021 at 11:00 a.m. at Dorothy B. Owen Park, 3205 Thomasville Rd, Tallahassee, FL 32308**.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF OCTOBER, 2021.

ATTEST:

**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rates and Fees

EXHIBIT B: Disciplinary & Enforcement Rule

EXHIBIT A

Canopy CDD Fees	
<i>Item</i>	<i>Proposed Fee</i>
Non-Resident Annual User Fee	2x the amount of the combined operation and maintenance assessment and debt assessment for a twenty-foot lot, which will change from time to time based on the District's budget.
Replacement Facility Access Fob	\$25.00/fob

EXHIBIT B

PART II: DISCIPLINARY & ENFORCEMENT RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2021)

Effective Date: _____, 2021

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Canopy Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).
2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenity Rules established for the safe operations of the District’s Amenities.
3. **Suspension of Rights.** The District, through its Board, District Manager, and General Manager, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - a. Submits false information on any application for use of the Amenities;
 - b. Permits the unauthorized use of a Key Fob or otherwise allows unauthorized use;
 - c. Exhibits unsatisfactory behavior, deportment or appearance;
 - d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District rules or policies (e.g., Amenity Rules);
 - f. Treats the District’s supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - g. Damages or destroys District property;
 - h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests; or
 - i. Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe endangers District residents, staff and Guests.
4. **Authority of District Manager and Onsite Staff.** The District Manager, other onsite staff, or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District’s best interests to do so. The District Manager, onsite staff or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person’s privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

5. **Process for Termination or Suspension of Amenity Privileges.**

a. Offenses:

- i. First Offense: Verbal warning by District Manager or Amenity staff and suspension from the Amenities for up to one week from the commencement of the suspension. Violation is recorded by District Manager or Amenity staff and held on file.
- ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by District Manager or Amenity staff of a written report which is held on file.
- iii. Third Offense: Suspension of all Amenity privileges for up to one year. Such suspension shall initially run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender's privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one year, depending on the nature of the violation.

- b. Each offense shall remain on record and expire one year after such offense was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one year, or longer as provided for herein, the number of offenses on record for such offender shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire, and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or Amenity staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting no matter how many prior offenses are on record. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be considered and warranted.

- c. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Fines.** In the event of an infraction involving the commission of a crime on District property, resulting in law enforcement response to District property, or involving damage to or destruction of District property, the District may in its discretion assess a fine of up to \$500 in order to offset the legal and administrative expenses incurred by the District. Such fine shall be in addition to any suspension or termination of amenity privileges and/or any applicable legal action warranted by the circumstances. Additionally, the District may in its discretion hold any person who damages District property responsible for the cost of repairing or replacing such District property.

8. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SECTION VII

AN APPRAISAL REPORT

OF

**2.89 +/- ACRES OF LAND
LOCATED AT**

**CRESTLINE ROAD
TALLAHASSEE, FL
32308**

AS OF

MAY 13, 2021

FOR

**MR. JUSTIN GHAZVINI
4708 CAPITAL CIRCLE NW
TALLAHASSEE, FL 32303**

BY

**STEPHEN A. GRIFFITH, MAI, SRA
CERT GEN RZ 320
BELL, GRIFFITH & ASSOCIATES, INC.
1679 METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA
32308**

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CHARLES T. HART III
Cert Gen. RZ 1513

September 9, 2021

Mr. Justin Ghazvini
4708 Capital Circle NW
Tallahassee, FL 32303

Re: 2.89+/- Acres and Clubhouse located at Crestline Road

Dear Mr. Ghazvini:

In accordance with your request and our agreement, we have completed an appraisal of the 2.89 +/- acres of land located at Crestline Road, in Tallahassee, FL.

The objective of this appraisal is to estimate the retrospective market value of the subject parcel as of May 13, 2021. It is our understanding this appraisal is for internal purposes by the named client. The estimate of retrospective market value expressed in this report represents the Fee Simple Interest in the property.

The following Appraisal Report describes the property, its general neighborhood environment, and our method of approach to the valuation problem. All factors which are considered relevant to the value estimate have been thoroughly analyzed and investigated. This appraisal was prepared in accordance to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal assignment is not to be rendered on the basis of a requested minimum value or specific value, which would result in the pre-approval of a loan.

(2)

Subject to the assumptions, limiting conditions and certificate found elsewhere in this report, it is our opinion that the 2.89 acres of land has a current market value, as of May 13, 2021 of:

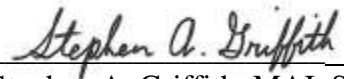
ONE MILLION THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS
(\$1,385,000)

In addition, the subject improvements including a clubhouse, pool and tennis courts and site improvements have a replacement cost of:

FOUR MILLION THREE HUNDRED THOUSAND DOLLARS
(\$4,300,000)

If we may be of further assistance, please advise.

Sincerely,



Stephen A. Griffith, MAI, SRA
Cert Gen RZ 320

File No.: 21093

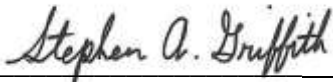
TABLE OF CONTENTS

CERTIFICATION OF APPRAISAL	5
EXECUTIVE SUMMARY	6
IDENTIFICATION OF THE TYPE OF APPRAISAL AND REPORT FORMAT	8
LIMITING CONDITIONS	8
INTENDED USER AND INTENDED USE OF THE APPRAISAL	10
CLIENT	10
OBJECTIVE OF THE APPRAISAL.....	10
DATE OF THE APPRAISAL	10
DATE OF VALUE	10
DATE OF INSPECTION	10
PROPERTY RIGHTS APPRAISED	10
DEFINITION OF MARKET VALUE	11
SCOPE OF THE APPRAISAL	12
IDENTIFICATION OF THE PROPERTY	16
OWNER OF RECORD.....	16
LEGAL DESCRIPTION	16
SALES HISTORY & CONTRACTS	16
AREA ANALYSIS	22
NEIGHBORHOOD DESCRIPTION	25
SITE ANALYSIS	26
PROPERTY TAX DATA.....	32
MARKETABILITY AND MARKETING TIME	33
EXPOSURE TIME	34
ANALYSIS OF DATA & CONCLUSIONS	35
HIGHEST AND BEST USE	36
LAND VALUE ANALYSIS	38
FINAL RECONCILIATION - LAND VALUE	48
ADDENDA.....	53

CERTIFICATION OF APPRAISAL

I, the undersigned, hereby certify:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- As of the date of this report, I, Stephen A. Griffith, have completed the continuing education program for Designated Members of the Appraisal Institute.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Stephen A. Griffith, MAI, SRA
Cert Gen 320

September 9, 2021

Date

EXECUTIVE SUMMARY

Project Identification: 2.89 +/- acres of land located at Crestline Road. The subject is further identified by the following Tax Parcel Number: 11-15-33 A-001-0

Owner's Name Ox Bottom Mortgage Holdings, LLC
4708 Capital Circle NW
Tallahassee, FL 32308

Appraiser: Stephen A. Griffith MAI, SRA
Cert Gen RZ 320
Bell, Griffith & Associates, Inc.

Dates: Date of Value: May 13, 2021
Date of Inspection: May 13, 2021
Date of Report: September 9, 2021

Report Option: Appraisal Report Format, USPAP Standard 2-2 (a) 2020-2021

Interest Appraised: Fee Simple Interest

Parcel Size: 2.89 +/- acres or 125,888 SF More or Less

Ownership History, Listings, There have been no recorded market transactions regarding the subject property within the last three-year period. There are no known listings or contracts.

Parcel Access: Crestline Road

Zoning/Land Use: Canopy PUD

EXECUTIVE SUMMARY (Cont.) Page 2

Utilities:	All utilities are available
Flood Zone Information:	Zone "X".
Easements and Encumbrances:	There are no known easements or encumbrances.
Mineral Rights:	Unknown
Highest & Best Use:	Commercial Development
Present Use:	Vacant Land
Special Assumptions/Limiting Conditions	Standard Conditions
Indicated Value per SF:	\$11.00
Total Indicated Value:	\$1,385,000

IDENTIFICATION OF THE TYPE OF APPRAISAL AND REPORT FORMAT

The following Appraisal Report describes the property, its general neighborhood environment and our method of approach to the valuation problem. All factors which are considered relevant to the value estimate have been thoroughly analyzed and investigated. This appraisal was prepared in accordance to the Uniform Standards of Professional Appraisal Practice (USPAP). The following report format is considered an Appraisal Report in accordance with SR 2-2 (a).

LIMITING CONDITIONS

The following assumptions and limiting conditions apply to this appraisal report:

1. No responsibility is assumed for the legal description provided or formatters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The appraiser is not a home inspector or licensed building contractor. The appraiser makes no warranties as to the condition, description of materials or quality of construction. The client is advised to obtain a building inspection from a licensed contractor or building inspector. **This appraisal, or any part thereof should not be relied on for insurance purposes.**
12. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

LIMITING CONDITIONS (Con't)

13. It should be noted that we are in the midst of unprecedented times with the outbreak of COVID-19. As of the effective date of the appraisal, no impact noted for supply/demand with the current local/global economic conditions. However, future changes in these factors may occur which could affect future value. Appraisers cannot predict factors that have not occurred yet or adjust market value against unknown and future events.

EXTRAORDINARY ASSUMPTION

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. Although the subject is improved with a community clubhouse, the subject is being appraised as if vacant land and can be sold to an individual for development for a commercial use.

The replacement costs of the improvements is cost of construction and does not represent market value.

HYPOTHETICAL CONDITIONS

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. In this analysis it is assumed the subject is vacant and can be sold in the open market for development.

INTENDED USER AND INTENDED USE OF THE APPRAISAL

The intended user of this report is Mr. Justin Ghazvini and or participants or affiliates. The purpose of this assignment is to estimate the current market value of the subject parcel. The intended use of this assignment is for internal use by the named client.

CLIENT

The client is Mr. Justin Ghazvini

OBJECTIVE OF THE APPRAISAL

To estimate the current market value of the Fee Simple Interest in the property.

DATE OF THE APPRAISAL

The date of the appraisal is September 9, 2021

DATE OF VALUE

The date of the value is May 13, 2021, the retrospective date.

DATE OF INSPECTION

The date of inspection is February 10, 2021.

PROPERTY RIGHTS APPRAISED

The rights appraised consist of the Fee Simple Interest in the real estate.

DEFINITION OF FEE SIMPLE

Fee Simple Title is regarded as an estate without limitations or restrictions. It is possible to own all rights in a parcel of real estate or only a portion. A person or persons owning all rights is said to possess fee simple interest.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *

*** 12 CFR Banks and Banking. Part 34.42, Subpart C, Appraisals**

SCOPE OF THE APPRAISAL

In the appraisal process, the first step is to determine the type of property to be appraised. This is accomplished by physically inspecting the property. The appraiser inspected the property on February 10, 2021. The retrospective date of value will be May 13, 2021. The subject consists of 2.89 +/- acres of land located at Crestline Road. The appraiser also inspected the surrounding neighborhood.

A neighborhood inspection is performed to determine the surrounding uses of properties as well as any external factors that may impact the subject property. This inspection can denote whether a neighborhood is going through a process of transition where property uses are changing. In addition, it is important to identify properties or uses which are offensive as they can have a detrimental effect on the subject property's value.

After the inspection was completed, the appraiser determined the market data needed to be collected to derive a value estimate by the three approaches to value. The three approaches to value are the cost approach, the sales comparison approach and the income capitalization approach. Each approach to value utilizes market, derived data.

Market derived data used in the sales comparison approach is typically collected from public records and verified by one of the parties involved in the transaction. Cost data utilized in the cost approach typically comes from national cost estimation services or from known cost figures derived from similar properties constructed in the local market. Income and expense figures are compiled from the past operating history of the subject and compared with known figures on similar properties in the local market. Actual income and expense figures on the subject are preferred and considered the most accurate. Frequently however, the subject is an owner-occupied facility or is proposed construction necessitating the use of market-derived information.

The appraiser considers each of the three approaches to value, along with its strengths and weaknesses, but only the approaches that are considered reliable and applicable to the subject assignment are typically used and presented. If a method is not used, it is important to state the reason this method was not considered. In this assignment the subject consists of vacant land and only the Sales Comparison Approach is considered applicable.

SCOPE OF THE APPRAISAL (Continued)

THE COST APPROACH

The principle of substitution forms the basis of the Cost Approach for improved properties. This principle affirms that no prudent investor would pay more for an existing improved property than it would cost to purchase a site and construct a structure of similar utility without undue delay. The Cost Approach is especially applicable for new or proposed construction that represents the highest and best use of the site. This approach is also helpful when there is little or no recent sales information of similarly improved parcels. The subject consists of 2.89 +/- acres of land. This approach to value is not applicable since the subject consists of vacant land.

SALES COMPARISON APPROACH

In this approach, an indication of value is obtained by comparing the subject property to similar properties that have either recently sold or are currently offered for sale. The sales comparison approach is helpful in almost all appraisals. The steps for this approach are:

1. Identify, the salient characteristics that affect the subject property's value.
2. Research the market for sales and listings of competitive properties with similar characteristics.
3. Obtain and verify pertinent information about each sale, including sales price, date of sale, terms and conditions of sale.
4. Analyze each comparable and compare it to the subject property, especially consider time of sale, location of the property and the salient characteristics that affect value.
5. Adjust each sale for differences between it and the subject property.
6. Derive an indicated value after analysis and adjustment for differences between the comparable sales and the subject property.

Market price is the basic guide to market value but may be misleading if a portion of that market price reflects purchase of not only real estate, but also favorable financing. The sales comparison approach is weak if there is a lack of sales similar to the subject. This approach also assumes that market behavior and market forces that occurred in the past will continue into the future. Generally, activities that occurred in the past are accepted as the best guide to anticipate, immediate and near-future activities.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach to value is based on the premise that the higher a property's earnings, the higher the value. The investor who purchases income producing real estate is essentially paying for the right to receive future income produced by this property. The Income Capitalization Approach to value consists of several methods, techniques and mathematical procedures and models that convert anticipated income benefits to present value. This approach to value is especially meaningful when analyzing investment type properties, including office buildings, apartment complexes, shopping centers and other similar facilities. The income approach will not be developed on the subject property since there is no income stream on the vacant land.

PART III-PRESENTATION OF THE DATA

IDENTIFICATION OF THE PROPERTY

2.89 +/- acres of land located at Crestline Road. The subject is further identified by the following Tax Parcel Number:

11-15-33-00A-0010

2.89 Acres

OWNER OF RECORD

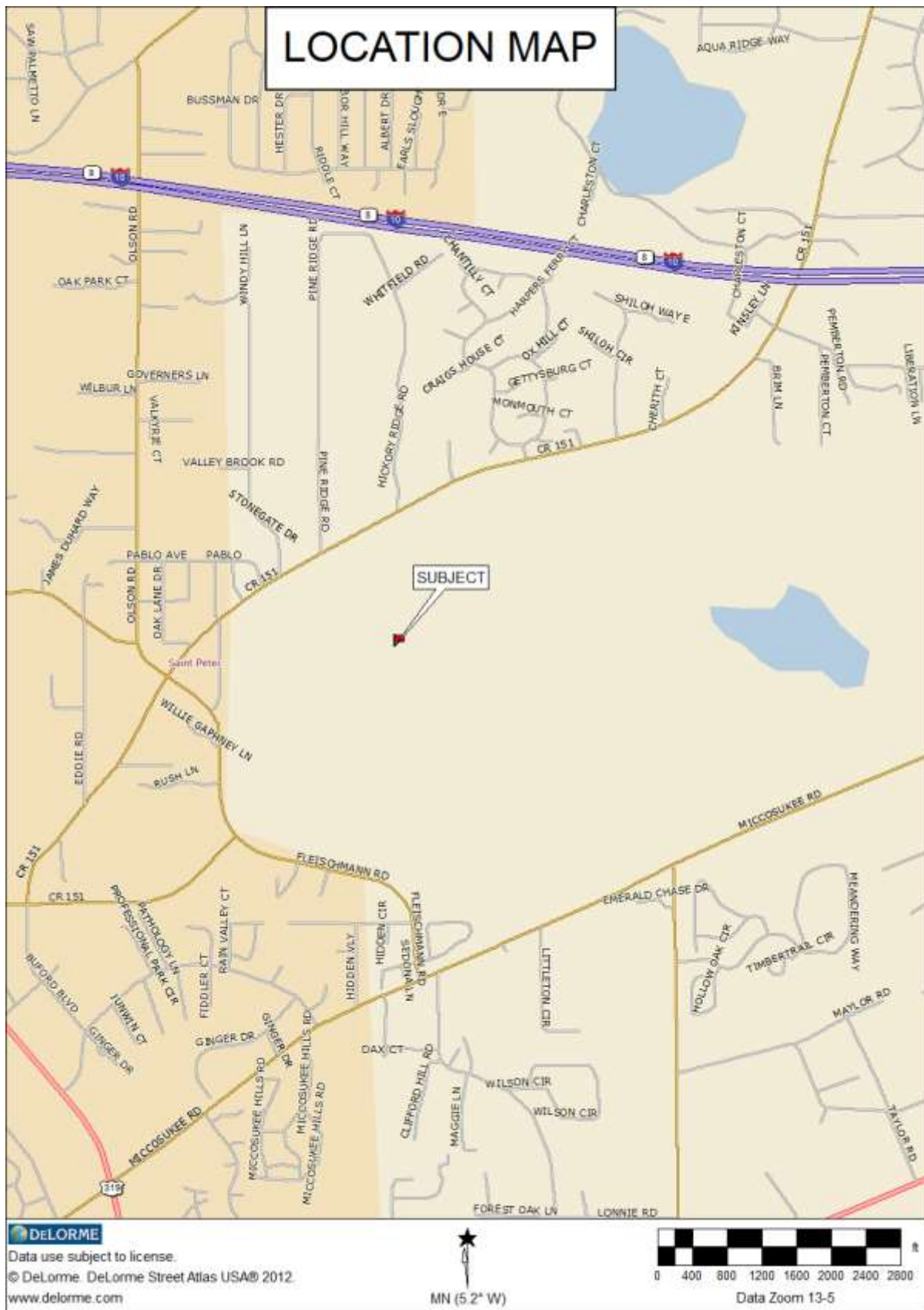
Ox Bottom Mortgage Holdings, LLC
4708 Capital Circle NW
Tallahassee, FL 32303

LEGAL DESCRIPTION

Lot 1, Block A, Canopy Clubhouse

SALES HISTORY & CONTRACTS

There have been no recorded market transactions regarding the subject property within the last three-year period. There are no known contracts or listings on the subject property.





Subject Exterior



Subject Exterior



Subject Exterior



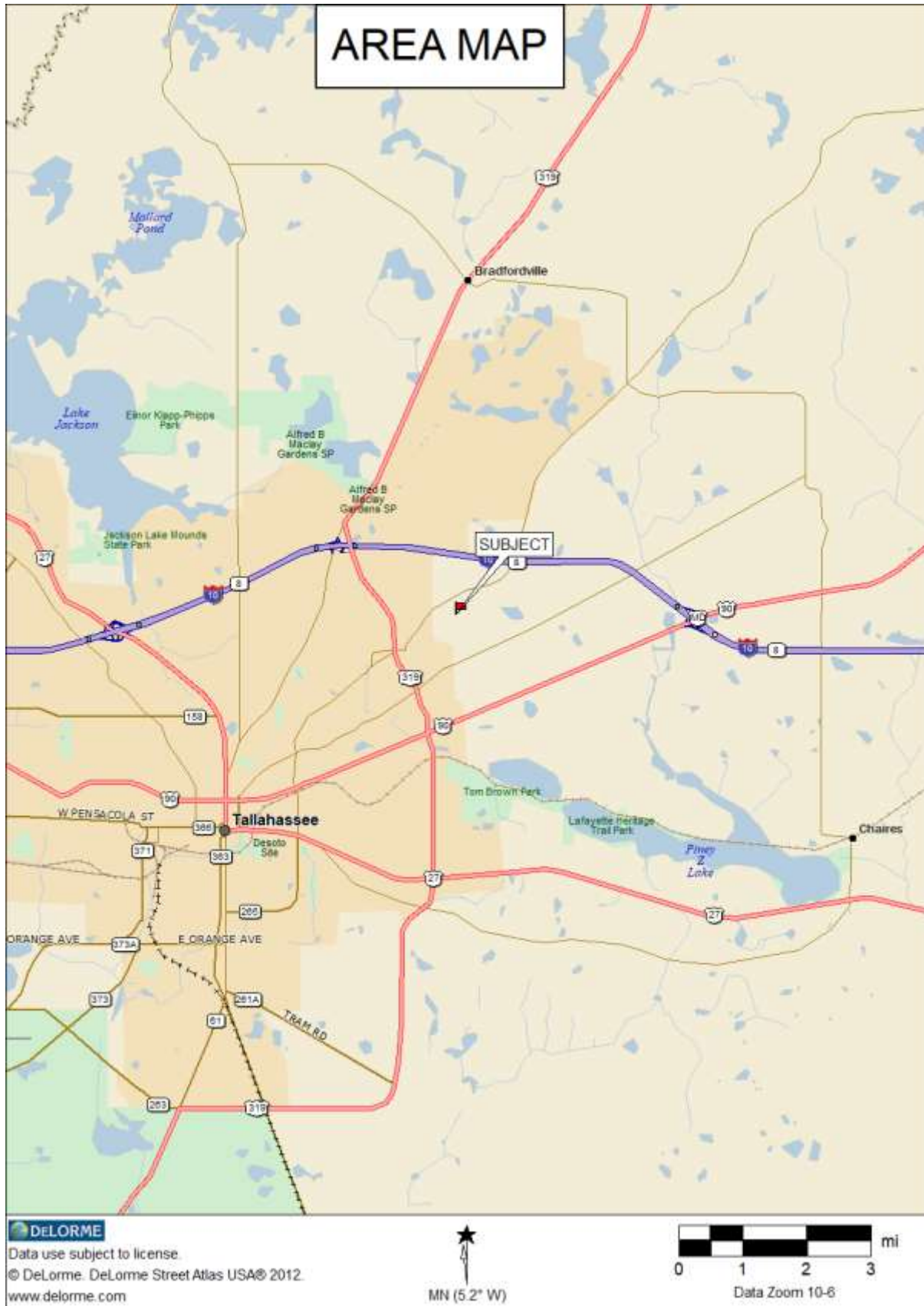
Subject- Pool Area



Tennis Courts



Subject



AREA ANALYSIS

Leon County

Florida's 22nd most populous county
with 1.4% of Florida's population



Population

Census Population	Leon County	Florida
1980 Census	146,855	9,746,961
1990 Census	162,493	12,938,071
% change 1980-90	29.5%	32.7%
2000 Census	239,452	15,982,824
% change 1990-00	24.4%	23.5%
2010 Census	275,487	18,801,332
% change 2000-10	15.0%	17.6%
Age		
% Under 18 years of age	19.6%	21.3%
% 65 years of age and over	9.4%	17.3%
Race & Ethnicity		
% White alone	63.0%	75.0%
% Black or African American alone	30.3%	16.0%
% Hispanic or Latino (of any race)	5.8%	22.5%
Estimates and Projections		
2019 Estimate	296,499	21,206,589
% change 2010-19	7.6%	12.8%
2020 Projection based on 2019 estimate	299,764	21,555,388
% change 2019-20	1.1%	1.6%
2025 Projection based on 2019 estimate	314,870	23,130,870
% change 2020-25	5.0%	7.3%
2018 Median Age	31.5	41.7

Density		
Persons per square mile		
2000	359.1	296.4
2010	413.1	350.8
2019	444.6	399.7

Population Characteristics

	Leon County	Florida
Language spoken at home other than English		
Persons aged 5 and over	9.8%	29.1%
Place of birth		
Foreign born	6.8%	20.5%
Veteran status		
Civilian population 18 and over	6.8%	8.9%

Households and Family Households

	Leon County	Florida
Households		
Total households, 2000 Census	96,521	6,338,075
Family households, 2000 Census	54,305	4,210,760
% with own children under 18	49.2%	42.3%
Total households, 2010 Census	110,945	7,420,802
Family households, 2010 Census	60,908	4,835,475
% with own children under 18	44.3%	40.0%
Average Household Size, 2010 Census	2.35	2.48
Average Family Size, 2010 Census	2.94	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of individuals who share housing quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Census counts may be rounded. See Census Data Quality Guidelines (2010).

Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Leon County	Florida
2015 GDP	12,986,116	839,124,321
Percent of the State	1.5%	
2016 GDP	13,337,263	866,730,997
Percent of the State	1.5%	
2017 GDP	13,747,492	896,117,037
Percent of the State	1.5%	
2018 GDP	14,165,147	924,873,329
Percent of the State	1.5%	

Housing

Housing Counts	Leon County	Florida
Housing units, 2000 Census	103,974	7,302,947
Occupied	96,521	6,337,929
Owner-occupied	55,008	4,441,799
Renter-occupied	41,515	1,896,130
Vacant	7,453	965,018
Housing units, 2010 Census	124,136	8,989,580
Occupied	110,945	7,420,802
Owner-occupied	60,393	4,998,979
Renter-occupied	50,552	2,421,823
Vacant	13,191	1,568,778

Units Permitted

1990	2,829	126,384
2000	2,200	155,289
2010	434	38,679
2011	883	42,360
2012	1,050	64,810
2013	1,126	86,752
2014	1,114	84,075
2015	695	109,924
2016	1,380	116,240
2017	1,761	122,719
2018	1,806	144,427
2019	1,953	154,302

Residence 1 Year Ago

Persons aged 1 and over	Leon County	Florida
Same house	74.5%	84.3%
Different house in the U.S.	24.7%	14.6%
Same county in Florida	14.8%	8.7%
Different county in Florida	7.1%	3.1%
Different county in another state	3.1%	2.6%
Abroad	0.7%	1.1%

Employment by Industry

Number of Establishments 2018	Leon County	Florida	Percent of All Establishments 2018	Leon County	Florida
All industries	8,950	702,390	All industries	8,950	702,390
Natural Resource & Mining	33	5,296	Natural Resource & Mining	0.4%	0.8%
Construction	783	72,382	Construction	8.9%	10.3%
Manufacturing	125	20,817	Manufacturing	1.4%	2.9%
Trade, Transportation and Utilities	1,422	140,270	Trade, Transportation and Utilities	16.2%	20.0%
Information	175	11,409	Information	2.0%	1.6%
Financial Activities	902	74,472	Financial Activities	10.3%	10.6%
Professional & Business Services	2,296	184,702	Professional & Business Services	26.1%	23.4%
Education & Health Services	917	74,679	Education & Health Services	10.4%	10.6%
Leisure and Hospitality	836	57,271	Leisure and Hospitality	9.3%	8.2%
Other Services	980	58,289	Other Services	11.1%	8.0%
Government	252	6,028	Government	2.9%	0.9%

Industries may not add to the total due to rounding and nonresidential.

Employment by Industry					
Average Annual Employment, % of All Industries, 2018	Leon County	Florida	Average Annual Wage 2018	Leon County	Florida
All industries	151,280	8,701,215	All industries	\$45,272	\$50,062
Natural Resource & Mining	0.1%	0.8%	Natural Resource & Mining	\$42,187	\$34,888
Construction	4.2%	8.2%	Construction	\$44,613	\$51,290
Manufacturing	1.2%	4.3%	Manufacturing	\$51,963	\$61,739
Trade, Transportation and Utilities	13.3%	20.4%	Trade, Transportation and Utilities	\$33,139	\$44,753
Information	1.8%	1.8%	Information	\$59,341	\$61,166
Financial Activities	4.7%	8.8%	Financial Activities	\$54,254	\$75,340
Professional & Business Services	11.9%	15.7%	Professional & Business Services	\$62,041	\$60,915
Education & Health Services	14.6%	14.8%	Education & Health Services	\$48,946	\$50,785
Leisure and Hospitality	12.2%	14.1%	Leisure and Hospitality	\$18,315	\$25,881
Other Services	3.9%	3.2%	Other Services	\$45,977	\$36,401
Government	32.1%	12.2%	Government	\$51,047	\$54,534

Industries may not add to the total due to confidentiality and rounding.

Labor Force					
Labor Force as Percent of Population Aged 18 and Older	Leon County	Florida	Unemployment Rate	Leon County	Florida
1990	78.1%	64.3%	1990	3.2%	8.1%
2000	71.5%	63.7%	2000	3.1%	3.7%
2010	67.7%	62.2%	2010	7.9%	11.1%
2018	64.9%	61.2%	2018	3.1%	3.1%

Income and Financial Health					
Personal Income (\$000s)	Leon County	Florida	Per Capita Personal Income	Leon County	Florida
1990	\$3,634,328	\$257,571,430	1990	\$18,722	\$19,783
2000	\$6,649,930	\$472,258,583	2000	\$27,642	\$29,428
2010	\$10,110,041	\$725,074,023	2010	\$36,887	\$38,474
2011	\$10,706,954	\$764,833,864	2011	\$38,468	\$40,047
% change 2010-11	5.8%	5.5%	% change 2010-11	4.9%	4.1%
2012	\$10,671,023	\$793,428,830	2012	\$37,628	\$41,055
% change 2011-12	-0.3%	3.8%	% change 2011-12	-2.2%	2.5%
2013	\$10,473,548	\$795,424,889	2013	\$37,154	\$40,659
% change 2012-13	-1.9%	0.3%	% change 2012-13	-1.3%	-1.0%
2014	\$11,057,223	\$856,161,882	2014	\$38,999	\$43,109
% change 2013-14	5.7%	7.6%	% change 2013-14	5.0%	6.0%
2015	\$11,458,805	\$915,895,494	2015	\$40,065	\$45,287
% change 2014-15	3.5%	7.0%	% change 2014-15	2.7%	5.1%
2016	\$11,844,540	\$942,481,242	2016	\$41,273	\$45,884
% change 2015-16	3.4%	2.9%	% change 2015-16	3.0%	0.9%
2017	\$12,343,158	\$1,004,144,269	2017	\$42,380	\$47,869
% change 2016-17	4.2%	6.5%	% change 2016-17	2.7%	4.8%
2018	\$13,011,019	\$1,086,448,916	2018	\$44,462	\$50,070
% change 2017-18	5.4%	8.2%	% change 2017-18	5.0%	4.8%

Earnings by Place of Work (\$000s)	Leon County	Florida	Median Income	Leon County	Florida
1990	\$3,085,143	\$161,135,722	Median Household Income	\$51,201	\$53,267
2000	\$5,953,529	\$306,751,767	Median Family Income	\$76,322	\$64,312
2010	\$8,231,125	\$438,991,235			
2011	\$8,269,130	\$450,502,115			
% change 2010-11	0.5%	2.6%			
2012	\$8,599,672	\$468,412,894			
% change 2011-12	4.0%	4.0%			
2013	\$8,521,080	\$482,900,400			
% change 2012-13	-0.9%	3.1%			
2014	\$8,883,298	\$512,381,351			
% change 2013-14	4.3%	6.1%			
2015	\$9,106,001	\$545,198,370			
% change 2014-15	2.5%	6.4%			
2016	\$9,415,131	\$566,197,880			
% change 2015-16	3.4%	4.2%			
2017	\$9,855,554	\$601,927,042			
% change 2016-17	4.7%	5.9%			
2018	\$10,352,531	\$634,085,871			
% change 2017-18	4.5%	5.3%			

Personal Bankruptcy Filing Rate (per 1,000 population)	Leon County	Florida	Percent Insured by Age Group	Leon County	Florida
12-Month Period Ending Dec. 30, 2018	1.38	2.02	Under 65 years	88.3%	83.9%
12-Month Period Ending Dec. 30, 2019	1.50	2.11	Under 19 years	94.1%	92.4%
State Rank	32	NA	18 to 64 years	86.5%	80.8%

Nonbusiness Chapter 7 & Chapter 13

Quality of Life					
Crime	Leon County	Florida	Workers Aged 18 and Over	Leon County	Florida
Crime rate, 2019 (Index crimes per 100,000 population)	3,845.5	2,551.1	Place of Work in Florida		
Admissions to prison FY 2018-19	658	28,762	Worked outside county of residence	3.7%	17.7%
Admissions to prison per 100,000 population FY 2018-19	221.9	135.7	Travel Time to Work		
			Mean travel time to work (minutes)	20.9	27.4

Reported County Government Revenues and Expenditures

Revenues 2016-17			Expenditures 2016-17		
Total - All Revenue Account Codes (\$000s)	Leon County	Florida*	Total - All Expenditure Account Codes (\$000s)	Leon County	Florida*
Per Capita \$	\$1,382.17	\$2,083.74	Per Capita \$	\$1,291.23	\$2,015.35
% of Total	100.0%	100.0%	% of Total	100.0%	100.0%
Taxes (\$000s)	\$161,274.2	\$13,687,250.5	General Government Services** (\$000s)	\$60,225.81	\$6,547,675.45
Per Capita \$	\$560.18	\$700.21	Per Capita \$	\$200.19	\$334.97
% of Total	43.7%	33.6%	% of Total	16.2%	16.6%
Permits, Fee, and Special Assessments (\$000s)	\$11,422.2	\$1,808,371.8	Public Safety (\$000s)	\$108,099.61	\$9,883,422.97
Per Capita \$	\$39.67	\$92.51	Per Capita \$	\$375.48	\$404.36
% of Total	3.1%	4.4%	% of Total	29.1%	24.5%
Intergovernmental Revenues (\$000s)	\$40,797.3	\$4,227,303.5	Physical Environment (\$000s)	\$24,135.85	\$4,526,172.84
Per Capita \$	\$141.71	\$218.28	Per Capita \$	\$83.83	\$231.55
% of Total	11.1%	10.4%	% of Total	6.5%	11.5%
Charges for Services (\$000s)	\$47,150.4	\$13,106,114.1	Transportation (\$000s)	\$20,305.02	\$4,707,206.44
Per Capita \$	\$163.77	\$670.48	Per Capita \$	\$70.53	\$340.81
% of Total	12.8%	32.2%	% of Total	5.5%	11.9%
Judgments, Fines, and Forfeits (\$000s)	\$1,055.7	\$199,164.2	Economic Environment (\$000s)	\$7,216.47	\$1,634,167.21
Per Capita \$	\$3.70	\$10.19	Per Capita \$	\$25.07	\$83.60
% of Total	0.3%	0.5%	% of Total	1.9%	4.1%
Macellaneous Revenues (\$000s)	\$4,976.9	\$1,007,848.6	Human Services (\$000s)	\$10,089.66	\$3,418,401.32
Per Capita \$	\$17.29	\$51.56	Per Capita \$	\$34.98	\$174.88
% of Total	1.3%	2.5%	% of Total	2.7%	6.7%
Other Sources (\$000s)	\$102,447.5	\$6,695,444.1	Culture / Recreation (\$000s)	\$15,646.36	\$1,544,775.45
Per Capita \$	\$355.85	\$342.52	Per Capita \$	\$54.35	\$79.03
% of Total	27.6%	16.4%	% of Total	4.2%	3.9%
			Other Uses and Non-Operating (\$000s)	\$109,178.75	\$6,446,610.64
			Per Capita \$	\$379.22	\$329.79
			% of Total	29.4%	16.4%
			Court-Related Expenditures (\$000s)	\$16,687.22	\$906,265.43
			Per Capita \$	\$58.59	\$46.36
			% of Total	4.5%	2.3%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

State Infrastructure

Transportation		
State Highway	Leon County	Florida
Centerline Miles	194.2	12,115.3
Lane Miles	691.7	44,700.9
State Bridges		
Number	88	6,929
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	259	9,498
Square Footage	10,136,212	64,170,217
State Owned Lands		
State Lands		
Conservation Lands		
Parcels	341	38,328
Acreage	18,153.3	3,140,422.9
Non-Conservation Lands		
Parcels	367	5,880
Acreage	2,878.8	160,383.7

State and Local Taxation

2019 Ad Valorem Millage Rates		
	Leon County	
	County-Wide	Not County-Wide*
County	8.3144	0.5000
School	6.1670	
Municipal		2.7925
Special Districts	0.0327	

*MGTU included in Not County-Wide "County" category



Prepared by:
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Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>

May 2020

NEIGHBORHOOD DESCRIPTION

A neighborhood may be defined as the area most closely surrounding the subject property. This area usually has distinguishing characteristics and complimentary land uses. In larger towns and cities, such as Tallahassee, neighborhoods may consist of large urban areas, whereas an entire community may constitute a neighborhood in small towns. In the following paragraphs, important features of the neighborhood will be denoted.

Boundaries: The boundaries of the neighborhood are identified as Capital Circle NE to the west, Centerville Road to the north, Chaires Cross Road to the east and Apalachee Parkway to the south.

Linkages: Capital Circle NE is the main North/South thoroughfare through the subject neighborhood. This roadway connects Apalachee Parkway with Interstate 10 to the north. US Highway 90, (Mahan Drive) connects the downtown area to the west and eastern Leon County to the east. Other roads intersecting this roadway provide access to the northern areas of Leon County and to Monticello in Jefferson County to the east.

Land Uses: Land uses in the neighborhood are primarily residential, commercial and some recreational uses. The eastern portion of Tallahassee is developed with single family subdivisions with commercial uses along the major thoroughfares including Capital Circle NE and Mahan Drive.

Utilities: Electricity is provided to the neighborhood by the City of Tallahassee and Talquin Co-Operative. Water and waste disposal is typically by the city of Tallahassee or on-site wells and septic systems. This does not detract from the marketability of the property.

Development Trends: The subject neighborhood is currently in a stable stage with moderate growth. Most growth occurring in the neighborhood occurred in recent years to the west along Mahan Drive, Capital Circle NE, Miccosukee Road and Centerville Road. Along these roads, multiple subdivisions and commercial projects were developed that catered to the upper-price range market.

Summary: In conclusion, the subject neighborhood is located on the east side of Tallahassee and includes the commercial node on Mahan Drive and Capital Circle NE. The area is steadily developing with residential and commercial uses. It is unlikely that the land use of the subject will change in the near future. No economic change is expected in the area, which would change the highest and best use. The general character of the neighborhood should remain stable for several years to come.

SITE ANALYSIS

The subject site is located on the south side of Crestline Road. The site size is 2.89 +/- acres or 125,888 square feet. Vacant sites of this type are generally purchased on a per square foot basis. The following information describes the physical characteristics of the subject property.

Dimensions of Site:	The site is irregular in shape with approximately 560 feet of frontage on the south side of Crestline Road and 420 feet on the west side of Dempsey Mayo Road.
Topography/Drainage:	The subject is at street grade and has a gentle slope. The site appears to provide adequate natural drainage. The subject is located in Zone "X". The subject is located in Zone "X", a non-flood prone area. This can be found on FEMA Map Panel Number: 12073C0303F, dated August 18, 2009. The subject is not located in a designated wetlands area.
Soil and Sub-Soil:	No soil test was performed. However, based on existing construction there appear to be no conditions that would limit construction. A professional soil test should be obtained prior to any development.
Utilities and Services:	All Utilities are provided by the city of Tallahassee. These include electricity, water, sewer and natural gas.
Adjoining Land Uses:	Surrounding land uses are typically residential along Crestline Road.
Access:	Access to the site is provided directly from Crestline Road. Access is considered good.
Proximity of Hazards:	No hazards, nuisances or adverse conditions were noted during the inspection. However, the appraiser is not an expert in the field of environmental contamination and recommends an analysis by a qualified expert.

SITE ANALYSIS (continued)

Zoning Restrictions: The property is zoned Canopy PUD.

Easements: No easements or encroachments were noted from a visual inspection. However, no abstract of title was provided. A title search is recommended to determine if any easements exist.

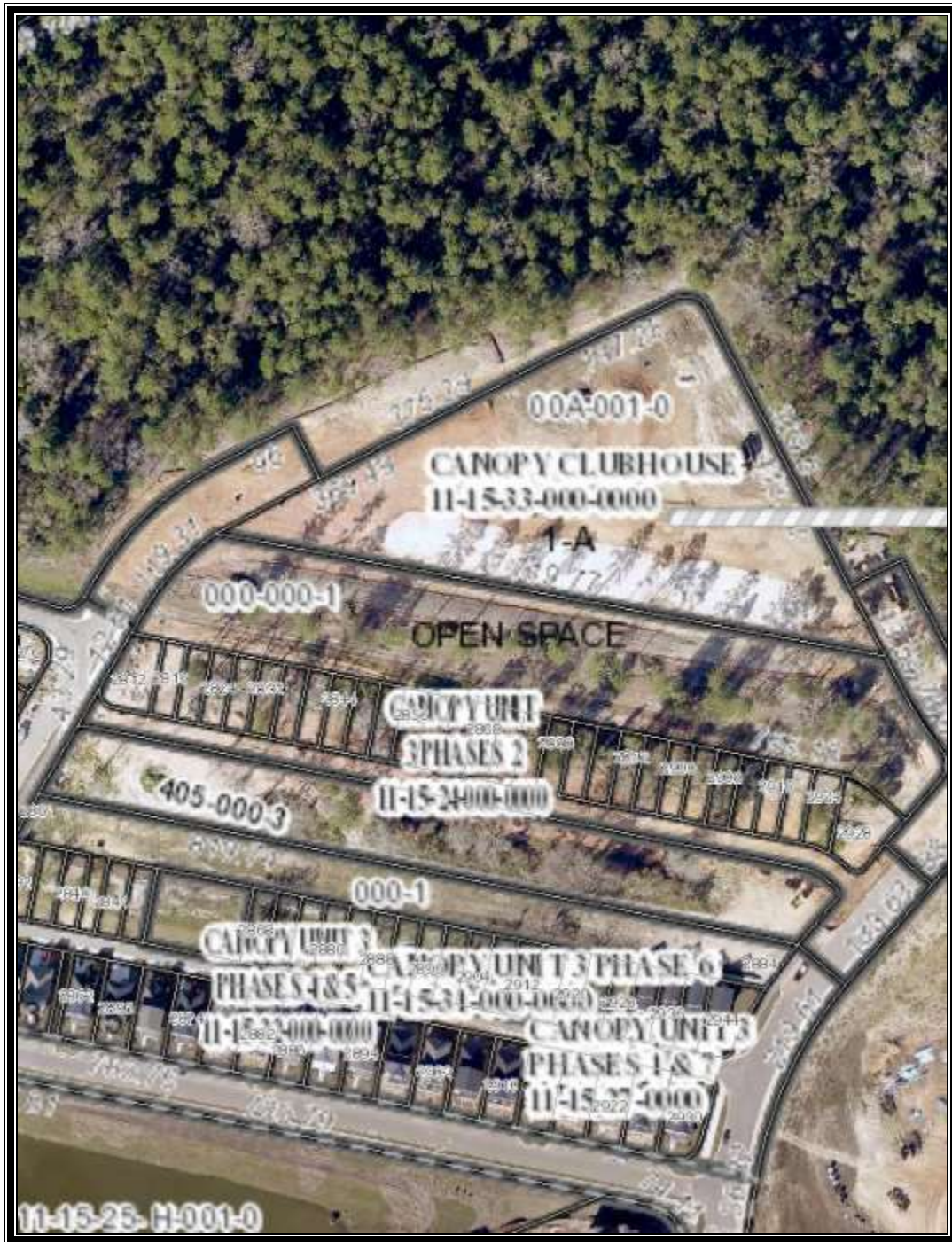
Economic & Locational Factors: The subject is well located with frontage along Crestline Road. Access to the city is considered convenient. No adverse factors are noted.

Functional Utility: In all respects, the subject site is well suited for commercial/multifamily development, and such uses would blend well with the surrounding uses. There are no adverse locational factors or excessive restrictions affecting the utility of the site.

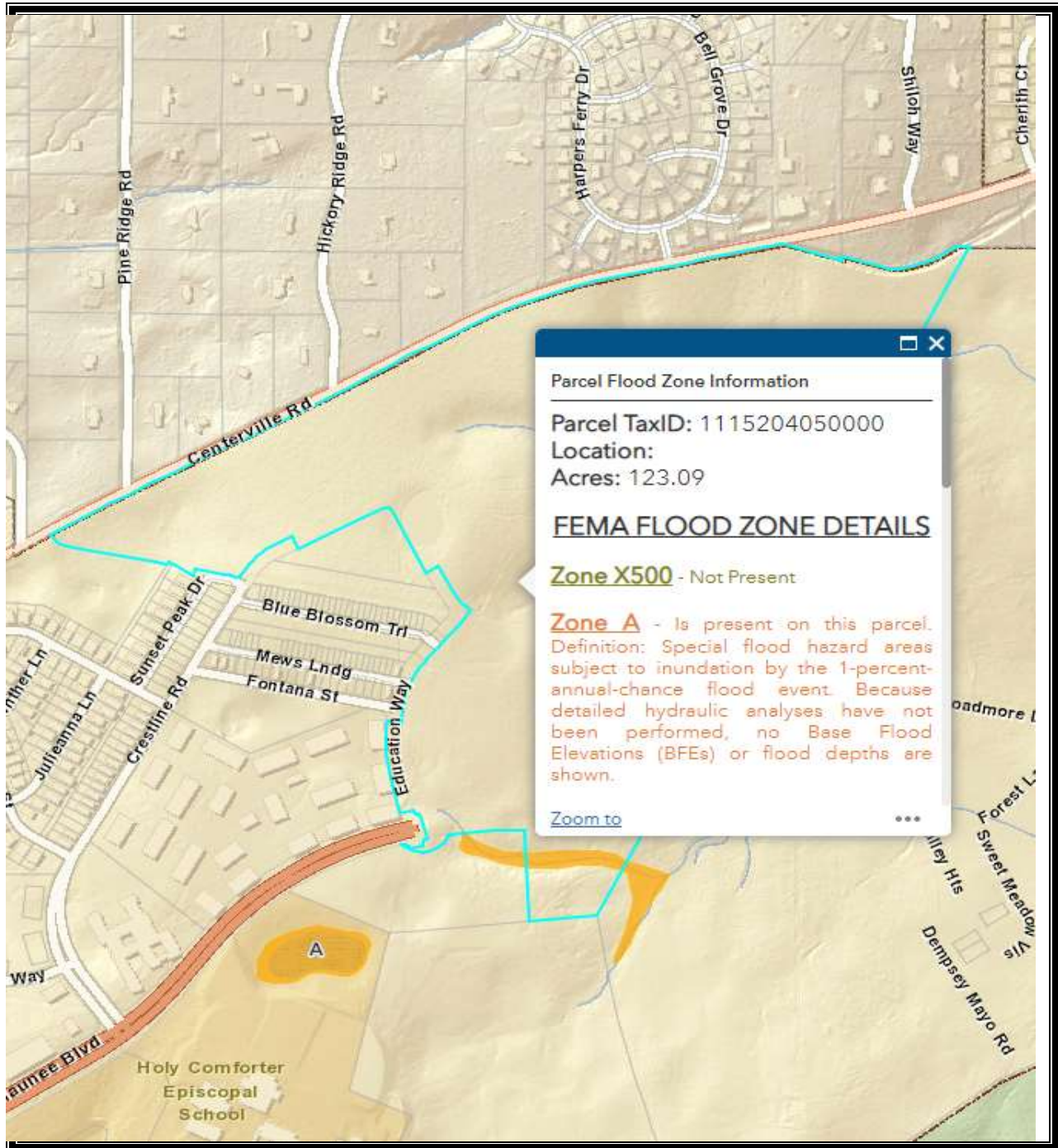
PLAT MAP



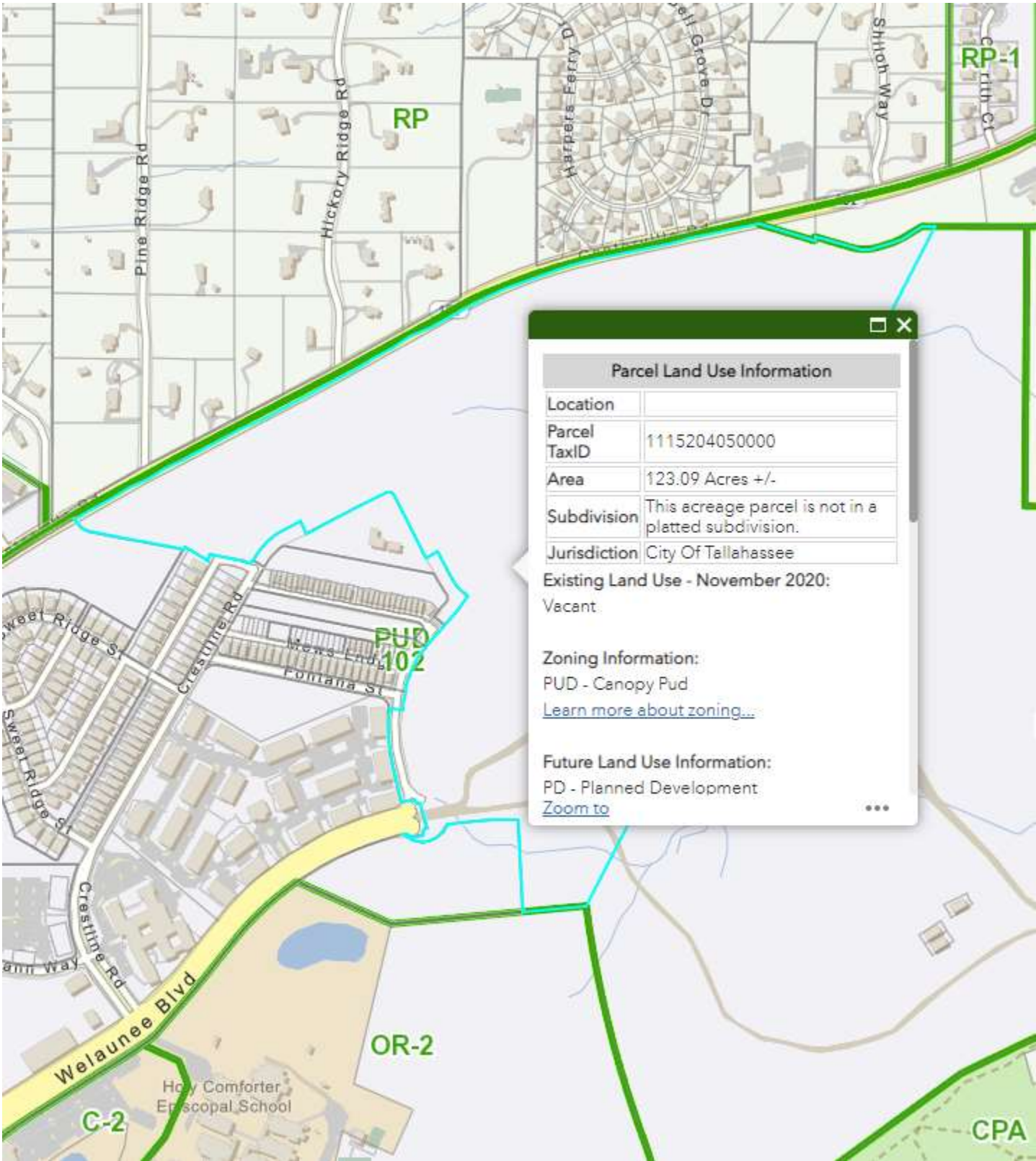
AERIAL PLAT



FLOOD MAP



ZONING MAP



PROPERTY TAX DATA

The Leon County Property Appraiser identifies the subject parcel by Tax Item Number: 11-15-33 A-001-0. The 2020 assessment data for the subject is as follows:

2020 ASSESSED VALUES	
Building:	\$0
Land:	\$992,200
Total:	\$992,200

Real estate taxes are due and payable without penalty or discount in March of the year following assessment. Discounts are offered for early payment with the discount beginning at four percent in November and decreasing one percent each month until March of the following year. Total taxes based on 2020 millage rates are \$18,761.02. If the four percent discount for early payment is applied, the tax liability is \$18,010.58. The subject's 2020 taxes have been paid at the discounted rate. There are no back taxes owed from previous years.

The following illustrates a tax payment history on the subject:

Property Summary						Please click here for this page's Instructions	
Account Number		1115204050000		Type	REAL ESTATE		Request E-F
Address		2877 CRESTLINE RD TAL		Status			
Sec/Twn/Rng				Subdivision	111520		
2012	R	2012	1115204050000	PAID	11/2012	1,484.31	Tax Bill
2013	R	2013	1115204050000	PAID	11/2013	1,513.84	Tax Bill
2014	R	2014	1115204050000	PAID	12/2014	1,568.33	Tax Bill
2015	R	2015	1115204050000	PAID	11/2015	1,661.32	Tax Bill
2016	R	2016	1115204050000	PAID	11/2016	1,626.83	Tax Bill
2017	R	2017	1115204050000	PAID	10/2017	938.01	Tax Bill
2018	R	2018	1115204050000	PAID	11/2018	56,310.55	Tax Bill
2019	R	2019	1115204050000	PAID	12/2019	7,054.72	Tax Bill
2020	R	2020	1115204050000	PAID	11/2020	18,010.58	Tax Bill
Year	Roll	Account Number		Status	Date Paid	Amount Paid	Balance Due

MARKETABILITY AND MARKETING TIME

Marketing Time is defined as:

1. The time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal.
2. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation addresses the determination of reasonable exposure and marketing time.)

Source: The Dictionary of Real Estate Appraisal 5th edition, The Appraisal Institute

The definition of "Market Value" is defined in a prior section of this report and contains implications in the marketability of the subject property. The appraisal should estimate the cash price that might be received upon exposure to the open market for a reasonable time, considering the property type and local market conditions.

A typical marketing period for properties such as the subject, unencumbered, given its location and property characteristics, is estimated to be between twelve and twenty four months. This time period is supported by conversations with investors and commercial brokers specializing in this type property. Marketing expenses paid to a broker for a property of this type is typically seven to ten percent and negotiable between seller and broker. We spoke with local commercial brokers about the subject's marketing time. The opinion of these brokers is that the subject's most likely marketing time, if priced at market, would be between twelve and twenty four months.

An investor would typically purchase the subject. In the direct sales comparison approach, individuals or groups as described above purchased properties most similar to the subject. Typical financing for properties of this type are through local commercial banks with interest rates ranging from 5.0% to 6.50% depending on terms and discount points. Loan to value ratios range from 50% to 80%, with fifteen to twenty year amortization periods.

EXPOSURE TIME

Exposure time is defined as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

Source: The Dictionary of Real Estate Appraisal 5th edition, The Appraisal Institute

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. In the case of disposition value, the time frame allowed for marketing the property rights is somewhat limited, but the marketing effort is orderly and adequate. With liquidation value, the time frame for marketing the property rights is so severely limited that an adequate marketing program cannot be implemented.

A property's exposure time refers to the amount of time that transpired from listing at a market price until the sale date. This relates to a historic time. With regard to the exposure time for properties such as the subject, not only is the immediate neighborhood studied but also surrounding neighborhoods that are considered to directly compete with the subject neighborhood. With respect to this property type, the entire north Florida market is considered appropriate. Past sales indicate an exposure time from listing to sale of twelve to twenty four months when priced at market. We also discussed the subject's exposure time with local commercial brokers. The opinion of these brokers is that the subject's most likely exposure time, if it was priced at market, would have been between twelve and twenty four months.

PART IV
ANALYSIS OF DATA & CONCLUSIONS

HIGHEST AND BEST USE

Highest and best use is defined as:

"The reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal."

Alternatively:

"The use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in highest land value."

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to the community environment or to community development goals in addition to wealth maximization of individual property owners. The determination of a property's highest and best use also includes identifying the motivations of probable purchasers. Different motivation of probable purchasers may influence the highest and best use and be significant in the determination of a property's highest and best use.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill; i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

Highest and best use analysis involves two separate steps as stated in the definition. Highest and best use "as if vacant" may differ from highest and best use "as improved." As long as the improvements contribute value to the property, the existing use is highest and best use, which may differ from highest and best "as if improved." For example, in a subdivision where zoning has been changed from single-family residential to duplex, several new duplexes are being built. An older home will contribute value to the land, but a duplex would be more profitable on the site.

HIGHEST AND BEST USE AS IF VACANT:

Legally Permissible

Legality involves Comprehensive Plan and zoning restrictions, building restrictions and deed restrictions. The subject property is zoned Canopy PUD. This zoning district is a very desirable classification allowing most commercial, office, multi-family residential, and residential.

Physically Possible

The second factor is that the proposed use must be physically suitable. The site consists of 2.89 acres. On a site of this size, it is physically possible to construct any of the legally permissible uses. The subject site and shape are such that it would not inhibit construction. The subject property is not located in a flood prone area and appears to have adequate drainage.

Financially Feasible

Is it feasible - is there a strong enough market for the proposed use? To determine this, the existing improvements within the neighborhood must be examined. Improvements within the area include retail commercial, office properties, and multi-family properties. Any of the uses would be considered financially feasible.

Maximally Productive

The use which is considered maximally productive is the use which provides the greatest return to the investor. Based on the depth of the site and the location the maximally productive use is considered to be a commercial or multifamily use.

CONCLUSIONS HIGHEST AND BEST USE AS VACANT

The highest and best use of the site as if vacant is considered to be a commercial or multifamily use.

LAND VALUE ANALYSIS

In the direct sales comparison approach, the appraiser arrives at an indication of value by comparing the subject property with other recently sold competitive properties. This approach is also based on the principle of substitution, which states that the market value of a parcel is that value indicated by active and informed buyers in the market for comparable properties, offering similar quality of space and amenities, assuming no costly time delays. In the direct sales comparison approach, the subject property is usually compared with other similar properties located within the same neighborhood or a compatible neighborhood, as similar as possible in age, size, condition, and utility. Given adequate market data, the direct sales comparison approach usually provides the better indication of value of the three approaches.

For our indication of value by the sales comparison approach, we considered sales of similar vacant parcels located in the subject's general marketing area and areas considered similar to the subject. Research revealed there was sufficient activity to make a meaningful analysis. From our investigation, we have selected three sales and one active listing considered to be reasonable indicators of the subjects' market value.

We have analyzed and adjusted these sales for the salient characteristics that affect value, including date of sale, location, financing concessions and other pertinent factors. The adjusted prices indicate a range where the subject property value is likely to fall.

Land Sale No. 1



Property Identification

Record ID	3238
Property Type	Vacant Land, Commercial
Property Name	Commercial Land
Address	2601 Crestline Road, Tallahassee, Leon County, Florida 32308
Location	N/E Corner of Crestline Rd. and Welaunee Blvd.
Tax ID	111525 H0030
MSA	Tallahassee/Leon County

Sale Data

Grantor	Ox Bottom Mortgage Holdings, LLC
Grantee	VC Tallahassee Senior Housing, LTD
Sale Date	February 15, 2018
Deed Book/Page	5161/1143
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Grantee; May 21, 2021; Other sources: Public Records, Confirmed by Stephen A. Griffith, MAI, SRA

Sale Price	\$2,600,000
Cash Equivalent	\$2,600,000

Land Data

Zoning	PUD
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Land Sale No. 1 (Cont.)

Topography	Level
Utilities	All Available
Shape	Slightly Irregular
Flood Info	Not in a flood zone

Depth	457
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Land Size Information

Gross Land Size	6.140 Acres or 267,458 SF
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Front Footage	1420 ft Total Frontage: 892 ft Crestline Rd.;528 ft Welaunee Blvd.
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Indicators

Sale Price/Gross Acre	\$423,453
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Sale Price/Gross SF	\$9.72
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Sale Price/Front Foot	\$1,831
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Remarks

This is the sale a commercial parcel located in eastern Tallahassee, .5 mile east of Capital Circle NE. Parcel was cleared at time of sale.

Land Sale No. 2



Property Identification

Record ID	3239
Property Type	Vacant Land, Commercial
Property Name	Commercial Land
Address	Welaunee Boulevard, Tallahassee, Leon County, Florida 32308
Location	S/S Welaunee Blvd.
Tax ID	111529 A0020
MSA	Tallahassee/Leon County

Sale Data

Grantor	Ox Bottom Mortgage Holdings, LLC
Grantee	Freedom Church First Assembly of God, Inc.
Sale Date	October 17, 2019
Deed Book/Page	5372/2043
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Grantee; May 21, 2021; Other sources: Public Records, Confirmed by Stephen A. Griffith, MAI, SRA

Sale Price	\$4,000,000
Cash Equivalent	\$4,000,000

Land Data

Zoning	PUD
Topography	Level
Utilities	All Available

Land Sale No. 2 (Cont.)

Shape	Mostly Rectangular
Flood Info	Not in a flood zone
Depth	479

Land Size Information

Gross Land Size	8.000 Acres or 348,480 SF
Front Footage	317 ft Total Frontage: 317 ft Welaunee Blvd.

Indicators

Sale Price/Gross Acre	\$500,000
Sale Price/Gross SF	\$11.48
Sale Price/Front Foot	\$12,618

Remarks

This is the sale a commercial parcel located in eastern Tallahassee, 1 mile east of Capital Circle NE. Parcel was cleared at time of sale.

Land Sale No. 3



Property Identification

Record ID	3240
Property Type	Vacant Land, Commercial
Property Name	Commercial Land
Address	Fleischmann Way, Tallahassee, Leon County, Florida 32308
Location	N/E Corner of Fleischmann Way and Fleischmann Rd.
Tax ID	1115210000001
MSA	Tallahassee/Leon County

Sale Data

Grantor	Ox Bottom Mortgage Holdings, LLC
Grantee	TLH Entertainment Group, LLC
Sale Date	October 29, 2018
Deed Book/Page	5252/800
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Grantee; May 21, 2021; Other sources: Public Records, Confirmed by Stephen A. Griffith, MAI, SRA

Sale Price	\$3,000,000
Cash Equivalent	\$3,000,000

Land Data

Zoning	PUD
Topography	Level

Land Sale No. 3 (Cont.)

Utilities	All Available
Dimensions	769' x 428'
Shape	Mostly Rectangular
Flood Info	Not in a flood zone
Depth	428

Land Size Information

Gross Land Size	5.980 Acres or 260,489 SF
Front Footage	1197 ft Total Frontage: 769 ft Fleischmann Way; 428 ft Fleischmann Rd.

Indicators

Sale Price/Gross Acre	\$501,672
Sale Price/Gross SF	\$11.52
Sale Price/Front Foot	\$2,506

Remarks

This is the sale a commercial parcel located in eastern Tallahassee, 1 mile east of Capital Circle NE. Parcel was cleared at time of sale.

COMPARABLE LAND SALE ADJUSTMENT GRID							
	Subject	Sale 1		Sale 2		Sale 3	
Location	Crestline Road	2601 Crestline Road	Adjustment	Welaunee Blvd.	Adjustment	Fleischmann Way	Adjustment
Sales Date			2/15/2018		10/17/2019		10/29/2018
Sales Price			\$2,600,000		\$4,000,000		\$3,000,000
Size (SF)	125,888		267,458		348,480		260,489
SP/SF			\$9.72		\$11.48		\$11.52
Rights Transferred	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing		Cash to seller	0	Cash to seller	0	Cash to seller	0
Condition of Sale		Arm's Length	0	Arm's Length	0	Arm's Length	0
Expenditures after Sale		None	0	None	0	None	0
Market Conditions		Feb-18	Similar	Oct-19	Similar	Oct-18	Similar
Adjusted Price Per Acre			\$9.72		\$11.48		\$11.52
Adjustments for							
Physical Characteristics							
Location	Good	Good	0%	Good	0%	Good	0%
Access/Utility	Average	Equal	0%	Equal	0%	Equal	0%
Size	Medium	Medium	0%	Medium	0%	Medium	0%
Flood Zone	0%	None	0%	None	0%	None	0%
Highest and Best Use	Comm.	Comm.	0%	Comm.	0%	Comm.	0%
Economic characteristics							
Total Adjustments			0%		0%		0%
Adjusted SP/SF			\$9.72		\$11.48		\$11.52
						<i>Average</i>	<i>\$10.91</i>
	<i>Range</i>	<i>\$9.72</i>	<i>to</i>	<i>\$11.52</i>		<i>Median</i>	<i>\$11.48</i>
						<i>Std. Dev.</i>	<i>\$1.03</i>

EXPLANATION OF ADJUSTMENTS TO SALES

It is necessary to establish a unit of comparison that will be utilized in developing a value by this approach. A unit of comparison is a function of the sales price. An analysis of market data and conversations with local market participants indicates the price per acre is the primary unit of comparison utilized in the purchase of vacant land. This will be used for the unit of comparison.

RIGHTS TRANSFERRED- The fee simple interest was the interest transferred in all of the comparable sales and it is the interest that is being appraised. There is no adjustment.

FINANCING - All of the sales were cash to the seller; therefore, there is no adjustment for financing.

EXPENDITURES AFTER SALE- There were no expenditures after the sale for any of the comparable sales; therefore, there is no adjustment.

CONDITIONS OF SALE- This usually refers to the motivation of the parties involved. This can relate to whether either party is under duress, whether the parties are related, or whether either party is under undue stimulus to buy or sell. Each sale was determined to be "arm's length" at market value. Therefore, no condition of sale adjustment is required.

MARKET CONDITIONS- Based on the comparable sales, there has been no significant change in value since the date of the earliest sale, which occurred on February 2018 to October of 2019. There is no market-data for a meaningful adjustment for raw land, up or down. Therefore, no adjustment for market conditions is warranted.

LOCATION - The subject property is located on Crestline Road in Tallahassee. All three sales are considered similar commercial locations and adjustments are not required.

SIZE- Market evidence typically supports the premise that a smaller parcel of property will sell for a higher per unit land value than a similarly situated larger parcel. This results from several factors of which one is the fact there are more market participants in the smaller acreage market. The increased demand results in a higher per unit price. All three sales are similar in size and adjustments are not required.

TOPOGRAPHY- The subject and all of the comparable sales are gently sloping. There is no adjustment for topography.

EXPLANATION OF ADJUSTMENTS (continued)

FLOOD ZONE- The subject is not located in a designated flood hazard area. None of the sales are located in flood zones. No adjustments are needed.

HIGHEST AND BEST USE- The highest and best use is a commercial or multifamily use. Each of the comparable sales was purchased as a similar use. There is no adjustment for highest and best use.

UTILITY -All of the sales have similar utility and adjustments are not required.

ACCESS - The subject and the comparable sales have good access. There is no adjustment for access.

ZONING – The subject and all of the comparable land sales have a commercial zoning. Adjustments are not required for zoning.

FINAL RECONCILIATION - LAND VALUE

The land sales chosen for this report are the best available according to size, location and zoning. Before adjustment, the three sales reflected indicators, which ranged from \$9.72 to \$11.52 per SF, with an arithmetic mean of \$10.91. After adjustment, the three sales reflected a range from \$9.72 to \$11.52 per SF with a mean of \$10.91.

Sales Comparison Final Value Indications				
	Sale 1	Sale 2	Sale 3	Summary
Price/SF Before Adjustments	\$9.72	\$11.48	\$11.52	
Price/SF After Adjustments	\$9.72	\$11.48	\$11.52	
Number of Adjustments	1	1	0	
Magnitude of Adjustments	0%	0%	0%	
		Average Adjusted Price/SF		\$10.91
		Median Adjusted Price/SF		\$11.48
		Final Indication of Value/SF		\$11.00

All of the comparable sales are similar to the subject property. The three comparable land sales are best available similar sales. All of the comparable sales are commercial sites. All three sales are located in Tallahassee area. All three comparables are recent sales. In the final reconciliation, equal emphasis is placed on all three sales.

In conclusion, we reconcile to \$11.00 per SF for an indication of the subject property's land value. The subject's area is 125,888 SF. Therefore, we have the following:

$$125,888\text{SF} \quad \times \quad \$11.00/\text{SF} \quad = \quad \$1,384,768$$

FINAL INDICATED LAND VALUE:

**ONE MILLION THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS
(\$1,385,000)**

REPLACEMENT COST

The Dictionary of Real Estate Appraisal, Fifth Edition, by the Appraisal Institute, defines Insurable Value on page 147 as follows:

1. The value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of noninsurable items (e.g., land value) from market value.
2. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and noninsurable items. Sometimes cash value or market value, but often entirely a cost concept. (Marshall & Swift LP)

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$999,046.00
2. Net Change by CO's \$	\$46,346.90
3. CONTRACT SUM TO DATE (Line 1 + 2)	<u>\$1,045,391.90</u>
4. Total Completed & Stored To Date....	<u>\$1,033,041.90</u>
(Column G on G703)	
5. RETAINAGE:	
a. 10% of Subcontracted Work	\$51,652.10
(Columns D + E on G703)	
b. 0 % of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or	<u>\$51,652.10</u>
Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE	<u>\$981,389.81</u>
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	<u>\$945,857.14</u>
(Line 3 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	<u>35,532.67</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	<u>\$54,002.09</u>

CHANGE ORDER SUMMARY ADDITIONS

Total changes approved in previous months by Owner	\$46,346.90
Total approved this Month	\$0.00
TOTALS	
NET CHANGES by Change Or	\$46,346.90

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Sandoz, LLC

By: [Signature] Date: 8/26/2021

State of: Florida

County of: Leon

Subscribed and sworn to before me this 26th day of August 2021

Notary Public: Constance B. Fletcher
My Commission expires:

OWNER'S CERTIFICATE FOR PAYMENT



In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Owner certifies that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

OWNER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PROJECT: 19-09 Amenity Center Sitework

APPLICATION NUMBER: 11

PERIOD TO: 8/31/2021

CONTRACTOR'S PROJECT NO: 19-09

A	B	C	D	E	F	G	H	I	J	K	L
ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (F+G)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN FOR G)	TOTAL COMPLETED AND STORED TO DATE (F+G+H)	% (G/I)	BALANCE TO FINISH (I-G)	RETAINAGE
1011	Mobilize Equipment	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -	\$ 1,000.00
1021	Maintenance of Traffic	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00	100.00%	\$ -	\$ 50.00
10414	Erosion Control	4,325	\$ 7.00	\$ 30,275.00	\$ 30,275.00			\$ 30,275.00	100.00%	\$ -	\$ 1,513.75
10415	Tree Protection	1,118	\$ 4.00	\$ 4,472.00	\$ 4,472.00			\$ 4,472.00	100.00%	\$ -	\$ 223.60
1101	Clear and Grub	7.5	\$ 6,000.00	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -	\$ 2,250.00
1201	Regular Excavation	19,687	\$ 9.60	\$ 188,995.20	\$ 188,995.20			\$ 188,995.20	100.00%	\$ -	\$ 9,449.76
1604	Stabilized Subgrade	7,804	\$ 3.00	\$ 23,412.00	\$ 23,412.00			\$ 23,412.00	100.00%	\$ -	\$ 1,170.60
20009	4" Limerock base	1,525	\$ 7.25	\$ 11,056.25	\$ 11,056.25			\$ 11,056.25	100.00%	\$ -	\$ 552.81
20010	6" Limerock base	3,078	\$ 9.50	\$ 29,241.00	\$ 29,241.00			\$ 29,241.00	100.00%	\$ -	\$ 1,462.05
20012	8" Limerock Base	2,125	\$ 12.25	\$ 26,051.25	\$ 26,051.25			\$ 26,051.25	100.00%	\$ -	\$ 1,301.56
33172	1" Asphalt surface	170	\$ 137.50	\$ 23,375.00	\$ 23,375.00			\$ 23,375.00	100.00%	\$ -	\$ 1,368.75
33174	1 1/2" Asphalt surface	126	\$ 165.00	\$ 20,790.00	\$ 20,790.00			\$ 20,790.00	100.00%	\$ -	\$ 1,039.50
33176	2" Asphalt surface	234	\$ 137.50	\$ 32,175.00	\$ 16,087.50	\$ 16,087.50		\$ 32,175.00	100.00%	\$ -	\$ 1,608.75
5211	Curb and Gutter	2,026	\$ 17.00	\$ 34,442.00	\$ 34,442.00			\$ 34,442.00	100.00%	\$ -	\$ 1,722.10
5221	Sidewalk	730	\$ 45.00	\$ 32,850.00	\$ 32,850.00			\$ 32,850.00	100.00%	\$ -	\$ 1,642.50
5200	Dumpster Pad	26	\$ 75.00	\$ 2,100.00	\$ 2,100.00			\$ 2,100.00	100.00%	\$ -	\$ 105.00
43011320	12" HDPE	18	\$ 30.00	\$ 540.00	\$ 540.00			\$ 540.00	100.00%	\$ -	\$ 27.00
43011325	18" RCP	1,071	\$ 42.50	\$ 45,517.50	\$ 45,517.50			\$ 45,517.50	100.00%	\$ -	\$ 2,275.88
43011329	24" RCP	376	\$ 95.00	\$ 35,720.00	\$ 35,720.00			\$ 35,720.00	100.00%	\$ -	\$ 1,786.00
43011334	30" RCP	572	\$ 140.00	\$ 80,080.00	\$ 80,080.00			\$ 80,080.00	100.00%	\$ -	\$ 4,004.00
42514	P-5 Inlet	5	\$ 4,000.00	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -	\$ 1,000.00
42515	P-6 Inlet	3	\$ 7,500.00	\$ 22,500.00	\$ 22,500.00			\$ 22,500.00	100.00%	\$ -	\$ 1,125.00
42516	Type "C" Inlet	6	\$ 2,000.00	\$ 12,000.00	\$ 12,000.00			\$ 12,000.00	100.00%	\$ -	\$ 600.00
251011	Stormwater Manhole	4	\$ 4,950.00	\$ 19,800.00	\$ 19,800.00			\$ 19,800.00	100.00%	\$ -	\$ 990.00
4301100	18" Endwall	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100.00%	\$ -	\$ 100.00
430982138	30" MES	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100.00%	\$ -	\$ 100.00
1513160326	8" PVC Sewermain @ 6'-8'	158	\$ 45.00	\$ 7,110.00	\$ 7,110.00			\$ 7,110.00	100.00%	\$ -	\$ 355.50
1513160328	8" PVC Sewermain @ 8'-10'	113	\$ 56.50	\$ 6,384.50	\$ 6,384.50			\$ 6,384.50	100.00%	\$ -	\$ 319.23
1513160330	8" PVC Sewermain @ 10'-12'	49	\$ 70.00	\$ 3,430.00	\$ 3,430.00			\$ 3,430.00	100.00%	\$ -	\$ 171.50
1111	4" PVC Sewer Service	414	\$ 18.00	\$ 7,452.00	\$ 7,452.00			\$ 7,452.00	100.00%	\$ -	\$ 372.60
4256	Sewer Manhole @ 6'-8'	1	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00			\$ 3,600.00	100.00%	\$ -	\$ 180.00
4258	Sewer Manhole @ 8'-10'	1	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00			\$ 4,100.00	100.00%	\$ -	\$ 205.00
4260	Sewer Manhole @ 10'-12'	2	\$ 4,850.00	\$ 9,700.00	\$ 9,700.00			\$ 9,700.00	100.00%	\$ -	\$ 485.00
4200	Connect to existing sewermain	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	100.00%	\$ -	\$ 125.00
16001	8" PVC Watermain	792	\$ 25.50	\$ 20,196.00	\$ 20,196.00			\$ 20,196.00	100.00%	\$ -	\$ 1,009.80
16060	8" PVC Firemain	205	\$ 20.00	\$ 4,100.00	\$ 4,100.00			\$ 4,100.00	100.00%	\$ -	\$ 205.00
16040	4" PVC watermain	98	\$ 17.50	\$ 1,715.00	\$ 1,715.00			\$ 1,715.00	100.00%	\$ -	\$ 85.75
16020	2" PVC watermain	98	\$ 15.00	\$ 1,470.00	\$ 1,470.00			\$ 1,470.00	100.00%	\$ -	\$ 73.50
16004	Fire hydrant assembly	1	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00			\$ 4,500.00	100.00%	\$ -	\$ 225.00
16432	8" Gate valve	6	\$ 1,300.00	\$ 7,800.00	\$ 7,800.00			\$ 7,800.00	100.00%	\$ -	\$ 390.00
16006	6" Double detector check assembly	1	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00			\$ 12,500.00	100.00%	\$ -	\$ 625.00
16007	6" Post indicator valve	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100.00%	\$ -	\$ 100.00

PROJECT: 19-09 Amenity Center Sitework										APPLICATION NUMBER: 11	
										PERIOD TO: 8/31/2021	
										CONTRACTOR'S PROJECT NO: 1929	
A	B	C	D	E	F	G	H	I	J	K	L
ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN F OR G)	TOTAL COMPLETED AND STORED TO DATE (F+G+H)	%(G/I)	BALANCE TO FINISH (C-G)	RETAINAGE
					FROM PREVIOUS APPLICATION (F+G)	THIS PERIOD					
16008	6" Fire department connection	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00			\$ 2,000.00	100.00%	\$ -	\$ 100.00
16009	6" Inbuilding riser	2	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	100.00%	\$ -	\$ 150.00
16021	2" Meter & backflow assembly	1	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00			\$ 3,500.00	100.00%	\$ -	\$ 175.00
16011	1 1/2" Meter & backflow assembly	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00			\$ 2,500.00	100.00%	\$ -	\$ 125.00
160016	Connect to existing watermain	2	\$ 750.00	\$ 1,500.00	\$ 1,500.00			\$ 1,500.00	100.00%	\$ -	\$ 75.00
16002	8" MJ Fittings	1	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00			\$ 7,500.00	100.00%	\$ -	\$ 375.00
5751	Sod	16,357	\$ 3.50	\$ 57,249.50	\$ 41,430.00	\$ 15,799.50		\$ 57,249.50	100.00%	\$ -	\$ 2,862.48
5750	Seed and mulch	9,193	\$ 0.80	\$ 5,515.80		\$ 5,515.80		\$ 5,515.80	100.00%	\$ -	\$ 275.79
7102400	Painted parking stalls	73	\$ 25.00	\$ 1,825.00				\$ -	0.00%	\$ 1,825.00	\$ -
7102500	Painted handicapped stall	8	\$ 500.00	\$ 4,000.00				\$ -	0.00%	\$ 4,000.00	\$ -
7102463	Directional arrows (Thermo)	6	\$ 150.00	\$ 900.00				\$ -	0.00%	\$ 900.00	\$ -
7102468	12" White line (Thermo)	90	\$ 2.50	\$ 225.00				\$ -	0.00%	\$ 225.00	\$ -
7102465	Stop sign	2	\$ 300.00	\$ 600.00				\$ -	0.00%	\$ 600.00	\$ -
7102469	Road closed sign	4	\$ 300.00	\$ 1,200.00				\$ -	0.00%	\$ 1,200.00	\$ -
7102471	Pedestrian Crossing	2	\$ 300.00	\$ 600.00				\$ -	0.00%	\$ 600.00	\$ -
7102482	Object marker	12	\$ 250.00	\$ 3,000.00				\$ -	0.00%	\$ 3,000.00	\$ -
1011s	Layout	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00			\$ 15,000.00	100.00%	\$ -	\$ 750.00
1011t	Testing	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00			\$ 15,000.00	100.00%	\$ -	\$ 750.00
1011a	Asbuilts	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -	\$ 500.00
											\$ -
001	Additional Storm Drain and Street Work	1	\$ 83,126.80	\$ 83,126.80	\$ 83,126.80			\$ 83,126.80	100.00%	\$ -	\$ 4,158.34
001	Deleted Street and Trail Work	-1	\$ 48,439.90	\$ (48,439.90)	\$ (48,439.90)			\$ (48,439.90)	100.00%	\$ -	\$ (2,422.00)
002	Bore under FGT	1	\$ 11,660.00	\$ 11,660.00	\$ 11,660.00			\$ 11,660.00	100.00%	\$ -	\$ 583.00
	Total			\$ 1,045,391.90	\$ 995,639.10	\$ 57,402.80	\$ -	\$ 1,053,041.90	99%	\$ 12,350.00	\$ 51,602.10

Replacement Costs	
Use	Clubhouse
Building Class & Quality	D/Excellent
Marshall Valuation Section and Page	11/30
Number of Stories	1
Finished Base Cost per SF	\$201.00
Current Cost Multiplier	1.06
Location Cost Multiplier	0.90
Adjusted Cost Per SF	\$191.75
Building Size- Square Foot	3,000
Indicated Replacement Cost	\$575,262
Pavilion	\$173,600
Pool/Tennis	\$1,200,000
Porches, Patios Playground	\$800,000
Total Costs	\$2,748,862
Soft Cost	\$549,772
Site Improvements	\$1,045,000
Total Indicated Replacement Costs	\$4,343,634

Total Replacement Cost of all Improvements: \$4,300,000 (R)

Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

ADDENDA



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

GRIFFITH, STEPHEN A

1679 METROPOLITAN CIRCLE
TALLAHASSEE FL 32308

LICENSE NUMBER: RZ320

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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**REAL ESTATE APPRAISAL QUALIFICATIONS OF
STEPHEN A. GRIFFITH, MAI, SRA**

POSITION: President, Bell, Griffith & Associates, Inc.

**PROFESSIONAL
DESIGNATIONS:** MAI, SRA Appraisal Institute

LICENSE: State of Florida, Certified General Appraiser, No. RZ320
State of Georgia, Certified Real Estate Appraiser, No. 2709

ADDRESS: 6381 Ox Bow Run
Tallahassee, Florida 32312

EDUCATION: B.S. Degree, University of Florida, 03/17/1979,
Gainesville, Florida

APPRAISAL COURSES:

- 1977 Real Estate Practices and Principles, Course I, University of Florida
- 1977 Society of Real Estate Appraisers, Course 101, University of Florida
- 1978 Society of Real Estate Appraisers, Course 201, University of Florida
- 1978 Real Estate Practices and Principles, Course II, University of Florida
- 1981 Society of Real Estate Appraisers Seminar – Appraising Residential Condominiums
- 1981 Society of Real Estate Appraisers, R-2 Exam
- 1982 Society of Real Estate Appraisers Cash Equivalency and Creative Financing Seminar
- 1985 Society of Real Estate Appraisers Explanation of Memorandum R41-b Of the Federal Home Loan Bank Board
- 1987 Society of Real Estate Appraisers, Course 202, Florida State Conference Center
- 1988 Society of Real Estate Appraisers Seminar – Standards of Professional Practice
- 1989 American Institute of Real Estate Appraisers, Standards of Professional Practice
- 1989 American Institute of Real Estate Appraisers, Standards of Professional Practice
- 1989 American Institute of Real Estate Appraisers, Basic Valuation Procedures, Examination 1A2
- 1989 American Institute of Real Estate Appraisers, Capitalization Theory and Techniques, Part A, Examination 1BA
- 1990 American Institute of Real Estate Appraisers, Capitalization Theory and Techniques, Part B, Examination 1BB

1991 American Institute of Real Estate Appraisers, Case Studies in Real Estate Valuation, Examination 2-1
 1992 Appraisal Institute, Report Writing and Valuation Analysis, Course 2-2
 1993 Appraisal Institute, Appraising Troubled Properties
 1993 Appraisal Institute, Rates, Ratios, and Reasonableness
 1993 Appraisal Institute, Advanced Capitalization
 1993 Appraisal Institute, New URAR Form
 1994 Appraisal Institute, Accrued Depreciation
 1994 Appraisal Institute, Core Law for Appraisers
 1994 Appraisal Institute, Understanding Limited Appraisals
 1994 Appraisal Institute, Appraisal Office of the Future
 1994 Appraisal Institute, Limited Scope Assignments
 1994 Appraisal Institute, Candidate Guidance Training
 1994 Appraisal Institute, Faculty Training Workshop
 1995 Appraisal Institute, USPAP
 1995 Appraisal Institute, Appraising Retail Properties
 1995 Appraisal Institute, Appraisal of Retail Properties
 1995 Appraisal Institute, Dynamics of Office Building Valuation
 1996 Appraisal Institute, NW Florida Chapter, Core Law and Uniform Standards
 1996 Appraisal Institute, Dynamics of Office Building Valuation
 1996 Appraisal Institute, USPAP
 1996 Appraisal Institute, National Video Conference
 1997 Appraisal Institute, Core Law & Uniform Standards
 1997 Fl. Condemnation Valuation & Appraiser Liability
 1998 Appraisal Institute, Litigation Valuation
 1998 Appraisal Institute, USPAP Core Law
 1999 Appraising from Plans & Blue Prints
 1999 Appraisal Institute, Professional Practice, Part C
 1999 Appraisal Institute, USPAP Florida Law
 1999 Appraisal Institute, The Good, The Bad, The Board
 2000 Appraisal Institute, Analyzing Operating Expenses
 2000 Appraisal Institute, Partial Interest Valuation
 2000 Appraisal Institute, Core Law and USPAP Update
 2001 Appraisal Institute, Data Confirmation & Verification
 2002 Appraisal Institute, Core Law and USPAP Update
 2004 Appraisal Institute, USPAP Update
 2005 Appraisal Institute, Business Practices and Ethics
 2005 Appraisal Institute, Rates and Ratios
 2006 Appraisal Institute, Florida Law
 2006 Appraisal Institute, Uniform Standards

EXPERIENCE:

06/79 to 12/79	Residential Fee Appraisal, Tom Graham, Miami, Fl
01/80 to 12/80	Residential Staff Appraiser, American Savings & Loan Association
01/81 to 03/83	Residential Staff Appraiser, Pioneer Federal Savings & Loan Association
03/83 to 09/88	Real Estate Appraiser, Bell Appraisal Service, Inc., Tallahassee, Fl
10/88 to Present	President, Bell, Griffith & Associates, Inc.
08/01 to Present	Adjunct Instructor, Florida State University, Dept. of Real Estate

SCOPE OF APPRAISAL ASSIGNMENTS:

Acreage	Multifamily	Retail
Residential	Commercial	Office
Condominiums	Industrial	Specialty Properties

PROFESSIONAL LICENSES:

Registered Real Estate Broker

PROFESSIONAL MEMBERSHIPS:

The Appraisal Institute
Member Appraisal Institute
Senior Residential Appraiser

OFFICES HELD:

Society of Real Estate Appraisers, 1989-1990, President, Big Bend Chapter #155
Appraisal Institute, NW Florida Chapter, 1993, Vice President
Appraisal Institute, NW Florida Chapter, 1993, Admissions Chairman
Appraisal Institute, NW Florida Chapter, 1994, President
Appraisal Institute, NW Florida Chapter, 1995 & 1996, Candidate Guidance Chair
Appraisal Institute, NW Florida Chapter, 1996, Secretary
Appraisal Institute, 1996-1997 National Board of Directors
Appraisal Institute, 1996 Regional Vice Chair
Appraisal Institute, 1997 Regional Chair
Appraisal Institute, Approved Seminar Instructor
Appraisal Institute, NW Florida Chapter, 1997-1998 Board of Directors
Appraisal Institute, NW Florida Chapter, 1999 Education Committee Chair
Appraisal Institute, NW Florida Chapter, 2000 Education Chair
Appraisal Institute, NW Florida Chapter, 2000 President

SECTION IX

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of October, 2021.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION X

SECTION C

SECTION 1

Canopy

Community Development District

Summary of Operating Checks

August 1, 2021 to August 31, 2021

Bank	Date	Check No.'s	Amount
General Fund	8/6/21	220-227	\$ 19,806.90
		Subtotal	\$ 19,806.90
Capital Reserve Fund	8/25/21	39	\$ 96,113.11
		Subtotal	\$ 96,113.11
Capital Projects Fund- Welaunee	8/4/21	20	\$ 237,784.81
		Subtotal	\$ 237,784.81
			\$ 353,704.82

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/27/21		PAGE 1		
*** CHECK DATES 08/01/2021 - 08/31/2021 ***		CANOPY CDD - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
8/06/21	00015	5/28/21	17152897	202105	310-51300-32200		*	2,250.00			
		AUDIT SEPT 30 FY20				CARR RIGGS & INGRAM			2,250.00	000220	
8/06/21	00012	6/30/21	9	202106	310-51300-31300		*	500.00			
		SR2018A2		AMORT SCHEDULE		DISCLOSURE SERVICES			500.00	000221	
8/06/21	00001	6/01/21	56	202106	310-51300-34000		*	2,916.67			
						MANAGEMENT FEES JUNE 21	*	208.33			
		6/01/21	56	202106	310-51300-35100		*	666.67			
						INFORMATION TECH JUNE 21	*	18.36			
		6/01/21	56	202106	310-51300-31300		*	2,916.67			
						DISSEMINATION AGENT JUNE	*	208.33			
		6/01/21	56	202106	310-51300-42000		*	666.67			
						FEDEX POSTAGE	*	41.32			
		7/01/21	57	202107	310-51300-34000		*				
						MANAGEMENT FEES JULY	*				
		7/01/21	57	202107	310-51300-35100		*				
						INFORMATION TECH JULY	*				
		7/01/21	57	202107	310-51300-31300		*				
						DISSEMINATION AGENT JULY	*				
		7/01/21	57	202107	310-51300-42000		*				
						POSTAGE JULY					
						GOVERNMENTAL MANAGEMENT SERVICES			7,643.02	000222	
8/06/21	00007	5/25/21	315570	202104	310-51300-31100		*	355.00			
						ENGINEERING FEES	*	1,500.00			
		5/25/21	315573	202104	310-51300-31100		*				
						QUARTERLY REPORT					
						GREENMAN-PEDERSEN, INC			1,855.00	000223	
8/06/21	00005	5/20/21	122356	202104	310-51300-31500		*	336.00			
						GENERAL COUNSEL APR21					
						HOPPING GREEN & SAMS			336.00	000224	
8/06/21	00019	7/27/21	1536	202106	320-53800-46200		*	6,850.00			
						JUNE 21 LANDSCAPING					
						KEEP IT GRASSY LLC			6,850.00	000225	
8/20/21	00019	7/27/21	1536	202107	320-53800-46200		V	6,850.00-			
						JUNE 21 LANDSCAPING					
						KEEP IT GRASSY LLC			6,850.00-	000225	
8/06/21	00021	7/20/21	3940878	202106	310-51300-48000		*	372.88			
						NOTICE OF BOS MTG AD					
						TALLAHASSEE MEDIA GROUP			372.88	000226	
						CANO CANOPY CDD	HSMITH				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/06/21	00019	7/27/21 1536 JUNE 21	202106 320-53800-46200 LANDSCAPING	KEEP IT GRASSY LLC	*	6,850.00	
							6,850.00 000227
						TOTAL FOR BANK A	19,806.90
						TOTAL FOR REGISTER	19,806.90

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/25/21	00009	6/29/21 REQ 36	202108 600-20700-10100		*	86,731.86	
		PAY APP 17 REQ 36					
		7/31/21 REQ 37	202108 600-20700-10100		*	9,381.25	
		PAY APP 18 REQ 37					
SANDCO, LLC							96,113.11 000039

TOTAL FOR BANK B						96,113.11	
TOTAL FOR REGISTER						96,113.11	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/04/21	00001	7/31/21	PAY APP 202108 600-20700-10000 REQ12 PAY APP #10	SANDCO, LLC	*	237,784.81	
							237,784.81 000020
						TOTAL FOR BANK C	237,784.81
						TOTAL FOR REGISTER	237,784.81

SECTION 2

Canopy
Community Development District

Unaudited Financial Reporting
August 31, 2021



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund - Series 2018 A1 & A2
5	Debt Service Fund - Series 2018 A3
6	Debt Service Fund - Series 2018 A4
7	Capital Projects Fund
8-9	Month to Month
10	Long Term Debt
11-12	Series 2018 A1/2 Construction Schedule
13-14	Series 2018 A3 - General Construction Schedule
15-16	Series 2018 A3 - Restricted Construction Schedule
17-18	Series 2018 A4 Construction Schedule
19-20	Assessment Receipt Schedule

Canopy
Community Development District
Combined Balance Sheet
August 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating	\$ 2,632	\$ -	\$ -	\$ 2,632
Capital Projects	\$ -	\$ -	\$ 2,897	\$ 2,897
Welaunee	\$ -	\$ -	\$ 50,739	\$ 50,739
Investments				
Series 2018 A1 & A2				
Reserve A1	\$ -	\$ 82,146	\$ -	\$ 82,146
Revenue A1	\$ -	\$ 5,608	\$ -	\$ 5,608
Revenue A2	\$ -	\$ 0	\$ -	\$ 0
Prepayment A2	\$ -	\$ 55,572	\$ -	\$ 55,572
Construction	\$ -	\$ -	\$ 5	\$ 5
Series 2018 A3				
Reserve A3	\$ -	\$ 104,688	\$ -	\$ 104,688
Revenue A3	\$ -	\$ 11,048	\$ -	\$ 11,048
Construction	\$ -	\$ -	\$ 10,407	\$ 10,407
Construction-Restricted	\$ -	\$ -	\$ -	\$ -
Series 2018 A4				
Reserve A4	\$ -	\$ 32,714	\$ -	\$ 32,714
Revenue A4	\$ -	\$ 46,912	\$ -	\$ 46,912
Construction	\$ -	\$ -	\$ 3,561	\$ 3,561
Prepaid Expenses	\$ 759	\$ -	\$ -	\$ 759
Due from Developer	\$ 59,664	\$ -	\$ -	\$ 59,664
Due from General Fund	\$ -	\$ 2,856	\$ -	\$ 2,856
Total Assets	\$ 63,055	\$ 341,545	\$ 67,608	\$ 472,208
Liabilities:				
Accounts Payable	\$ 42,818	\$ -	\$ 2,311	\$ 45,129
Accrued Expenses	\$ -	\$ -	\$ -	\$ -
Retainage Payable	\$ -	\$ -	\$ 464,643	\$ 464,643
Due to Capital Fund	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 2,856	\$ -	\$ -	\$ 2,856
Due to Developer/CDD	\$ -	\$ -	\$ 5,032,537	\$ 5,032,537
Total Liabilities	\$ 45,675	\$ -	\$ 5,499,490	\$ 5,545,165
Fund Balances:				
Unassigned	\$ 17,380	\$ -	\$ -	\$ 17,380
Restricted For Debt Service 2018 A1 & A2	\$ -	\$ 143,834	\$ -	\$ 143,834
Restricted For Debt Service 2018 A3	\$ -	\$ 116,993	\$ -	\$ 116,993
Restricted For Debt Service 2018 A4	\$ -	\$ 80,719	\$ -	\$ 80,719
Assigned For Capital Projects 2018 A1 & A3	\$ -	\$ -	\$ (242,679)	\$ (242,679)
Assigned For Capital Projects 2018 A3	\$ -	\$ -	\$ 10,407	\$ 10,407
Assigned For Capital Projects 2018 A4	\$ -	\$ -	\$ 3,561	\$ 3,561
Assigned For Capital Projects	\$ -	\$ -	\$ (2,251,462)	\$ (2,251,462)
Assigned For Capital Projects - Welaunee	\$ -	\$ -	\$ (2,951,709)	\$ (2,951,709)
Total Fund Balances	\$ 17,380	\$ 341,545	\$ (5,431,882)	\$ (5,072,957)
Total Liabilities & Fund Balance	\$ 63,055	\$ 341,545	\$ 67,608	\$ 472,208

Canopy
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 47,052	\$ 47,052	\$ 47,201	\$ 149
Assessments - Direct (Administrative Only)	\$ 99,022	\$ 90,770	\$ 100,050	\$ 9,279
Developer Contributions	\$ 174,651	\$ 55,756	\$ 55,756	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 22,146	\$ 22,146
Interest Income	\$ 500	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,500	\$ -	\$ -	\$ -
Total Revenues	\$ 323,725	\$ 193,578	\$ 225,153	\$ 31,574

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 12,000	\$ 11,000	\$ 14,165	\$ (3,165)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 7,333	\$ 8,083	\$ (750)
Attorney	\$ 25,000	\$ 22,917	\$ 35,354	\$ (12,438)
Annual Audit	\$ 5,000	\$ 4,250	\$ 4,250	\$ -
Trustee Fees	\$ 10,000	\$ 9,105	\$ 9,105	\$ -
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 3,700	\$ 3,392	\$ 2,292	\$ 1,100
Travel	\$ 50	\$ 46	\$ -	\$ 46
Telephone	\$ 250	\$ 229	\$ -	\$ 229
Postage	\$ 500	\$ 458	\$ 339	\$ 119
Printing & Binding	\$ 1,500	\$ 1,375	\$ 9	\$ 1,366
Insurance-Liability	\$ 6,000	\$ 6,000	\$ 5,381	\$ 619
Legal Advertising	\$ 2,500	\$ 2,292	\$ 3,187	\$ (895)
Boundary Amendment Expenses	\$ -	\$ -	\$ 19,914	\$ (19,914)
Other Current Charges	\$ 3,000	\$ 2,750	\$ 1,410	\$ 1,340
Office Supplies	\$ 500	\$ 458	\$ 1	\$ 457
Dues	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 116,125	\$ 106,813	\$ 138,698	\$ (31,885)

Maintenance

Common Area:

Landscape Maintenance	\$ 63,000	\$ 57,750	\$ 68,500	\$ (10,750)
Landscape Contingency	\$ 10,600	\$ 9,717	\$ -	\$ 9,717
Plant Replacement	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Irrigation - Repairs	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Irrigation - Water	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Irrigation - Electric	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Wetland Mitigation and Monitoring	\$ -	\$ -	\$ 10,700	\$ (10,700)
Street Lights	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ 10,000	\$ (10,000)
Repairs and Maintenance	\$ 12,500	\$ 11,458	\$ -	\$ 11,458
Operating Supplies	\$ 1,250	\$ 1,146	\$ -	\$ 1,146

Canopy
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
<u>Common Area-Continued:</u>				
Road and Sidewalk	\$ -	\$ -	\$ -	\$ -
Trail Maintenance	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -
Fencing				
<u>Amenity Center</u>				
Amenity Management Staffing	\$ 18,750	\$ 17,188	\$ -	\$ 17,188
Pool Attendants	\$ 3,750	\$ 3,438	\$ -	\$ 3,438
Janitorial	\$ 3,750	\$ 3,438	\$ -	\$ 3,438
Pool Maintenance	\$ 3,750	\$ 3,438	\$ -	\$ 3,438
Pool Chemicals	\$ 1,875	\$ 1,719	\$ -	\$ 1,719
Pool Permits	\$ 188	\$ 172	\$ -	\$ 172
Pool - Electric	\$ 3,750	\$ 3,438	\$ -	\$ 3,438
Pool - Water	\$ 250	\$ 229	\$ -	\$ 229
Telephone	\$ 625	\$ 573	\$ -	\$ 573
Water/Sewer	\$ 1,250	\$ 1,146	\$ -	\$ 1,146
Gas	\$ 125	\$ 115	\$ -	\$ 115
Trash	\$ 600	\$ 550	\$ -	\$ 550
Pest Control	\$ 300	\$ 275	\$ -	\$ 275
Termite Bond	\$ 188	\$ 172	\$ -	\$ 172
Insurance - Property	\$ 6,250	\$ 5,729	\$ -	\$ 5,729
Cable/Internet	\$ 1,875	\$ 1,719	\$ -	\$ 1,719
Access Cards	\$ 625	\$ 573	\$ -	\$ 573
Activities	\$ 3,750	\$ 3,438	\$ -	\$ 3,438
Security/Alarms/Repair	\$ 8,750	\$ 8,021	\$ -	\$ 8,021
Repairs and Maintenance	\$ 8,750	\$ 8,021	\$ -	\$ 8,021
Office Supplies	\$ 500	\$ 458	\$ -	\$ 458
Holiday Decorations	\$ 1,250	\$ -	\$ -	\$ -
<u>Other</u>				
Contingency	\$ 1,250	\$ 1,146	\$ -	\$ 1,146
Capital Reserve	\$ 7,200	\$ -	\$ -	\$ -
Total Maintenance	\$ 199,200	\$ 174,854	\$ 89,200	\$ 85,654
Total Expenditures	\$ 315,325	\$ 281,667	\$ 227,898	\$ 53,769
Excess Revenues (Expenditures)	\$ 8,400		\$ (2,746)	
Fund Balance - Beginning	\$ -		\$ 20,126	
Fund Balance - Ending	\$ 8,400		\$ 17,380	

Canopy

Community Development District

Debt Service Fund - Series 2018 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
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	\$ -	\$ -	\$ 377,155	\$ 377,155
Interest Income	\$ 500	\$ 22	\$ 22	\$ -
Total Revenues	\$ 442,550	\$ 236,113	\$ 613,729	\$ 377,616
Expenditures:				
Series 2018 A1				
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)
Series 2018 A2				
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)
Interest- 8/1	\$ -	\$ -	\$ 4,074	\$ (4,074)
Special Call A2 - 8/1	\$ -	\$ -	\$ 265,000	\$ (265,000)
Total Expenditures	\$ 446,228	\$ 443,922	\$ 770,228	\$ (326,306)
Other Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (9)	\$ (9)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (9)	\$ (9)
Excess Revenues (Expenditures)	\$ (3,678)		\$ (156,508)	
Fund Balance - Beginning	\$ 378,035		\$ 300,342	
Fund Balance - Ending	\$ 374,357		\$ 143,834	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments - Direct (Unplatted Lots)	\$ 170,938	\$ 97,620	\$ 97,620	\$ -
Interest Income	\$ 500	\$ 14	\$ 14	\$ -
Total Revenues	\$ 171,438	\$ 97,634	\$ 97,634	\$ -
Expenditures:				
Interest - 11/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
Interest - 5/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
Total Expenditures	\$ 170,938	\$ 170,938	\$ 170,938	\$ -
Other Sources/(Uses)				
Transfer In/Out	\$ (500)	\$ (11)	\$ (11)	\$ -
Total Other Financing Sources (Uses)	\$ (500)	\$ (11)	\$ (11)	\$ -
Excess Revenues (Expenditures)	\$ 1		\$ (73,315)	
Fund Balance - Beginning	\$ 85,617		\$ 190,308	
Fund Balance - Ending	\$ 85,618		\$ 116,993	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,612	\$ 65,853	\$ 241
Interest Income	\$ 250	\$ 9	\$ 9	\$ -
Total Revenues	\$ 65,862	\$ 65,621	\$ 65,862	\$ 241
Expenditures:				
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
Total Expenditures	\$ 63,296	\$ 63,296	\$ 63,295	\$ 1
Other Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (4)	\$ (4)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4)	\$ (4)
Excess Revenues (Expenditures)	\$ 2,566		\$ 2,563	
Fund Balance - Beginning	\$ 45,226		\$ 78,156	
Fund Balance - Ending	\$ 47,792		\$ 80,719	

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

	Series 2018 A1 & A2		Series 2018 A3		Series 2018 A4		Capital Projects		Welaunee		
	Actuals		Actuals		Actuals		Actuals		Actuals		Total
<u>Revenues</u>											
Interest	\$	128	\$	37	\$	0	\$	-	\$	-	165
Total Revenues	\$	128	\$	37	\$	0	\$	-	\$	-	165
<u>Expenditures:</u>											
Capital Outlay - Construction	\$	1,912,806	\$	602,061	\$	-	\$	-	\$	2,951,508	5,466,375
Capital Outlay - General	\$	-	\$	-	\$	-	\$	41,132	\$	-	41,132
Professional Fees	\$	-	\$	-	\$	-	\$	7,719	\$	-	7,719
Miscellaneous	\$	-	\$	-	\$	-	\$	647	\$	641	1,287
Total Expenditures	\$	1,912,806	\$	602,061	\$	-	\$	49,498	\$	2,952,149	5,516,513
<u>Other Financing Sources/(Uses)</u>											
Transfer In/Out	\$	9	\$	11	\$	4	\$	-	\$	-	24
Total Other Financing Sources (Uses)	\$	9	\$	11	\$	4	\$	-	\$	-	24
Excess Revenues (Expenditures)	\$	(1,912,669)	\$	(602,012)	\$	4	\$	(49,498)	\$	(2,952,149)	(5,516,324)
Fund Balance - Beginning	\$	1,669,990	\$	612,419	\$	3,557	\$	(2,201,964)	\$	440	84,442
Fund Balance - Ending	\$	(242,679)	\$	10,407	\$	3,561	\$	(2,251,462)	\$	(2,951,709)	(5,431,882)

Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
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	\$ 8,252	\$ -	\$ 100,050
Developer Contributions	\$ -	\$ -	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,949	\$ -	\$ -	\$ 55,756
Boundary Amendment Contributions	\$ -	\$ 3,782	\$ -	\$ 7,666	\$ -	\$ 6,765	\$ 3,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,146
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 5,969	\$ 52,803	\$ 43,088	\$ 8,262	\$ 15,989	\$ 12,983	\$ 8,545	\$ 9,061	\$ 60,201	\$ 8,252	\$ -	\$ 225,153

Expenditures:

General & Administrative:

Engineering	\$	1,953	\$	1,775	\$	-	\$	-	\$	1,420	\$	888	\$	710	\$	-	\$	710	\$	6,710	\$	-	\$	-	\$	14,165
Arbitrage	\$	-	\$	450	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	450
Assessment Roll	\$	2,500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,500
Dissemination	\$	667	\$	667	\$	667	\$	667	\$	667	\$	667	\$	917	\$	667	\$	1,167	\$	667	\$	667	\$	-	\$	8,083
Attorney	\$	3,807	\$	6,197	\$	3,398	\$	2,628	\$	947	\$	1,391	\$	336	\$	4,822	\$	6,721	\$	336	\$	4,772	\$	-	\$	35,354
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	\$	2,917	\$	2,917	\$	32,083
Information Technology	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	208	\$	-	\$	2,292
Travel	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage	\$	2	\$	3	\$	21	\$	47	\$	-	\$	156	\$	43	\$	7	\$	18	\$	41	\$	-	\$	-	\$	339
Printing & Binding	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9	\$	-	\$	9
Insurance-Liability	\$	5,381	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,381
Legal Advertising	\$	815	\$	186	\$	142	\$	-	\$	142	\$	497	\$	-	\$	-	\$	373	\$	1,032	\$	-	\$	-	\$	3,187
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	\$	119	\$	-	\$	1,410
Office Supplies	\$	0	\$	0	\$	0	\$	0	\$	-	\$	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1
Dues	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total General & Administrative:	\$	22,051	\$	24,308	\$	8,993	\$	11,102	\$	6,421	\$	16,852	\$	5,276	\$	10,901	\$	12,152	\$	11,949	\$	8,692	\$	-	\$	138,698

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Maintenance	\$ 8,350	\$ 16,850	\$ 6,850	\$ 6,850	\$ 6,850	\$ 8,350	\$ 8,350	\$ 11,550	\$ 6,850	\$ 8,350	\$ -	\$ -	89,200
Total Expenditures	\$ 30,401	\$ 41,158	\$ 15,843	\$ 17,952	\$ 13,271	\$ 25,202	\$ 13,626	\$ 22,451	\$ 19,002	\$ 20,299	\$ 8,692	\$ -	227,898
Excess Revenues (Expenditures)	\$ (30,401)	\$ (35,189)	\$ 36,960	\$ 25,136	\$ (5,009)	\$ (9,213)	\$ (643)	\$ (13,906)	\$ (9,941)	\$ 39,902	\$ (440)	\$ -	(2,746)

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)
CURRENT BONDS OUTSTANDING		\$2,170,000

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATE:	6.150%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	NOT SECURED - N/A	
RESERVE FUND REQUIREMENT	\$0	
RESERVE FUND BALANCE	\$0	
BONDS OUTSTANDING - 11/08/18		\$5,480,000
LESS: SPECIAL CALL - 05/01/19		(\$110,000)
LESS: SPECIAL CALL - 08/01/19		(\$305,000)
LESS: SPECIAL CALL - 11/01/19		(\$405,000)
LESS: SPECIAL CALL - 02/01/20		(\$60,000)
LESS: SPECIAL CALL - 05/01/20		(\$10,000)
LESS: SPECIAL CALL - 08/01/20		(\$75,000)
LESS: SPECIAL CALL - 02/01/21		(\$30,000)
LESS: SPECIAL CALL - 05/01/21		(\$30,000)
LESS: SPECIAL CALL - 08/01/21		(\$265,000)
CURRENT BONDS OUTSTANDING		\$4,190,000

SERIES 2018A-3, SPECIAL ASSESSMENT REVENUE BONDS

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

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS

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

Canopy

Community Development District

Special Assessment Revenue Bonds, Series 2018 A1/2

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
4/5/19	1	Sandco, LLC	Pay Application # 1 - Canopy Unit 3 Phase 1 & 2	\$ 360,078.30
6/14/19	2	Ox Bottom Mortgage Holdings, LLC	Unit 1 Phase 6 Crestline Road, Fontana Road Improvement Reimbursement	\$ 995,631.07
TOTAL				\$ 1,355,709.37
Fiscal Year 2019				
12/1/18		Interest		\$ 3,084.22
12/1/18		Transfer from Reserve Fund		\$ 34.66
1/1/19		Interest		\$ 12,421.76
1/1/19		Transfer from Reserve Fund		\$ 139.54
2/1/19		Interest		\$ 13,927.37
2/1/19		Transfer from Reserve Fund		\$ 156.19
3/1/19		Interest		\$ 12,947.48
3/1/19		Transfer from Reserve Fund		\$ 144.94
4/1/19		Interest		\$ 14,360.76
4/1/19		Transfer from Reserve Fund		\$ 160.47
5/1/19		Interest		\$ 13,336.50
5/1/19		Transfer from Reserve Fund		\$ 155.29
5/14/19		Transfer from Cost of Issuance		\$ 21,146.93
6/1/19		Interest		\$ 13,737.71
6/1/19		Transfer from Reserve Fund		\$ 160.47
7/1/19		Interest		\$ 12,269.23
7/1/19		Transfer from Reserve Fund		\$ 155.29
8/1/19		Interest		\$ 11,603.76
8/1/19		Transfer from Reserve Fund		\$ 156.98
8/1/19		Transfer from Cost of Issuance		\$ 17.32
9/1/19		Interest		\$ 10,592.86
9/1/19		Transfer from Reserve Fund		\$ 143.02
TOTAL				\$ 140,852.75
Project (Construction) Fund at 11/8/18				\$ 7,309,992.26
Interest Earned thru 09/30/19				\$ 140,852.75
Requisitions Paid thru 09/30/19				\$ (1,355,709.37)
Remaining Project (Construction) Fund				\$ 6,095,135.64

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/25/19	3	Sandco, LLC	Pay Application 4 - Unit 3	\$ 303,885.90
11/25/19	4	Sandco, LLC	Pay Application 1 - Unit 4 & 5	\$ 165,285.00
1/23/20	5	Sandco, LLC	Pay Application 2 & 3 - Unit 4 & 5	\$ 640,325.70
1/23/20	6	Sandco, LLC	Pay Application 5 - Unit 3	\$ 1,350.00
3/19/20	7	Sandco, LLC	Pay Application 4 - Unit 4 & 5	\$ 146,610.00
3/19/20	8	Sandco, LLC	Pay Application 6 - Unit 3	\$ 8,352.00
4/7/20	9	Sandco, LLC	Pay Application 8 - Unit 3	\$ 125,054.80
4/7/20	10	Sandco, LLC	Pay Application 6 - Unit 4 & 5	\$ 125,302.50
5/6/20	11	Sandco, LLC	Pay Application 5 - Unit 4 & 5	\$ 54,000.00
5/6/20	12	Sandco, LLC	Pay Application 7 - Unit 3	\$ 4,959.00
5/21/20	13	Consolidated Pipe & Supply Company, Inc.	Construction Materials - Unit 4 & 5	\$ 825,293.44
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
TOTAL				\$ 4,017,698.34

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
Fiscal Year 2021				
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
TOTAL				\$ 2,129,052.51

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
8/2/21	Transfer from Reserve Fund	\$	0.70
TOTAL			\$ 136.51

Project (Construction) Fund at 09/30/20

\$ 2,128,921.10

Interest Earned thru 08/31/21

\$ 136.51

Requisitions Paid thru 08/31/21

\$ (2,129,052.51)

Remaining Project (Construction) Fund

\$ 5.10

Percentage Completed

102.63%

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
11/8/18	1	Ox Bottom Mortgage Holdings, LLC	Reimbursement for construction costs paid by Developer	\$ 1,019,257.82
TOTAL				\$ 1,019,257.82
Fiscal Year 2019				
12/1/18		Transfer from Reserve Fund		\$ 44.17
1/1/19		Interest		\$ 0.07
1/1/19		Transfer from Reserve Fund		\$ 177.83
2/1/19		Interest		\$ 0.41
2/1/19		Transfer from Reserve Fund		\$ 199.05
3/1/19		Interest		\$ 0.71
3/1/19		Transfer from Reserve Fund		\$ 184.71
4/1/19		Interest		\$ 1.15
4/1/19		Transfer from Reserve Fund		\$ 204.50
5/1/19		Interest		\$ 1.52
5/1/19		Transfer from Reserve Fund		\$ 197.90
5/14/19		Transfer from Cost of Issuance		\$ 7,506.37
6/1/19		Interest		\$ 10.48
6/1/19		Transfer from Reserve Fund		\$ 204.50
7/1/19		Interest		\$ 16.47
7/1/19		Transfer from Reserve Fund		\$ 197.90
8/1/19		Interest		\$ 17.09
8/1/19		Transfer from Reserve Fund		\$ 200.05
8/1/19		Transfer from Cost of Issuance		\$ 6.15
9/1/19		Interest		\$ 15.96
9/1/19		Transfer from Reserve Fund		\$ 182.27
TOTAL				\$ 9,369.26
Project (Construction) Fund at 11/8/18				\$ 1,019,257.82
Interest Earned thru 09/30/19				\$ 9,369.26
Requisitions Paid thru 09/30/19				\$ (1,019,257.82)
Remaining Project (Construction) Fund				\$ 9,369.26
Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Transfer from Reserve Fund		\$ 167.79
10/1/19		Interest		\$ 14.98
11/1/19		Transfer from Reserve Fund		\$ 159.33
11/1/19		Interest		\$ 14.53
12/1/19		Interest		\$ 12.37
12/1/19		Transfer from Reserve Fund		\$ 133.37
1/1/20		Interest		\$ 12.98
1/1/20		Transfer from Reserve Fund		\$ 137.81
2/1/20		Interest		\$ 13.15
2/1/20		Transfer from Reserve Fund		\$ 137.44
3/1/20		Interest		\$ 12.13
3/1/20		Transfer from Reserve Fund		\$ 125.00
4/1/20		Interest		\$ 4.97
4/1/20		Transfer from Reserve Fund		\$ 50.63
5/1/20		Interest		\$ 0.64
5/1/20		Transfer from Reserve Fund		\$ 6.44
6/1/20		Interest		\$ 0.66
6/1/20		Transfer from Reserve Fund		\$ 6.65
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
TOTAL				\$ 1,024.93
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				\$ 10,394.19

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2021				
		TOTAL		\$ -
Fiscal Year 2021				
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
8/2/21		Transfer from Reserve Fund		\$ 0.89
8/2/21		Interest		\$ 0.09
		TOTAL		\$ 12.55
		Project (Construction) Fund at 09/30/20		\$ 10,394.19
		Interest Earned thru 08/31/21		\$ 12.55
		Requisitions Paid thru 08/31/21		\$ -
		Remaining Project (Construction) Fund		\$ 10,406.74
		Percentage Completed		100.00%

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Community Development District

Special Assessment Revenue Bonds, Series 2018 A3 - Restricted

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
12/1/18		Interest		\$ 632.88
1/1/19		Interest		\$ 2,548.92
2/1/19		Interest		\$ 2,857.81
3/1/19		Interest		\$ 2,656.69
4/1/19		Interest		\$ 2,946.62
5/1/19		Interest		\$ 2,857.44
6/1/19		Interest		\$ 2,958.28
7/1/19		Interest		\$ 2,868.06
8/1/19		Interest		\$ 2,905.11
9/1/19		Interest		\$ 2,651.93
TOTAL				\$ 25,883.74
Project (Construction) Fund at 11/8/18				\$ 1,500,000.00
Interest Earned thru 09/30/19				\$ 25,883.74
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				\$ 1,525,883.74
Fiscal Year 2020				
Date	Requisition #	Contractor	Description	Requisition
10/31/19	1	Conn & Associates	Clubhouse Architectural Services	\$ 37,200.00
1/23/20	2	Sandco, LLC	Pay Application 2	\$ 168,773.81
1/23/20	3	Conn & Associates	Clubhouse Architectural Services	\$ 9,300.00
1/24/20	4	Sandco, LLC	Pay Application 1	\$ 299,755.14
5/5/20	5	Conn & Associates	Clubhouse Architectural Services	\$ 2,250.00
3/19/20	7	Sandco, LLC	Pay Application 3	\$ 175,786.82
5/6/20	8	Conn & Associates	Clubhouse Architectural Services	\$ 2,250.00
7/20/20	9	Conn & Associates	Clubhouse Architectural Services	\$ 5,300.00
7/31/20	10	Sandco, LLC	Pay Application 4	\$ 28,890.54
TOTAL				\$ 729,506.31
Fiscal Year 2020				
10/1/19		Interest		\$ 2,445.15
11/1/19		Interest		\$ 2,324.29
12/1/19		Interest		\$ 1,902.32
1/1/20		Interest		\$ 1,968.38
2/1/20		Interest		\$ 1,796.15
3/1/20		Interest		\$ 1,219.18
4/1/20		Interest		\$ 489.71
5/1/20		Interest		\$ 52.08
6/1/20		Interest		\$ 53.58
7/1/20		Interest		\$ 48.36
8/1/20		Interest		\$ 35.57
9/1/20		Interest		\$ 18.14
TOTAL				\$ 12,352.91
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				\$ 808,730.34

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Community Development District

Special Assessment Revenue Bonds, Series 2018 A3 - Restricted

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2021				
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
TOTAL				\$ 808,766.58
Fiscal Year 2021				
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
TOTAL				\$ 36.24
Project (Construction) Fund at 09/30/20				\$ 808,730.34
Interest Earned thru 08/31/21				\$ 36.24
Requisitions Paid thru 08/31/21				\$ (808,766.58)
Remaining Project (Construction) Fund				<u>\$ -</u>
Percentage Completed				100.00%

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
11/8/18	1	Ox Bottom Mortgage Holdings LLC	Reimbursement for construction costs paid by Developer	\$ 893,101.00
TOTAL				\$ 893,101.00
Fiscal Year 2019				
12/1/18		Interest		\$ 13.80
1/1/19		Interest		\$ 0.02
1/1/19		Transfer from Reserve Fund		\$ 55.57
2/1/19		Interest		\$ 0.13
2/1/19		Transfer from Reserve Fund		\$ 62.20
3/1/19		Interest		\$ 0.22
3/1/19		Transfer from Reserve Fund		\$ 57.72
4/1/19		Interest		\$ 0.36
4/1/19		Transfer from Reserve Fund		\$ 63.91
5/1/19		Interest		\$ 0.48
5/1/19		Transfer from Reserve Fund		\$ 61.84
5/14/19		Transfer from Cost of Issuance		\$ 2,648.52
6/1/19		Interest		\$ 3.62
6/1/19		Transfer from Reserve Fund		\$ 63.91
7/1/19		Interest		\$ 5.72
7/1/19		Transfer from Reserve Fund		\$ 61.84
8/1/19		Interest		\$ 5.92
8/1/19		Transfer from Reserve Fund		\$ 62.52
8/1/19		Transfer from Cost of Issuance		\$ 2.17
9/1/19		Interest		\$ 5.52
9/1/19		Transfer from Reserve Fund		\$ 56.96
TOTAL				\$ 3,232.95
Project (Construction) Fund at 11/8/18				\$ 893,101.79
Interest Earned thru 09/30/19				\$ 3,232.95
Requisitions Paid thru 09/30/19				\$ (893,101.00)
Remaining Project (Construction) Fund				<u><u>\$ 3,233.74</u></u>

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Community Development District

Special Assessment Revenue Bonds, Series 2018 A4

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Transfer from Reserve Fund		\$ 52.43
10/1/19		Interest		\$ 5.17
11/1/19		Transfer from Reserve Fund		\$ 49.79
11/1/19		Interest		\$ 5.01
12/1/19		Interest		\$ 4.26
12/1/19		Transfer from Reserve Fund		\$ 41.68
1/1/20		Interest		\$ 4.46
1/1/20		Transfer from Reserve Fund		\$ 43.07
2/1/20		Interest		\$ 4.51
2/1/20		Transfer from Reserve Fund		\$ 42.95
3/1/20		Interest		\$ 4.16
3/1/20		Transfer from Reserve Fund		\$ 39.06
4/1/20		Interest		\$ 1.70
4/1/20		Transfer from Reserve Fund		\$ 15.82
5/1/20		Interest		\$ 0.22
5/1/20		Transfer from Reserve Fund		\$ 2.01
6/1/20		Interest		\$ 0.23
6/1/20		Transfer from Reserve Fund		\$ 2.08
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
TOTAL				\$ 323.04
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				\$ 3,556.78

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2021				
TOTAL				\$ -
Fiscal Year 2021				
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
8/2/21		Interest		\$ 0.03
8/2/21		Transfer from Reserve Fund		\$ 0.28
TOTAL				\$ 3.96
Project (Construction) Fund at 09/30/20				\$ 3,556.78
Interest Earned thru 08/31/21				\$ 3.96
Requisitions Paid thru 08/31/21				\$ -
Remaining Project (Construction) Fund				\$ 3,560.74
Percentage Completed				100.00%

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

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	32.86%	21.30%	45.84%	54.16%
							O&M Portion	2018A-1 Debt Service Portion	2018A-4 Debt Service Portion	Total
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
TOTAL							\$ 47,201.14	\$ 30,592.82	\$ 65,852.72	\$ 143,646.68

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	
8/5/21	8/1/21	11056	\$8,251.78	\$8,251.78	\$8,251.78	
	9/1/21		\$8,251.78			
\$ 99,021.36				\$ 90,769.58	\$ 90,769.58	

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			
\$ 134,245.26				\$ 67,123	\$ 67,123	

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			
\$ 277,672.50				\$ 138,836	\$ 138,836	

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			
\$ 170,938.00				\$ 85,469	\$ 85,469	

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
\$ 17,736.00				\$ 17,736.00	\$ 7,680.00	\$ 10,056.00

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