

CANOPY

Community Development District

AUGUST 10, 2022

AGENDA

Canopy
Community Development District
Meeting Agenda

Wednesday
August 10, 2022
6:00 p.m.

Canopy Amenity Center
2877 Crestline Road
Tallahassee, Florida 32308
Call In # 1-877-304-9269
Participation Passcode # 926467

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period
- III. Affidavit of Publication
- IV. Approval of Minutes of the July 18, 2022 Meeting
- V. Consideration of Resolution 2022-08, Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget
- VI. Fiscal Year 2022/2023 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
 - 1. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - 2. Consideration of Resolution 2022-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
 - D. Consideration of Developer Funding Agreement for Fiscal Year 2023
- VII. Ratification of Change Order No. 2 for Sandco for Welaunee Blvd. Segment 3B
- VIII. Ratification of Requisition No. 2 (Series 2018A-3)
- IX. Discussion of Amenity Facility Handbook
- X. Staff Reports
 - A. Attorney

- B. Engineer
- C. District Manager
 - 1. Approval of Check Register Summary
 - 2. Balance Sheet & Income Statement
 - 3. Special Assessment Receipts Schedule
 - 4. Discussion of Fiscal Year 2023 Meeting Schedule
- XI. Other Business
- XII. Supervisors Requests
- XIII. Next Scheduled Meeting – 09/08/22 @ 11:00 a.m. at Dorothy B. Owen Park
- XIV. Adjournment

¹ Comments will be limited to three (3) minutes

THIRD ORDER OF BUSINESS

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

Attn:
CANOPY CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN:

Before the undersigned authority personally appeared K. Allen who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on :

07/21/2022, 07/28/2022

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 28th of July 2022, by K. Allen who is personally known to me.

K. Allen

Affiant

Nancy Heyrman
Notary Public, State of Wisconsin, County of Brown
5.15.23

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

of Affidavits 1

CANOPY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Canopy Community Development District ("District") will hold a public hearing on August 10, 2022 at 6:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida 32308, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://canopycdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

Pub: 7/21, 7/28, 2022

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Monday, July 18, 2022 at 6:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
Gregg Patterson	Vice Chairman
John "Al" Russell	Supervisor
Colleen Castille	Supervisor
David Brady	Supervisor

Also present were:

Jim Oliver	District Manager
Jennifer Kilinski	District Counsel
Laura Kalinoski	Events Coordinator

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Marciniak stated when you are considering this budget, look at the amenity center and any funds that deal with trails and cleaning ponds; most of the people are here about the amenity center. We want the CDD to understand that we want control of the things we are allowed to do here with your permission, of course. We would like to be able to rent certain things and plan our events and we don't feel that we need anyone to do that for us, we can do that on our own. We want an explanation of the \$35,000 in staffing and the \$15,000.

Ms. Ault stated I don't like paying for stuff when I feel like the money is being wasted. You don't need money to plan events, you don't need money to communicate. There are bare minimum expectations, which I don't think have been met and I don't know that it is necessarily a priority. I'm confident I could have thrown a bar-be-que on 4th of July and had everything donated or all chip in and put that together in two days. I do a lot of fundraising, a lot of events.

I would rather have someone making it in the community, I would do it for free just because I care about the community and I know so many restaurant owners and food vendors. I don't understand paying for that position and I emailed several times regarding, stuff at the pool, yoga at the pool and received no response except from our homeowners' association. I think we should have input on who has that position especially if none of us are thrilled with what has happened so far.

Mr. George stated I just had a conversation with your liaison and as members of the community want to have a party or any kind of event she has no clue about that. She doesn't have any idea what she is supposed to do. She said she is parttime. There is a \$35,000 budget for her job. Nobody works here, it is not clean, she has no idea what is going on. What does she do? I would like a list of her responsibilities., who she reports to and how we as members of this community can communicate with her.

Mr. Ramos stated we need better control of what is happening in the pool especially on a Saturday or Sunday afternoon. Almost every rule is being repeatedly broken. You need a big sign. People are drinking alcohol out of bottles in the pool, food is being consumed in the pool, cigarette butts in the water.

A resident stated pool assistants are non-existent.

Mr. Oliver stated this is the first year the amenity center being open and that has not been contracted yet.

A resident stated there are a lot of dubious charges in the budget, it is very vague and could apply to three or four different things. We need more transparency. Complete lack of communication.

A resident stated there has been trash on the tennis courts for a while.

A resident stated I am on the ad hoc committee for the residents. One of the things I have been hearing is the gate has been propped open on occasion and that is a violation of the amenity rules. They exceed the number of guests. I think there is a lot of abuse on the amenity center and we need to put an end to it.

A resident stated there are a lot of kids who go to the gym without shoes, without shirts, they are working out. I don't know who is going to handle that liability when someone gets hurt. We are paying somebody for something, to keep an eye out on this place, that is a huge liability.

Mr. Oliver stated prior to the meeting I met with four members of the ad hoc group to discuss some of these issues so I have captured those ideas. We talked about some of the issues

especially amenity center violations, the number of guests allowed to use the facilities, future on-site staffing to have someone to monitor and correct problems as they occur, and perhaps this or future boards may at some point consider security staffing to prevent vandalism and trespassing issues. Canopy is still relatively young as a district; going through its first season operating an amenity center. Every district goes through these types of issues and we'll collectively resolve these matters. You are being heard and these things will be addressed.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the June 7, 2022 Meeting**

On MOTION by Mr. Patterson seconded by Ms. Castille with all in favor the minutes of the June 7, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2021 Draft Audit Report**

Mr. Oliver stated next is acceptance of the fiscal year 2021 audit report. As a unit of government in Florida, the district is required an annual financial audit performed by an independent CPA firm. The audit has been filed with the auditor general prior to the June 30th deadline. Under the auditor's report on internal controls, they did find one deficiency in internal control. The auditor noted "the district did not accrue approximately \$764,000 of capital outlay as of September 30, 2021, although the work was performed prior to year-end". The accountant carried that forward and added that to the October financials for the subsequent fiscal year, causing account payable to be understated, retainage payable to be overstated, and capital outlay expenditures to be unstated. An appropriate adjustment has been made.

On MOTION by Mr. Patterson seconded by Mr. Russell with all in favor the fiscal year 2021 audit report was accepted and transmittal to the State of Florida was ratified.

FIFTH ORDER OF BUSINESS**Discussion of Fiscal Year 2023 Budget**

Mr. Oliver stated we started the budget process with the approval of the proposed budget at our June meeting and at your August meeting we will have a public hearing and consider

adoption of the budget. After that hearing the board will consider resolutions to adopt the budget with any changes you may have after the public hearing and also certify the assessment roll.

The general fund budget is the operations and maintenance budget to operate the district. It includes the administrative section, the amenity center section and field services section. The general fund budget can change from year to year, based on the economy, cost of living increases, and the costs and desired levels of services that this community wants. Following the line item descriptions for the general fund, you will see four debt service funds for the Series 2018 A-4s, 2018 A-1s, 2018 A-2s and the 2018 A-3s. These are all tied to specific assessment areas within the district. Those bonds were issued after the appropriate public hearings in 2018,. Unlike the general fund budget and assessments, the debt service assessments are fixed and do not change from year to year. The debt service assessments may be considered for refinancing after the intila 10-year call period expires.

When the board adopted the FY 22 budget, it held an assessment hearing, and increased the assessments following that assessment hearing. Prior to the assessment hearing, property owners were sent mailed notice announcing the O&M assessment for FY22 would increase to a maximum of \$821 per unit. At that meeting the board decided not to increase the assessment to \$821 because this amenity facility wasn't yet complete and operational. This year, as the board considers the FY23 budget and assessments, it can raise assessments up to a maximum of the previously noticed \$821. There will also be a published notice in the Tallahassee Democrat, with that same \$821 maximum level. The board will make budget and assessment decisions following the public hearing to be held next month

There are three funding sources for this budget: platted lots that pays full assessments, one undeveloped property that pays administrative assessments, and developer contributions to pay for funding shortfalls between assessments paid and actual operating costs up to the budgeted amount. Eventually the district will be self-sufficient, and all 1,001 platted lots will fully fund the district, without subsidies from any other sources.

We set the budget this year at the same \$593,000 as budgeted for this current fiscal. The board has the option to move money among line items within the general fund. It can also amend the budget after adoption.

Ms. Castille stated that is only for a certain number of years.

Mr. Oliver stated yes.

Mr. Asbury stated right now the developer is paying the vast majority of the budget and it won't happen until more homes are built. I expect in the next couple of years it will be closer to break even.

Mr. Oliver stated build out is unpredictable right now because the market has slowed down a bit. We are probably six years from build out.

A resident asked at what point to the homeowners get to put someone on the board?

Ms. Kilinski stated November 2024 two seats will turn and two more seats in 2026.

Mr. Asbury stated unfortunately a lot of people have beat up on Laura and we hired her as a lifestyle director to try to get a few more things going. She is relatively new at the job and I will say we haven't given her the proper budget, we haven't given her the tools she needs to do her job and I know you are not happy with everything she has done.

Ms. Kilinski stated the district is not being charged for any of these services. There is not yet an agreement, it is really a service the developer has been providing for free. I want to be clear on that and let's be careful about the communication because Jim's office has to record this meeting so if you will wait for audience comments to make sure we are able to capture who is making the comments would be good for our transcript.

Mr. Asbury stated we anticipate this changing, we have been talking to her about some of the needs that she has. We have been paying for this, it is not coming out of any budget for the district, it is our expense. We are going to give her more assets to do what she needs to do and I hear you about the pool and I need to go back to the partners at the developer and try to get them to put a little more money into that. Because there is not enough money in the budget for the homeowners. The vast majority of this is getting paid by the developer.

Ms. Kalinoski stated I am the new lifestyle events director. I have been in event planning for 30-years, I have done community events, I was Art of Living Director for Southwood and I have a lot of knowledge and have done this to help build up community events. As I try to get things rolling, I look forward to meeting with you on the events and find a better way to communicate with you. I look forward to meeting each and every one of you.

Mr. Oliver stated the budget before you is essentially the budget that you saw last year, the biggest line item change was the increase in the landscape maintenance and that increased by \$10,000 and you also saw a corresponding decrease of \$10,000 for the amenity center landscape maintenance.

Ms. Castille stated I want clarification on what some of the residents said and what Tom said about the lifestyle director's contract. There is \$35,000 in here for something. Is that for Laura or for something else?

Mr. Oliver stated that is for amenity management. It hasn't been Laura because any compensation Laura has received has been directly from the developer. This district has not paid for Laura's services. We would like a motion to reset the public hearing for Wednesday, August 10, 2022 at this location at 6:00 p.m.

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the public hearing was rescheduled for August 10, 2022 at 6:00 p.m. in the Canopy Amenity Center.

SIXTH ORDER OF BUSINESS

Discussion of Policies Regarding Private Rental of Certain Amenity Areas

Mr. Oliver stated you have in the agenda package some proposed policies that are similar to most CDDs in the State of Florida regarding rentals. There are still some practical considerations we need to work through. There is no office space here for someone to be here to staff the facility at this point to manage events as they come along or make sure after a birthday party everything is cleaned up. Those are all things we can work through.

Ms. Kilinski stated this facility rental policy is limited right now because of what Jim said to renting the pavilions. In talking with the onsite folks that were here about how it would work to accept deposits, make sure things are being cleaned up, we have heard the last week or two a lot of feedback regarding the challenges inherent with having an unmanned facility. Right now this is reserving the pavilions so that worst case scenario if it gets messed up it is not an impact to the integrity of the facility. Once you have onsite staffing, the idea would be to grow the reservation opportunities so that we don't have people getting very upset about having to pay to reserve a space and then having nobody here to make sure that space is actually reserved. This is sort of a pilot program to see how that works and once we get staffing the idea would be to expand the reservation opportunities.

These are policies we can easily grow and our firm and Jim's firm work with about 200 special districts like this across the State of Florida. These are policies that generally have worked well. It all comes down to ultimately, enforcement and making sure residents are adhering to those policies especially when it is unmanned, but we can check in every month to see how they are

working and if we need to tweak those, we can do that every month if we need to until we get it right.

Mr. Brady stated it would be relatively inexpensive to put a bulletin board up in here to put notices on, wouldn't it?

Mr. Asbury stated yes.

Mr. Brady asked will you take care of that?

Mr. Asbury stated yes.

Mr. Brady stated for the events coordinator is there a method of communication with email?

Ms. Kalinoski stated yes, I have lifestyleatcanopy@gmail.com and I will repost it and I have a huge eblast going out.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in favor the policies were approved in substantial form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated the district entered into an interlocal agreement with Blueprint and the City of Tallahassee for construction of Welaunee 3A and Welaunee 3B it was publicly procured a couple years ago. That project has been ongoing. We received a change order request from your onsite contractor for a price escalation on asphalt. You may recall the very heavily negotiated nature that in the interlocal agreement including but not limited to the City and Blueprint wanted to cap the amount of the interlocal agreement for that roadway construction, which was about \$5 million. That was capped back in late 2018. We got a change order of about \$58,000. I have had a couple conversations with your engineer, Keith Dantin, I have also had conversation with Blueprint's attorney. The way that roadway is funded is part of Blueprint's 2020 sales tax initiative, so the city is funding it and Blueprint is reimbursing the city. It is imperative that we have Blueprint approve that additional cost and we are trying to do that before moving forward. Because of the condition of the road and where the project is we are asking you tonight to approve the change order not to exceed \$60,000. We are going to have to go back and because of the way the interlocal agreement is drafted we have to wait for the Blueprint board to meet to approve an addendum to that interlocal agreement and the city commission is also going to have to approve

an amendment to that agreement, which may or may not happen. It is like you, they are elected officials that have that discretion but in talking with the developer about the backstop construction funding agreement we have in place if they were any overages, they are comfortable for the purposes of completing the roadway because to not move forward would cost everybody a lot more money. That just occurred this week, which is why you didn't have it in your agenda package, but because of the timing of the change order and the timing of the road construction, we would look for a motion to approve the change in an amount not to exceed \$60,000. The engineer is very comfortable with it. This is the first price escalation we have had in three years, which is surprising given what we have seen in the market.

On MOTION by Ms. Castille seconded by Mr. Patterson with all in favor the change order was approved in substantial form in an amount not to exceed \$60,000 subject to Blueprint's approval of additional costs.

Ms. Kilinski stated the only other thing is related to Laura's position. We had talked about entering into an agreement you had approved a concept substantial form agreement, because that position is different than we had potentially contemplated when we were doing the budget prior to this time, what we are going to enter into a memorandum of understanding between the developer and the district that provides for what the lifestyle services would be, authority for them to be able to provide services at district facilities and also how the funding for that position would run. We will bring that back at the next meeting with some of those provisions in place, but that essentially would be the legal relationship between the district and that position.

B. Engineer – Requisition No. 2

This item tabled.

C. Manager

1. Approval of Check Register Summary

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

2. Balance Sheet and Income Statement

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

3. Special Assessment Receipts Schedule

A copy of the assessment receipts schedule was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Other Business

A resident asked maybe I misheard, I think I heard that the CDD has nothing to do with running this place it is Tom's outfit.

Mr. Oliver stated I think you may have misinterpreted that. The board is the executive branch of this district, there are five supervisors and they direct staff and your key staff is the attorney, engineering and the district manager and we also have contracts that we manage.

A resident asked if I had a question about the operation of this facility who should I call?

Mr. Oliver stated you can call me.

A resident stated think you need transparency. The biggest problem is who do you call if people aren't mowing their yard, if the garbage company is not picking up, if dog waste is not being picked up. Who do you call? We need communication from somebody to say questions about operation of Canopy, call this number and that person will deal with it or reach out to people they need to get it fixed but none of that is going on. This deal of how long before the residents are part of the HOA, they say when it is built out. Nobody knows.

Mr. Oliver stated the CDD transition to resident control begins with the 2024 general election process conducted by the Leon County Supervisor of Elections. Florida Statutes determines when residents may be elected to the board, which is the first general election six years after CDD establishment and with at least 250 registered voters living in the District. The other item that came up was development buildout. We were talking about sales projections so that we estimate when the development would be complete and fully self-sufficient. HOA Board control is a different matter not related to the CDD.

Mr. Asbury stated we just gave you the projection on buildout and that is approximately 6-years, and the homeowners will start to go on the board in November 2024., there will be two homeowners elected.

Additional comments were made on the following: The City of Tallahassee senior center will be built, lifestyle director's duties, amenity center staffing and duties, holiday decorations budget, ownership and maintenance of ponds, need of interim staffing, enforcement of amenity center policies, reporting of operational issues, midge fly problems, ownership of trail system, drainage issues, responsibility of irrigation system, improve communication between liaison and ad hoc community, bring in lifestyle director after other improvements are made, better communication with residents,

NINTH ORDER OF BUSINESS**Supervisors Requests**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Next Scheduled Meeting – 08/10/22 at 6:00 p.m. at Canopy Amenity Center**

Mr. Oliver stated our next meeting is August 10, 2022 at 6:00 p.m. at this location.

On MOTION by Mr. Patterson seconded by Mr. Asbury with all in favor the meeting adjourned at 7:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-05 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET AND ASSESSMENTS FOR FISCAL YEAR 2022/2023; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Canopy Community Development District (“District”) was established by an ordinance adopted by the City of Tallahassee City Commission, Tallahassee, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 7, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2022-05, approving the proposed budget for fiscal year 2022-2023 and setting public hearings on the proposed budget and the assessments associated therewith for August 16, 2022 at the Canopy Amenity Center, located at 2877 Crestline Road, Tallahassee, Florida 32308;

WHEREAS, the public hearings were rescheduled to August 10, 2022 at 6:00 p.m. at the same location and the District Manager has caused the notice of the public hearings, with the new date, to be published in a newspaper of general circulation in Leon County and mailed to landowners within the District consistent with the requirements of Chapters 170, 197 and 190 of the Florida Statutes; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the public hearings.

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

SECTION 1. PUBLIC HEARINGS DATE RESET. The District Manager’s action in resetting the budget and assessment public hearings is ratified. Resolution 2022-05 is hereby amended to reflect that the public hearings as declared in Resolution 2022-05 is reset to:

Wednesday, August 10, 2022, at 6:00 p.m. at the Canopy Amenity Center, located at 2877 Crestline Road, Tallahassee, Florida 32308.

SECTION 2. RESOLUTION 2022-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-05 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Canopy Community Development District.

PASSED AND ADOPTED this 10th day of August, 2022.

ATTEST:

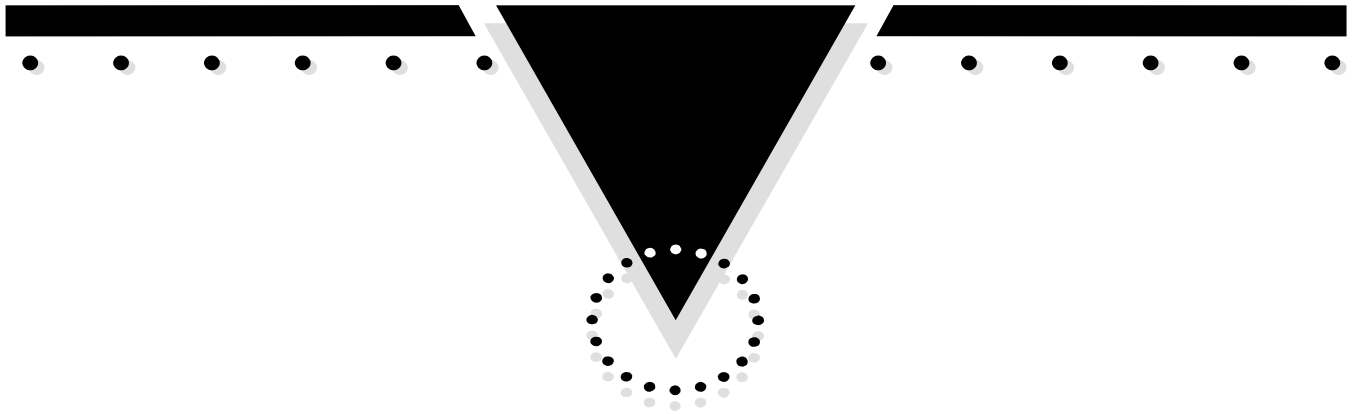
**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: Tom Asbury, Chairman

SIXTH ORDER OF BUSINESS

A.



Canopy Community Development District

**Approved Budget
FY 2023**



Table of Contents

1-4	General Fund
5-12	General Fund Narrative
13-15	Assessment Area 1 - Special Assessment Bonds Series 2018A-4
16-18	Assessment Area 2 - Special Assessment Bonds Series 2018A-1
19-21	Assessment Area 2 - Special Assessment Bonds Series 2018A-2
22-24	Assessment Area 3 - Special Assessment Bonds Series 2018A-3

Canopy Community Development District
General Fund Budget

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Maintenance Assessments - Tax Roll	\$ 114,039	\$ 114,734	\$ -	\$ 114,734	\$ 201,190
Maintenance Assessments - Direct	\$ 136,292	\$ 102,219	\$ 34,073	\$ 136,292	\$ 95,585
Developer Contributions	\$ 342,545	\$ 29,427	\$ 36,116	\$ 65,543	\$ 296,100
Miscellaneous Income (Rentals)	\$ 1,000	\$ 100	\$ 400	\$ 500	\$ 1,000
Total Revenues	\$ 593,875	\$ 246,480	\$ 70,589	\$ 317,069	\$ 593,875
Expenditure					
Administrative					
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -
FICA	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 12,000	\$ 5,864	\$ 6,136	\$ 12,000	\$ 12,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 8,000	\$ 7,250	\$ 2,001	\$ 9,251	\$ 8,000
Attorney	\$ 35,000	\$ 22,656	\$ 7,552	\$ 30,208	\$ 35,000
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 10,000	\$ 9,864	\$ -	\$ 9,864	\$ 10,000
Management Fees	\$ 36,750	\$ 27,563	\$ 9,187	\$ 36,750	\$ 38,588
Information Technology	\$ 3,700	\$ 2,775	\$ 925	\$ 3,700	\$ 3,700
Travel	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Telephone	\$ 250	\$ -	\$ 125	\$ 125	\$ 250
Postage	\$ 500	\$ 432	\$ 68	\$ 500	\$ 500
Printing & Binding	\$ 1,500	\$ -	\$ 250	\$ 250	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,000
Legal Advertising	\$ 2,500	\$ 2,115	\$ 500	\$ 2,615	\$ 2,500
Other Current Charges	\$ 3,000	\$ 635	\$ 500	\$ 1,135	\$ 3,000
Office Supplies	\$ 500	\$ 94	\$ 150	\$ 244	\$ 500
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 127,875	\$ 87,943	\$ 32,419	\$ 120,362	\$ 129,713
Maintenance					
Common Area:					
Field Services	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Porter Services	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Landscape Maintenance	\$ 85,000	\$ 70,800	\$ 24,750	\$ 95,550	\$ 96,000
Landscape Contingency	\$ 10,600	\$ 11,550	\$ -	\$ 11,550	\$ 10,600
Plant Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Irrigation - Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Irrigation - Water	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Irrigation - Electric	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Wetland Mitigation and Monitoring	\$ 10,050	\$ 1,200	\$ 8,850	\$ 10,050	\$ 8,800
Lake Maintenance	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Dove Pond Dam Surety Bond	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Repairs and Maintenance	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 12,500
Operating Supplies	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 1,250
Total Common Area	\$ 179,900	\$ 83,550	\$ 75,725	\$ 159,275	\$ 189,650

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
<u><i>Amenity Center</i></u>					
Amenity Management Staffing	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 35,000
Janitorial	\$ 15,000	\$ 6,679	\$ 2,250	\$ 8,929	\$ 15,000
Landscape Maintenance	\$ 24,000	\$ -	\$ 12,000	\$ 12,000	\$ 12,000
Pool Maintenance	\$ 30,000	\$ 13,925	\$ 6,900	\$ 20,825	\$ 25,000
Pool Chemicals	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Pool Permits	\$ 750	\$ 400	\$ -	\$ 400	\$ 750
Pool - Electric	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Pool - Water	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Water/Sewer Utility	\$ 5,000	\$ 14,338	\$ 6,900	\$ 21,238	\$ 23,000
Gas	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Trash	\$ 2,400	\$ -	\$ 1,200	\$ 1,200	\$ 2,400
Pest Control	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Termite Bond	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Insurance - Property	\$ 25,000	\$ 9,617	\$ -	\$ 9,617	\$ 15,000
Cable/Internet	\$ 7,500	\$ 1,170	\$ 1,500	\$ 2,670	\$ 7,500
Access Cards	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Activities	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Security/Alarms/Repair	\$ 15,000	\$ 1,080	\$ 540	\$ 1,620	\$ 15,000
Repairs and Maintenance	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 15,000
Office Supplies	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Holiday Decorations	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Total Amenity	\$ 230,100	\$ 47,209	\$ 84,015	\$ 131,224	\$ 216,100
<u><i>Other</i></u>					
Contingency	\$ 17,000	\$ -	\$ 8,500	\$ 8,500	\$ 18,412
Capital Reserve (1)	\$ 39,000	\$ -	\$ 39,000	\$ 39,000	\$ 40,000
Total Other	\$ 56,000	\$ -	\$ 47,500	\$ 47,500	\$ 58,412
Total Maintenance	\$ 466,000	\$ 130,759	\$ 207,240	\$ 337,999	\$ 464,162
Total Expenditures	\$ 593,875	\$ 218,702	\$ 239,659	\$ 458,361	\$ 593,875
Excess Revenues (Expenditures)	\$ 0	\$ 27,778	\$ -169,070	\$ (141,292)	\$ -

	-	<u>Current</u>
Net Assessments	\$	201,190
Collection Fees (7%)	\$	15,143
Gross Assessments	\$	216,334
No of Assessable Units		263.50
Net Assessment Per Unit	\$	764
Gross Assessment Per Unit (Includes 7% Collection Cost)	\$	821

Canopy

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

Interest Income

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

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Greenman-Pedersen, Inc.

Arbitrage

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

Canopy

Community Development District

GENERAL FUND BUDGET

Dissemination

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

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Carr Riggs & Ingram CPAs and Advisors for these services. (\$5,000/year for 3 years)

Trustee Fees

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

Management Fees

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

Information Technology

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

Travel

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

Telephone

Telephone and fax machine.

Postage

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

Canopy

Community Development District

GENERAL FUND BUDGET

Printing & Binding

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

Insurance - Liability

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Maintenance (Common Area):

Field Services

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

Porter Services

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

Canopy

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Landscape Contingency

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

Plant Replacement

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

Irrigation Repairs

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

Irrigation -Water

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

Irrigation - Electric

The District will incur cost for electric for irrigation timers.

Wetland Mitigation and Monitoring

Task 1A: Baseline Monitoring:

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

Task 1B: Wetland Monitoring:

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

Task 1C Release from Monitoring Request:

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

Canopy

Community Development District

GENERAL FUND BUDGET

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

Task 1D: Wetland Maintenance:

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

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

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

Task 2: Installation and Maintenance of Wood Duck Boxes:

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

Task 3: Environmental Permit Management:

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

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

Canopy

Community Development District

GENERAL FUND BUDGET

Lake Maintenance

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

Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Operating Supplies

Purchase of supplies for the District.

Amenity Center:

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Pool Attendants

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

Janitorial

The cost to provide cleaning for amenity center.

Pool Maintenance

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

Pool Chemicals

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

Pool Permits

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

Pool Electric

The cost of electric to run the amenity pool.

Pool – Water

The cost of water used for the amenity pool.

Canopy
Community Development District
GENERAL FUND BUDGET

Telephone

The cost of phone services for amenity center.

Water/Sewer

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

Gas

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

Trash

The cost of providing garbage disposal services.

Pest Control

This represents pest control of amenity center by contracted vendor.

Termite Bond

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

Insurance - Property

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

Cable/Internet

The cost of cable and internet services for amenity center.

Access Cards

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

Activities

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

Security/Alarms/Repair

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

Canopy
Community Development District
GENERAL FUND BUDGET

Repairs and Maintenance

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

Office Supplies

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

Holiday Decorations

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

Other:

Contingency

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

Capital Reserve

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

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 1 - Series 2018A-4 Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,992	\$ -	\$ 65,992	\$ 65,612
Interest Income	\$ 250	\$ 6	\$ 5	\$ 11	\$ 50
Carry Forward Surplus	\$ 45,226	\$ 48,005	\$ -	\$ 48,005	\$ 51,457
Total Revenues	\$ 111,088	\$ 114,002	\$ 5	\$ 114,007	\$ 117,119

Expenditure					
Interest - 11/1	\$ 23,773	\$ 23,773	\$ -	\$ 23,773	\$ 23,398
Principal - 5/1	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 23,773	\$ 23,773	\$ -	\$ 23,773	\$ 23,398
Transfer Out	\$ -	\$ 2	\$ 2	\$ 4	\$ 25
Total Expenditures	\$ 62,546	\$ 62,548	\$ 2	\$ 62,550	\$ 61,821

Excess Revenues	\$ 48,542	\$ 51,454	\$ 3	\$ 51,457	\$ 55,298
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Beginning Fund Balance	\$ 80,719	Interest - 11/1	\$ 23,023
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	<u>\$ 48,005</u>		

Assessments Area I

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

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

Amortization Schedule

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 530,000	\$ -	\$ 13,648	\$ 63,170
5/1/39	\$ 530,000	\$ 35,000	\$ 13,648	\$ -
11/1/39	\$ 495,000	\$ -	\$ 12,746	\$ 61,394
5/1/40	\$ 495,000	\$ 40,000	\$ 12,746	\$ -
11/1/40	\$ 455,000	\$ -	\$ 11,716	\$ 64,463
5/1/41	\$ 455,000	\$ 40,000	\$ 11,716	\$ -
11/1/41	\$ 415,000	\$ -	\$ 10,686	\$ 62,403
5/1/42	\$ 415,000	\$ 45,000	\$ 10,686	\$ -
11/1/42	\$ 370,000	\$ -	\$ 9,528	\$ 65,214
5/1/43	\$ 370,000	\$ 45,000	\$ 9,528	\$ -
11/1/43	\$ 325,000	\$ -	\$ 8,369	\$ 62,896
5/1/44	\$ 325,000	\$ 45,000	\$ 8,369	\$ -
11/1/44	\$ 280,000	\$ -	\$ 7,210	\$ 60,579
5/1/45	\$ 280,000	\$ 50,000	\$ 7,210	\$ -
11/1/45	\$ 230,000	\$ -	\$ 5,923	\$ 63,133
5/1/46	\$ 230,000	\$ 55,000	\$ 5,923	\$ -
11/1/46	\$ 175,000	\$ -	\$ 4,506	\$ 65,429
5/1/47	\$ 175,000	\$ 55,000	\$ 4,506	\$ -
11/1/47	\$ 120,000	\$ -	\$ 3,090	\$ 62,596
5/1/48	\$ 120,000	\$ 60,000	\$ 3,090	\$ -
11/1/48	\$ 60,000	\$ -	\$ 1,545	\$ 64,635
5/1/49	\$ 60,000	\$ 60,000	\$ 1,545	\$ 61,545
Totals		\$ 935,000	\$ 825,925	\$ 1,760,925

Canopy Community Development District

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

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 36,758	\$ 36,971	\$ -	\$ 36,971	\$ 36,944
Assessments - Direct (Unplatted Lots)	\$ 127,500	\$ 63,775	\$ 63,725	\$ 127,500	\$ 127,712
Interest Income	\$ 250	\$ 8	\$ 5	\$ 13	\$ 50
Carry Forward Surplus	\$ 71,603	\$ 73,225	\$ -	\$ 73,225	\$ 75,558
Total Revenues	\$ 236,111	\$ 173,979	\$ 63,730	\$ 237,709	\$ 240,265

Expenditure					
Interest - 11/1	\$ 66,071	\$ 66,071	\$ -	\$ 66,071	\$ 65,171
Principal - 5/1	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Interest - 5/1	\$ 66,071	\$ 66,071	\$ -	\$ 66,071	\$ 65,171
Transfer Out	\$ -	\$ 5	\$ 4	\$ 9	\$ 25
Total Expenditures	\$ 162,142	\$ 162,147	\$ 4	\$ 162,151	\$ 165,368

Excess Revenues	\$ 73,969	\$ 11,832	\$ 63,726	\$ 75,558	\$ 74,897
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Interest - 11/1 \$ 64,121

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	25	\$ 450	\$ 11,250
Single Family - 30'	21	\$ 550	\$ 11,550
Single Family - 30' (Attached	0	\$ 450	\$ -
Single Family - 40'	13	\$ 650	\$ 8,450
Single Family - 40' (Attached	0	\$ 550	\$ -
Single Family - 50'	4	\$ 750	\$ 3,000
Single Family - 60'	6	\$ 850	\$ 5,100
Single Family - 80'	0	\$ 1,000	\$ -
Church	0.5	\$ 750	\$ 375
Total	70		\$ 39,725

Total Net Assessment	\$ 36,944
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Unplatted Units	Debt	Total Unplatted
4	\$ 450	\$ 1,800
0	\$ 550	\$ -
18	\$ 450	\$ 8,100
43	\$ 650	\$ 27,950
12	\$ 550	\$ 6,600
29	\$ 750	\$ 21,750
75	\$ 850	\$ 63,750
7	\$ 1,000	\$ 7,000
0.5	\$ 750	\$ 375
188.5	4250	\$ 137,325

Total Net Assessment	\$ 127,712
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**Canopy Community Development District
Series 2018A-1, Special Assessment Bonds
(Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,170,000	\$ 30,000	\$ 66,071	\$ -
11/1/22	\$ 2,140,000	\$ -	\$ 65,171	\$ 161,243
5/1/23	\$ 2,140,000	\$ 35,000	\$ 65,171	\$ -
11/1/23	\$ 2,105,000	\$ -	\$ 64,121	\$ 164,293
5/1/24	\$ 2,105,000	\$ 35,000	\$ 64,121	\$ -
11/1/24	\$ 2,070,000	\$ -	\$ 63,071	\$ 162,193
5/1/25	\$ 2,070,000	\$ 35,000	\$ 63,071	\$ -
11/1/25	\$ 2,035,000	\$ -	\$ 62,021	\$ 160,093
5/1/26	\$ 2,035,000	\$ 40,000	\$ 62,021	\$ -
11/1/26	\$ 1,995,000	\$ -	\$ 60,821	\$ 162,843
5/1/27	\$ 1,995,000	\$ 40,000	\$ 60,821	\$ -
11/1/27	\$ 1,955,000	\$ -	\$ 59,621	\$ 160,443
5/1/28	\$ 1,955,000	\$ 45,000	\$ 59,621	\$ -
11/1/28	\$ 1,910,000	\$ -	\$ 58,271	\$ 162,893
5/1/29	\$ 1,910,000	\$ 45,000	\$ 58,271	\$ -
11/1/29	\$ 1,865,000	\$ -	\$ 56,921	\$ 160,193
5/1/30	\$ 1,865,000	\$ 50,000	\$ 56,921	\$ -
11/1/30	\$ 1,815,000	\$ -	\$ 55,421	\$ 162,343
5/1/31	\$ 1,815,000	\$ 50,000	\$ 55,421	\$ -
11/1/31	\$ 1,765,000	\$ -	\$ 53,921	\$ 159,343
5/1/32	\$ 1,765,000	\$ 55,000	\$ 53,921	\$ -
11/1/32	\$ 1,710,000	\$ -	\$ 52,271	\$ 161,193
5/1/33	\$ 1,710,000	\$ 60,000	\$ 52,271	\$ -
11/1/33	\$ 1,650,000	\$ -	\$ 50,471	\$ 162,743
5/1/34	\$ 1,650,000	\$ 65,000	\$ 50,471	\$ -
11/1/34	\$ 1,585,000	\$ -	\$ 48,521	\$ 163,993
5/1/35	\$ 1,585,000	\$ 65,000	\$ 48,521	\$ -
11/1/35	\$ 1,520,000	\$ -	\$ 46,571	\$ 160,093
5/1/36	\$ 1,520,000	\$ 70,000	\$ 46,571	\$ -
11/1/36	\$ 1,450,000	\$ -	\$ 44,471	\$ 161,043
5/1/37	\$ 1,450,000	\$ 75,000	\$ 44,471	\$ -
11/1/37	\$ 1,375,000	\$ -	\$ 42,221	\$ 161,693
5/1/38	\$ 1,375,000	\$ 80,000	\$ 42,221	\$ -
11/1/38	\$ 1,295,000	\$ -	\$ 39,821	\$ 162,043
5/1/39	\$ 1,295,000	\$ 85,000	\$ 39,821	\$ -
11/1/39	\$ 1,210,000	\$ -	\$ 37,208	\$ 162,029
5/1/40	\$ 1,210,000	\$ 90,000	\$ 37,208	\$ -
11/1/40	\$ 1,120,000	\$ -	\$ 34,440	\$ 161,648
5/1/41	\$ 1,120,000	\$ 95,000	\$ 34,440	\$ -
11/1/41	\$ 1,025,000	\$ -	\$ 31,519	\$ 160,959
5/1/42	\$ 1,025,000	\$ 100,000	\$ 31,519	\$ -
11/1/42	\$ 925,000	\$ -	\$ 28,444	\$ 159,963
5/1/43	\$ 925,000	\$ 110,000	\$ 28,444	\$ -
11/1/43	\$ 815,000	\$ -	\$ 25,061	\$ 163,505
5/1/44	\$ 815,000	\$ 115,000	\$ 25,061	\$ -
11/1/44	\$ 700,000	\$ -	\$ 21,525	\$ 161,586
5/1/45	\$ 700,000	\$ 125,000	\$ 21,525	\$ -
11/1/45	\$ 575,000	\$ -	\$ 17,681	\$ 164,206

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/46	\$ 575,000	\$ 130,000	\$ 17,681	\$ -
11/1/46	\$ 445,000	\$ -	\$ 13,684	\$ 161,365
5/1/47	\$ 445,000	\$ 140,000	\$ 13,684	\$ -
11/1/47	\$ 305,000	\$ -	\$ 9,379	\$ 163,063
5/1/48	\$ 305,000	\$ 150,000	\$ 9,379	\$ -
11/1/48	\$ 155,000	\$ -	\$ 4,766	\$ 164,145
5/1/49	\$ 155,000	\$ 155,000	\$ 4,766	\$ 159,766
Totals		\$ 2,170,000	\$ 2,360,906	\$ 4,530,906

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-2 Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Direct (Unplatted Lots)	\$ 315,840	\$ 179,536	\$ 138,836	\$ 318,372	\$ 284,088
Assessments - Prepayments	\$ -	\$ 597,885	\$ -	\$ 597,885	\$ -
Interest Income	\$ 250	\$ 11	\$ 10	\$ 21	\$ 50
Carry Forward Surplus	\$ 306,432	\$ 184,413	\$ -	\$ 184,413	\$ 138,620
Total Revenues	\$ 622,522	\$ 961,845	\$ 138,846	\$ 1,100,691	\$ 422,758
Expenditure					
Interest - 11/1	\$ 128,843	\$ 128,843	\$ -	\$ 128,843	\$ 114,544
Special Call - 11/1	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -
Interest 2/1	\$ -	\$ 2,614	\$ -	\$ 2,614	\$ -
Special Call - 2/1	\$ -	\$ 170,000	\$ -	\$ 170,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ 128,843	\$ 121,924	\$ -	\$ 121,924	\$ 114,544
Principal - 5/1	\$ 60,000	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Special Call - 5/1	\$ -	\$ 185,000	\$ -	\$ 185,000	\$ -
Interest 8/1	\$ -	\$ -	\$ 3,690	\$ 3,690	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 240,000	\$ 240,000	\$ -
Total Expenditures	\$ 317,686	\$ 718,381	\$ 243,690	\$ 962,071	\$ 284,088
Excess Revenues	\$ 304,836	\$ 243,464	-\$ 104,844	\$ 138,620	\$ 138,671

Interest - 11/1 \$ 112,853

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/22	\$ 3,725,000		\$ 114,544	\$ -
5/1/23	\$ 3,725,000	\$ 55,000	\$ 114,544	\$ 284,088
11/1/23	\$ 3,670,000	\$ -	\$ 112,853	\$ -
5/1/24	\$ 3,670,000	\$ 60,000	\$ 112,853	\$ 285,705
11/1/24	\$ 3,610,000		\$ 111,008	\$ -
5/1/25	\$ 3,610,000	\$ 65,000	\$ 111,008	\$ 287,015
11/1/25	\$ 3,545,000		\$ 109,009	\$ -
5/1/26	\$ 3,545,000	\$ 65,000	\$ 109,009	\$ 283,018
11/1/26	\$ 3,480,000		\$ 107,010	\$ -
5/1/27	\$ 3,480,000	\$ 70,000	\$ 107,010	\$ 284,020
11/1/27	\$ 3,410,000		\$ 104,858	\$ -
5/1/28	\$ 3,410,000	\$ 75,000	\$ 104,858	\$ 284,715
11/1/28	\$ 3,335,000		\$ 102,551	\$ -
5/1/29	\$ 3,335,000	\$ 80,000	\$ 102,551	\$ 285,103
11/1/29	\$ 3,255,000		\$ 100,091	\$ -
5/1/30	\$ 3,255,000	\$ 85,000	\$ 100,091	\$ 285,183
11/1/30	\$ 3,170,000		\$ 97,478	\$ -
5/1/31	\$ 3,170,000	\$ 90,000	\$ 97,478	\$ 284,955
11/1/31	\$ 3,080,000		\$ 94,710	\$ -
5/1/32	\$ 3,080,000	\$ 95,000	\$ 94,710	\$ 284,420
11/1/32	\$ 2,985,000		\$ 91,789	\$ -
5/1/33	\$ 2,985,000	\$ 100,000	\$ 91,789	\$ 283,578
11/1/33	\$ 2,885,000		\$ 88,714	\$ -
5/1/34	\$ 2,885,000	\$ 110,000	\$ 88,714	\$ 287,428
11/1/34	\$ 2,775,000		\$ 85,331	\$ -
5/1/35	\$ 2,775,000	\$ 115,000	\$ 85,331	\$ 285,663
11/1/35	\$ 2,660,000		\$ 81,795	\$ -
5/1/36	\$ 2,660,000	\$ 125,000	\$ 81,795	\$ 288,590
11/1/36	\$ 2,535,000		\$ 77,951	\$ -
5/1/37	\$ 2,535,000	\$ 130,000	\$ 77,951	\$ 285,903
11/1/37	\$ 2,405,000	\$ -	\$ 73,954	\$ -
5/1/38	\$ 2,405,000	\$ 140,000	\$ 73,954	\$ 287,908
11/1/38	\$ 2,265,000		\$ 69,649	\$ -
5/1/39	\$ 2,265,000	\$ 150,000	\$ 69,649	\$ 289,298
11/1/39	\$ 2,115,000		\$ 65,036	\$ -
5/1/40	\$ 2,115,000	\$ 160,000	\$ 65,036	\$ 290,073
11/1/40	\$ 1,955,000		\$ 60,116	\$ -
5/1/41	\$ 1,955,000	\$ 165,000	\$ 60,116	\$ 285,233
11/1/41	\$ 1,790,000		\$ 55,043	\$ -
5/1/42	\$ 1,790,000	\$ 180,000	\$ 55,043	\$ 290,085
11/1/42	\$ 1,610,000		\$ 49,508	\$ -
5/1/43	\$ 1,610,000	\$ 190,000	\$ 49,508	\$ 289,015
11/1/43	\$ 1,420,000		\$ 43,665	\$ -
5/1/44	\$ 1,420,000	\$ 200,000	\$ 43,665	\$ 287,330
11/1/44	\$ 1,220,000		\$ 37,515	\$ -
5/1/45	\$ 1,220,000	\$ 215,000	\$ 37,515	\$ 290,030
11/1/45	\$ 1,005,000		\$ 30,904	\$ -
5/1/46	\$ 1,005,000	\$ 230,000	\$ 30,904	\$ 291,808
11/1/46	\$ 775,000		\$ 23,831	\$ -
5/1/47	\$ 775,000	\$ 240,000	\$ 23,831	\$ 287,663

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/47	\$ 535,000		\$ 16,451	\$ -
5/1/48	\$ 535,000	\$ 260,000	\$ 16,451	\$ 292,903
11/1/48	\$ 275,000		\$ 8,456	\$ -
5/1/49	\$ 275,000	\$ 275,000	\$ 8,456	\$ 291,913
Totals		\$ 3,725,000	\$ 4,027,635	\$ 7,752,635

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 12,555	\$ 12,628	\$ -	\$ 12,628	\$ 12,555
Assessments - Direct (Unplatted Lots)	\$ 201,820	\$ 106,926	\$ 94,894	\$ 201,820	\$ 201,820
Interest Income	\$ 100	\$ 10	\$ 5	\$ 15	\$ 50
Carry Forward Surplus	\$ 85,617	\$ 86,775	\$ -	\$ 86,775	\$ 95,288
Total Revenues	\$ 300,092	\$ 206,339	\$ 94,899	\$ 301,238	\$ 309,713

Expenditure					
Interest - 11/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 84,375
Principal - 5/1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ 40,000
Interest - 5/1	\$ 85,469	\$ 85,469	\$ -	\$ 85,469	\$ 84,375
Transfer Out	\$ 100	\$ 7	\$ 5	\$ 12	\$ 50
Total Expenditures	\$ 206,038	\$ 205,945	\$ 5	\$ 205,950	\$ 208,800

Excess Revenues	\$ 94,055	\$ 394	\$ 94,894	\$ 95,288	\$ 100,913
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Beginning Fund Balance	\$ 191,463
Less: Debt Service Reserve	\$ (104,688)
Carry Forward Surplus	<u>\$ 86,775</u>

Interest - 11/1 \$ 83,125

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,735,000	\$ 35,000	\$ 85,469	\$ 120,469
11/1/22	\$ 2,700,000		\$ 84,375	\$ -
5/1/23	\$ 2,700,000	\$ 40,000	\$ 84,375	\$ 208,750
11/1/23	\$ 2,660,000		\$ 83,125	\$ -
5/1/24	\$ 2,660,000	\$ 40,000	\$ 83,125	\$ 206,250
11/1/24	\$ 2,620,000		\$ 81,875	\$ -
5/1/25	\$ 2,620,000	\$ 45,000	\$ 81,875	\$ 208,750
11/1/25	\$ 2,575,000		\$ 80,469	\$ -
5/1/26	\$ 2,575,000	\$ 50,000	\$ 80,469	\$ 210,938
11/1/26	\$ 2,525,000		\$ 78,906	\$ -
5/1/27	\$ 2,525,000	\$ 50,000	\$ 78,906	\$ 207,813
11/1/27	\$ 2,475,000		\$ 77,344	\$ -
5/1/28	\$ 2,475,000	\$ 55,000	\$ 77,344	\$ 209,688
11/1/28	\$ 2,420,000		\$ 75,625	\$ -
5/1/29	\$ 2,420,000	\$ 55,000	\$ 75,625	\$ 206,250
11/1/29	\$ 2,365,000		\$ 73,906	\$ -
5/1/30	\$ 2,365,000	\$ 60,000	\$ 73,906	\$ 207,813
11/1/30	\$ 2,305,000		\$ 72,031	\$ -
5/1/31	\$ 2,305,000	\$ 65,000	\$ 72,031	\$ 209,063
11/1/31	\$ 2,240,000		\$ 70,000	\$ -
5/1/32	\$ 2,240,000	\$ 70,000	\$ 70,000	\$ 210,000
11/1/32	\$ 2,170,000		\$ 67,813	\$ -
5/1/33	\$ 2,170,000	\$ 75,000	\$ 67,813	\$ 210,625
11/1/33	\$ 2,095,000		\$ 65,469	\$ -
5/1/34	\$ 2,095,000	\$ 80,000	\$ 65,469	\$ 210,938
11/1/34	\$ 2,015,000		\$ 62,969	\$ -
5/1/35	\$ 2,015,000	\$ 85,000	\$ 62,969	\$ 210,938
11/1/35	\$ 1,930,000		\$ 60,313	\$ -
5/1/36	\$ 1,930,000	\$ 90,000	\$ 60,313	\$ 210,625
11/1/36	\$ 1,840,000		\$ 57,500	\$ -
5/1/37	\$ 1,840,000	\$ 95,000	\$ 57,500	\$ 210,000
11/1/37	\$ 1,745,000		\$ 54,531	\$ -
5/1/38	\$ 1,745,000	\$ 100,000	\$ 54,531	\$ 209,063
11/1/38	\$ 1,645,000		\$ 51,406	\$ -
5/1/39	\$ 1,645,000	\$ 110,000	\$ 51,406	\$ 212,813

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/39	\$ 1,535,000		\$ 47,969	\$ -
5/1/40	\$ 1,535,000	\$ 115,000	\$ 47,969	\$ 210,938
11/1/40	\$ 1,420,000		\$ 44,375	\$ -
5/1/41	\$ 1,420,000	\$ 120,000	\$ 44,375	\$ 208,750
11/1/41	\$ 1,300,000		\$ 40,625	\$ -
5/1/42	\$ 1,300,000	\$ 130,000	\$ 40,625	\$ 211,250
11/1/42	\$ 1,170,000		\$ 36,563	\$ -
5/1/43	\$ 1,170,000	\$ 140,000	\$ 36,563	\$ 213,125
11/1/43	\$ 1,030,000		\$ 32,188	\$ -
5/1/44	\$ 1,030,000	\$ 145,000	\$ 32,188	\$ 209,375
11/1/44	\$ 885,000		\$ 27,656	\$ -
5/1/45	\$ 885,000	\$ 155,000	\$ 27,656	\$ 210,313
11/1/45	\$ 730,000		\$ 22,813	\$ -
5/1/46	\$ 730,000	\$ 165,000	\$ 22,813	\$ 210,625
11/1/46	\$ 565,000		\$ 17,656	\$ -
5/1/47	\$ 565,000	\$ 175,000	\$ 17,656	\$ 210,313
11/1/47	\$ 390,000		\$ 12,188	\$ -
5/1/48	\$ 390,000	\$ 190,000	\$ 12,188	\$ 214,375
11/1/48	\$ 200,000		\$ 6,250	\$ -
5/1/49	\$ 200,000	\$ 200,000	\$ 6,250	\$ 212,500
Totals		\$ 2,735,000	\$ 3,057,344	\$ 5,792,344

C.

1.

RESOLUTION 2022-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Canopy Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A

[DM to insert]

2.

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its operations and maintenance budget and debt service budgets (together, “**Adopted Budget**”) attached hereto as **Exhibit “A”** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding a portion of the operations and maintenance budget for Fiscal Year 2022/2023; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached hereto as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B”**.
- B. **Direct Bill Assessments.** Certain operations and maintenance special assessments and previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. The operations and maintenance portion of the Direct Bill Assessments shall be due in twelve (12) equal monthly installments, as more particularly shown on the attached **Exhibit “C”**, incorporated herein by reference (the “**Direct Bill Collection Schedule**”). The remittance of the direct billed assessments shall commence on October 1, 2022, and conclude with the final payment due on September 1, 2023. Payment shall be made on or before the first day of each month on which a payment is due. The debt assessment portion of the Direct Bill Assessments shall be due 50% on or before April 1, 2023, and 50% on or before September 30, 2023, as more particularly shown on **Exhibit “C”**.

In the event that an assessment payment is not made in accordance with the Direct Bill Collection Schedule, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

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

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

PASSED AND ADOPTED this 10th day of August 2022.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Exhibit C
Direct Bill Collection Schedule

D.

**CANOPY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 DEVELOPER FUNDING AGREEMENT**

This Agreement is made and entered into this 1st day of October, 2022, by and between:

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

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

RECITALS

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

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

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

WHEREAS, the District is adopting its general fund budget for fiscal year 2022-2023 (the "**Budget**"), which year commences on October 1, 2022 and concludes on September 30, 2023; and

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

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

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

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

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

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

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

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

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Leon County, Florida, stating among other things, the description of the real property, the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the FY 2022-2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder.

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

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

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

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

A. **If to District:** Canopy Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, FL 32301

B. **If to Developer:** Ox Bottom Mortgage Holdings, LLC
4708 Capital Circle NW

Tallahassee, Florida 32303
Attn: Steve Behzad

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

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

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

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

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

9. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, the Developer may place into escrow an amount equal to the then unfunded portion of the applicable adopted Budget to fund any budgeted expenses that may arise during the remainder of the applicable fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, the Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give ninety (90) days' prior written notice to the District under this Agreement of any such sale or disposition.

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

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

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

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

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

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

[Signature page follows]

Attest:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

WITNESSES:

**OX BOTTOM MORTGAGE HOLDINGS,
LLC**

Print Name: _____

By: _____

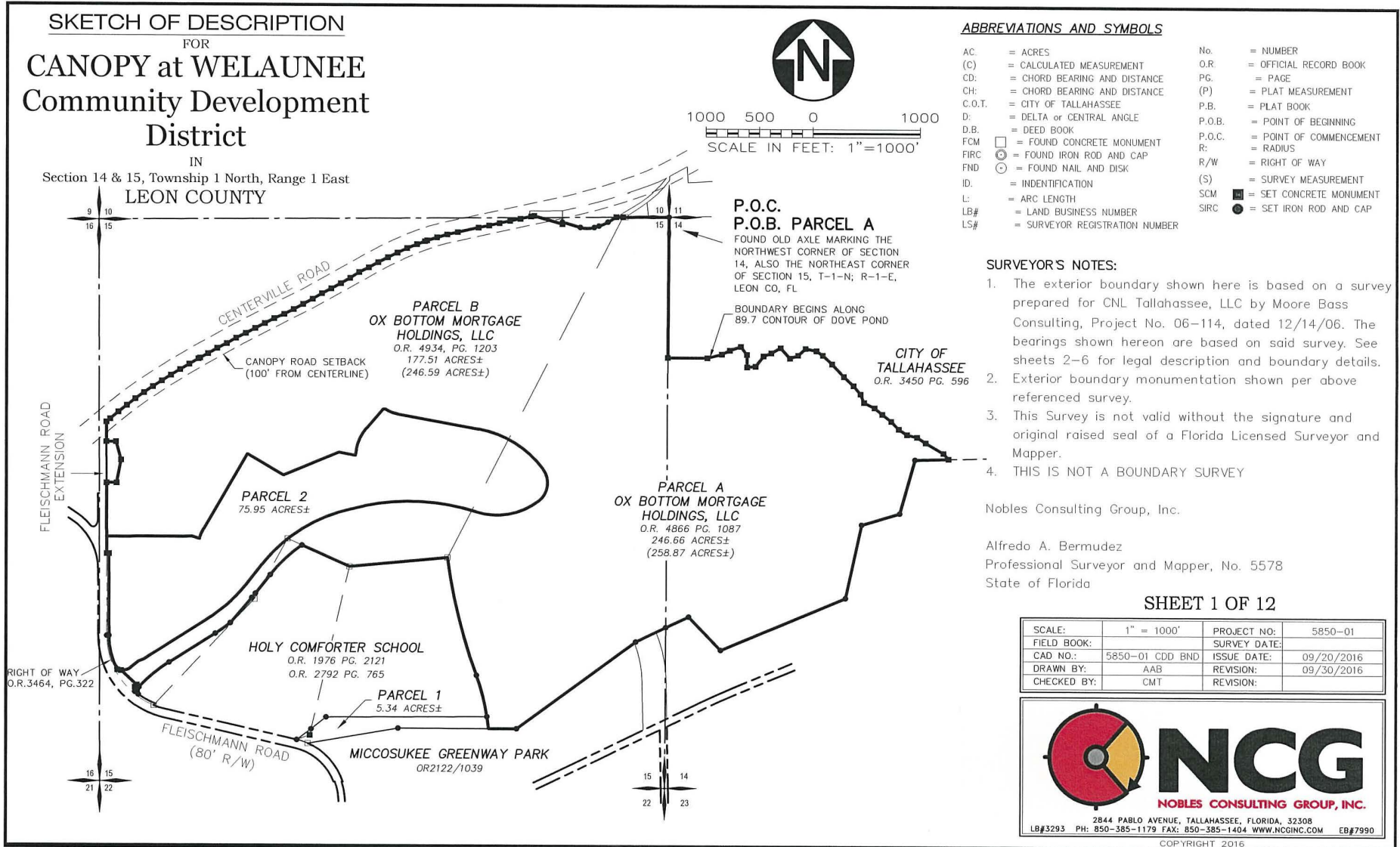
Print Name: _____

Title: _____

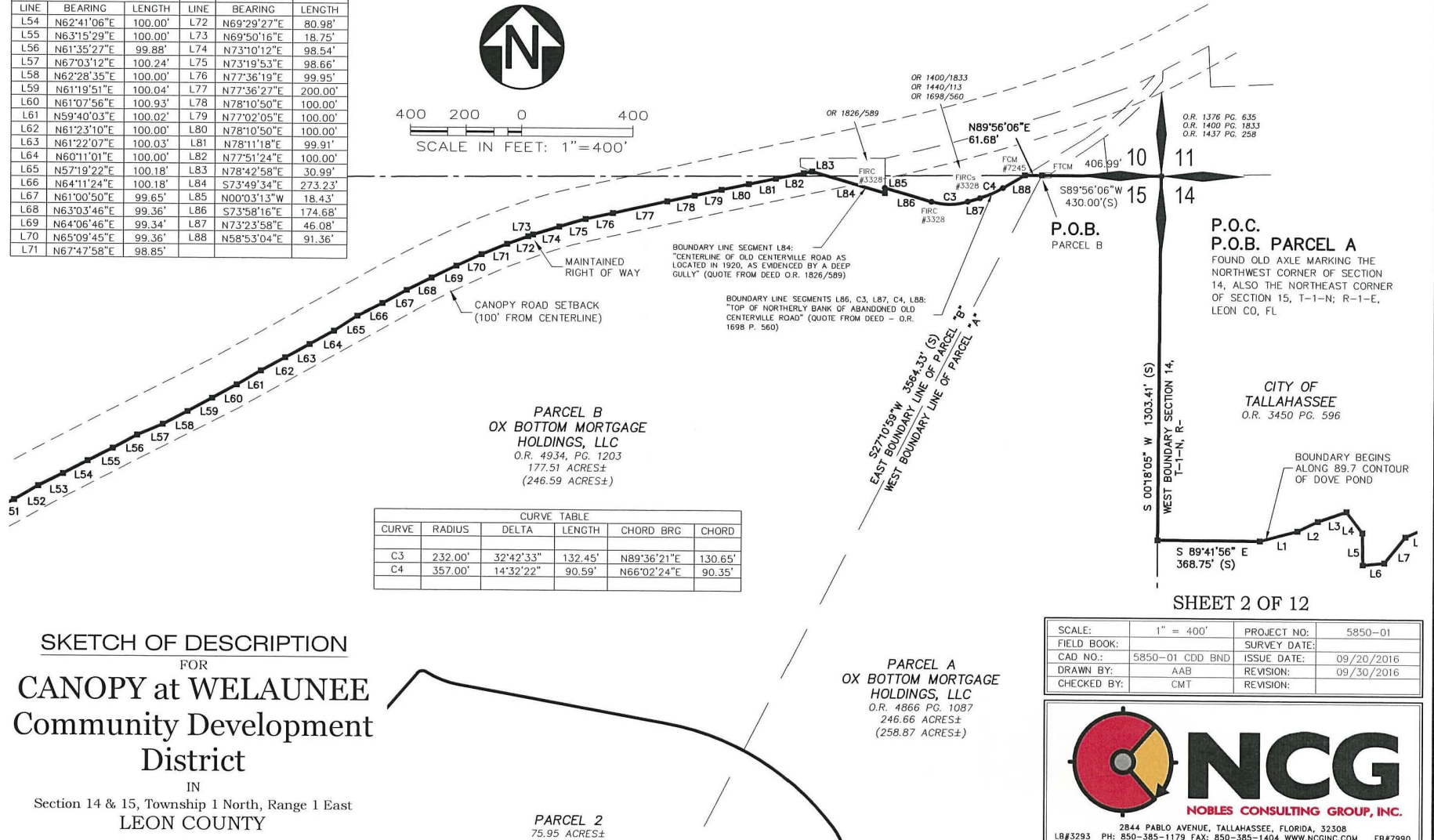
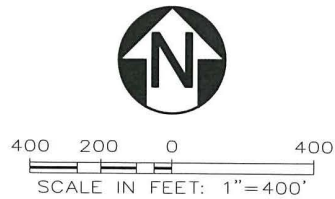
Exhibit A: Property Description

Exhibit B: Fiscal Year 2022-2023 General Fund Budget

EXHIBIT A Property Description



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	N62°41'06"E	100.00'	L72	N69°29'27"E	80.98'
L55	N63°15'29"E	100.00'	L73	N69°50'16"E	18.75'
L56	N61°35'27"E	99.88'	L74	N73°10'12"E	98.54'
L57	N67°03'12"E	100.24'	L75	N73°19'53"E	98.66'
L58	N62°28'35"E	100.00'	L76	N77°36'19"E	99.95'
L59	N61°19'51"E	100.04'	L77	N77°36'27"E	200.00'
L60	N61°07'56"E	100.93'	L78	N78°10'50"E	100.00'
L61	N59°40'03"E	100.02'	L79	N77°02'05"E	100.00'
L62	N61°23'10"E	100.00'	L80	N78°10'50"E	100.00'
L63	N61°22'07"E	100.03'	L81	N78°11'18"E	99.91'
L64	N60°11'01"E	100.00'	L82	N77°51'24"E	100.00'
L65	N57°19'22"E	100.18'	L83	N78°42'58"E	30.99'
L66	N64°11'24"E	100.18'	L84	S73°49'34"E	273.23'
L67	N61°00'50"E	99.65'	L85	N00°03'13"W	18.43'
L68	N63°03'46"E	99.36'	L86	S73°58'16"E	174.68'
L69	N64°06'46"E	99.34'	L87	N73°23'58"E	46.08'
L70	N65°09'45"E	99.36'	L88	N58°53'04"E	91.36'
L71	N67°47'58"E	98.85'			



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	232.00'	32°42'33"	132.45'	N89°36'21"E	130.65'
C4	357.00'	14°32'22"	90.59'	N66°02'24"E	90.35'

SHEET 2 OF 12

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

NCG
NOBLES CONSULTING GROUP, INC.

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

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CITY OF
TALLAHASSEE
O.R. 3450 PG. 596

BOUNDARY BEGINS
ALONG 89.7' CONTOUR
OF DOVE POND

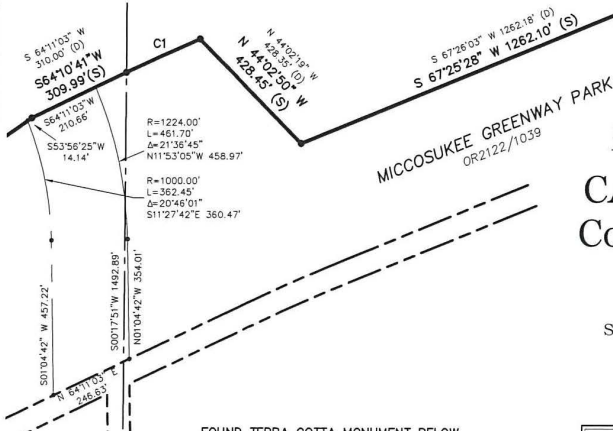
SCALE IN FEET: 1"=400'



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N75°05'36"E	140.10'	L17	S46°23'04"E	123.39'
L2	N64°16'10"E	82.30'	L18	S40°35'23"E	103.26'
L3	N71°06'34"E	108.26'	L19	S21°52'54"E	84.32'
L4	S37°38'45"E	94.60'	L20	S63°37'18"E	108.67'
L5	S01°04'48"E	115.07'	L21	S51°05'19"E	94.62'
L6	N84°38'40"E	77.61'	L22	S52°02'55"E	106.31'
L7	N38°44'32"E	121.10'	L23	S44°37'37"E	102.96'
L8	N66°39'51"E	78.04'	L24	S56°03'37"E	88.68'
L9	N60°37'14"E	98.78'	L25	S75°48'30"E	99.41'
L10	S42°36'50"E	132.12'	L26	S57°01'17"E	95.90'
L11	N69°42'39"E	78.94'	L27	S59°45'49"E	192.15'
L12	N48°23'19"E	95.04'	L28	S40°57'38"E	72.00'
L13	S78°47'24"E	102.57'	L29	N70°27'20"E	126.80'
L14	S54°50'50"E	73.35'	L30	N53°00'24"E	166.44'
L15	S46°34'23"E	118.72'	L31	N51°23'36"E	179.35'
L16	S43°57'44"E	160.31'			

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

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C1	6529.65'	2°04'08"	235.77'	S65°14'14"W	235.76'
C2	592.25'	10°21'58"	107.15'	N71°58'18"W	107.01'
C3	232.00'	32°42'33"	132.45'	N89°36'21"E	130.65'
C4	357.00'	14°32'22"	90.59'	N66°02'24"E	90.35'



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

SKETCH OF DESCRIPTION FOR

CANOPY at WELAUNEE Community Development District

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

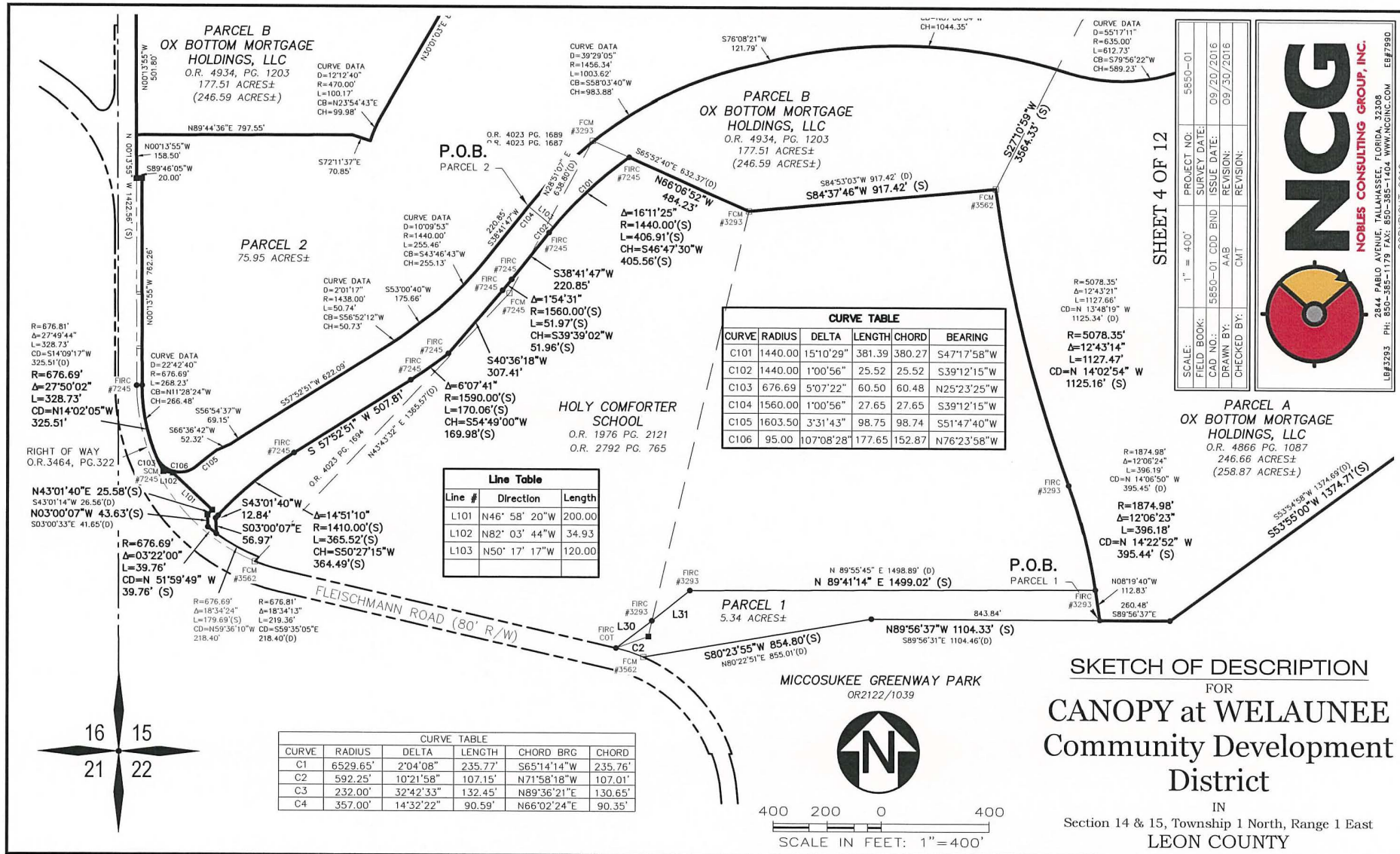
SHEET 3 OF 12

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



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

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

CURVE DATA
D=30°47'32"
R=420.00'
L=225.72'
CB=N25°31'18"E
CH=223.01'

CURVE DATA
D=80°58'06"
R=25.00'
L=35.33'
CB=N81°24'07"E
CH=32.46'

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

CURVE DATA
D=42°43'47"
R=965.00'
L=719.67'
CB=S58°22'07"E
CH=703.11'

PARCEL 2
75.95 ACRES±

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

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

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

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

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

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

P.O.B.
PARCEL 2

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

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

FCM
#3293

S65°52'40"E 632.37'(D)
N66°06'52"W 484.23'
Δ=16°11'25"
R=1440.00'(S)
L=406.91'(S)
CH=S46°47'30"W
405.56'(S)

S84°53'03"W 917.42' (D)
S84°37'46"W 917.42' (S)

FCM
#3562

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

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

SHEET 5 OF 12

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

**NCG**
NOBLES CONSULTING GROUP, INC.
2844 PABLO AVENUE, TALLAHASSEE, FLORIDA, 32308
LB#3293 PH: 850-385-1179 FAX: 850-385-1404 WWW.NCGINC.COM EB#7990
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LEGAL DESCRIPTION

PARCEL "A"

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

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

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

LEGAL DESCRIPTION (Continued)

AND ALSO

PARCEL "B"

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

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

LEGAL DESCRIPTION (Continued)

PARCEL "B" (Continued)

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

LESS AND EXCEPT

PARCEL 1

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

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

LEGAL DESCRIPTION (Continued)

PARCEL 1

(Continued)

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

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

LESS AND EXCEPT

PARCEL 2

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

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

LEGAL DESCRIPTION (Continued)

PARCEL 2

(Continued)

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

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

LEGAL DESCRIPTION (Continued)

PARCEL 2

(Continued)

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

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

EXHIBIT B
FY 2023 General Fund Budget

[Insert]

SEVENTH ORDER OF BUSINESS

CHANGE ORDER NO. 2

Date of Issuance: _____ Effective Date: _____

Project: Welaunee Blvd – Segment 3B	District: Canopy Community Development District	District's Contract No.:
Contract: EJCDC, Welaunee Blvd – Segment 3B		Date of Contract: December 2, 2021
Contractor: Sandco LLC		Engineer's Project No.:

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

Description: **Construction and Weather Days - See Exhibit A attached hereto.**

Attachments:

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$2,084,357.34Increase/Decrease from prior Change Orders:**-\$195,170.02**

Contract Price prior to this Change Order:

\$1,889,187.32

Increase/Decrease of this Change Order:

\$0.00

Contract Price incorporating this Change Order:

\$1,889,187.32**CHANGE IN CONTRACT TIMES:**Original Contract Working days Calendar days
Times:

Substantial completion (days or date): 105 days

Ready for final payment (days or date): 135 days

Increase/Decrease from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date): 105 days

Ready for final payment (days or date): 135 days

Increase/Decrease of this Change Order:


Substantial completion (days or date): 75 days

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date): 180 days

Ready for final payment (days or date): 210 days

RECOMMENDED BY:
DANTIN CONSULTING, LLCBy: Title: **Vice President**Date: **7/14/22**ACCEPTED:
**CANOPY COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:


By: Title: **Manager**Date: **7/18/2022**ACCEPTED:
SANDCO, LLCBy: Title: **Manager**Date: **7/11/22**

Exhibit A**Welaunee Segment 3B****Rain and Recovery Days Requested** **16 days**

March 31
April 1,2,6,7,8,17,18
May 6,7, 23, 26, 27
June 11
July 11,12

Additional Days for City Electric/Gas Construction **52 days**

Mobilization Date Requested 5/16/22
Date Mobilized 6/7/22
Date Conduit Completed 7/6/22

Additional Days for Electric/Water Conflict **7 days**

Total 75 days

EIGHTH ORDER OF BUSINESS

**FORM OF REQUISITION
CANOPY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018A-3**

The undersigned, a Responsible Officer of Canopy Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2018, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Name of Payee: Ox Bottom Mortgage Holdings, LLC

Wire Transfer Instructions:

Capital City Bank
ABA 063100688
For the benefit of account 10000072032
Oxbottom Mortgage Holdings LLC

Please contact Stacy Boutwell upon receipt of wire 850.402.7966

- (C) Amount Payable: \$10,415 (Balance in the Trust Account)
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account from which disbursement to be made: Series 2018A-3 Construction and Acquisition General Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

Amenity Center Project

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2018A-3 Project;

4. each disbursement represents a Cost of the Series 2018A-3 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.


**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2018A-3 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2018A-3 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer related to the Series 2018A-3 Project, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

7-71-22

**FORM OF REQUISITION
CANOPY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018A-3**

The undersigned, a Responsible Officer of Canopy Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2018, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Name of Payee: Ox Bottom Mortgage Holdings, LLC

Wire Transfer Instructions:

Capital City Bank
ABA 063100688
For the benefit of account 10000072032
Oxbottom Mortgage Holdings LLC

Please contact Stacy Boutwell upon receipt of wire 850.402.7966

- (C) Amount Payable: \$1,019,257.82 (Balance in the Trust Account)
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account from which disbursement to be made: Series 2018A-3 Construction and Acquisition General Account

The undersigned hereby certifies that:

1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2018A-3 Project;

4. each disbursement represents a Cost of the Series 2018A-3 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2018A-3 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2018A-3 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer related to the Series 2018A-3 Project, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

Canopy CDD

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

DATE: October 9, 2018
INVOICE # 201810
DUE DATE: November 8, 2018

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

DESCRIPTION	AMOUNT
Dove Pond Regional Stormwater Construction Project	
Capital Funding Request #7	\$ 114,000.00
Wire Transfer:	
Canopy Community Development District	
SunTrust Bank, NA	
ABA # 061000104	
Acct #1000193639944	
Contact: Kelly Lawler	
Tel: (407) 237-1072	
TOTAL	\$ 114,000.00

THANK YOU FOR YOUR BUSINESS!

District: **Canopy
Community Development District**

Capital Funding Request: **7**

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

Date: **9-Oct-18**

Payee	Description	Blueprint (1)	CDD	Amount
Sandco, Inc.	Construction Pay Application #9	\$0.00	\$114,000.00	\$114,000.00
Total Amount Due		\$0.00	\$114,000.00	\$114,000.00

Allocation of Funding Request Cost Per Joint Project Agreement

<u>Paying Entity</u>	<u>Amount</u>
Blueprint Intergovernmental Agency	\$0.00
Canopy CDD	\$114,000.00
Total	<u>\$114,000.00</u>

Check Payable: **Canopy Community Development District
9145 Narcoossee Road
Suite A206
Orlando, Florida 32832
Attn: District Manager, George Flint**

Or

Wire Transfer: **Canopy Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct #1000193639944
Contact: Kelly Lawler
Tel: (407) 237-1072**

Summary of Cost by Contract and Agreements

Sandco - Contract Amount	3,741,640.00
Plus: Change Order 2/20/18	416,070.00
Less: Pay Request #1	(479,944.13)
Less: Pay Request #2	(746,926.93)
Less: Pay Request #3	(634,358.67)
Less: Pay Request #4	(627,465.21)
Less: Pay Request #5	(114,000.00)
Less: Pay Request #6	(85,775.03)
Less: Pay Request #7	(135,567.02)
Less: Pay Request #8	(33,845.31)
Less: Pay Request #9	(114,000.00)

Balance Remaining	<u>1,185,827.70</u>
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RS&H - CE&I Contract	284,787.90
Plus: Change Order 6/5/18	101,013.33
Less: Services Through December 31, 2018	(114,792.00)
Less: Services Through January 26, 2018	(55,207.00)
Less: Services Through February 23, 2018	(55,207.00)
Less: Services Through March 30, 2018	(55,207.00)
Less: Services Through April 27, 2018	(4,374.90)
Less: Services Through July 27, 2019	(101,013.33)

Balance Remaining	<u>0.00</u>
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Maximum Amount Due Blueprint (JPA)	2,000,000.00
Less: Amount Due Capital Funding Request #1	(396,486.79)
Less: Amount Due Capital Funding Request #2	(534,750.61)
Less: Amount Due Capital Funding Request #3	(450,530.43)
Less: Amount Due Capital Funding Request #4	(445,934.56)
Less: Amount Due Capital Funding Request #5	(172,297.62)

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

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Canopy Community Development District
Greenman-Pedersen
1590 Village Square Boulevard
Tallahassee, FL 32309

FROM CONTRACTOR: Sandco, Inc.
4708 Capital Circle NW
Tallahassee, FL 32303

VIA ARCHITECT:

AIA DOCUMENT G702

APPLICATION NO: 9

PAGE ONE OF 2 PAGES

PERIOD TO: 8/31/2018
DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR

PROJECT NOS: 16-17
Dove Pond Regional Stormwater Facility Construction Services

CONTRACT FOR: Site work

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G705, is attached.

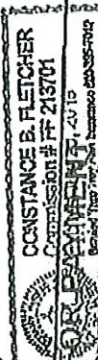
CONTRACT DATE: 11/20/2017

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:

By: *[Signature]* Date: 9/5/2018

State of Florida
County of Leon
Subscribed and sworn to before me this 5th day of September 2018
Notary Public: *[Signature]*
My Commission expires



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the Architect's knowledge, information and belief the Work has progressed as indicated comprising the application, the Architect certifies to the Owner that to the best of the Architect's 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 \$ 114,000.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT: *[Signature]* Date: 9/5/2018

By: *[Signature]* Date: 9/5/2018
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.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1785 NEW YORK AVE., N.W., WASHINGTON, DC 20006-3025

1. ORIGINAL CONTRACT SUM	\$ 3,741,640.00
2. Net change by Change Orders	\$ 416,070.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 4,157,710.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 3,626,235.75
5. RETAINAGE:	
a. 5% of Completed Work (Column D + E on G703)	\$ 171,511.79
b. % of Stored Material (Column F on G703)	\$ Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 171,511.79
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 3,284,923.96
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 3,140,923.96
8. CURRENT PAYMENT DUE	\$ 114,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 902,786.04

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$416,070.00	
Total approved this Month	\$416,070.00	\$0.00
TOTALS	\$832,140.00	\$0.00
NET CHANGES by Change Order	\$832,140.00	

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - G702

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D-E)	THIS PERIOD					
1011	Mobilization	\$28,500.00	\$28,500.00			\$28,500.00	100.00%	\$0.00	\$1,425.00
1011B	Bonds and Insurance	\$150,000.00	\$150,000.00			\$150,000.00	100.00%	\$0.00	\$6,500.00
1025	Contractor's Quality Control	\$65,000.00	\$58,500.00			\$58,500.00	90.00%	\$6,500.00	\$2,925.00
1011c	Stakeout and As-Built	\$50,000.00	\$45,000.00			\$45,000.00	90.00%	\$5,000.00	\$2,250.00
10414	Contractor's Erosion Control & NPDES	\$76,500.00	\$68,850.00	\$2,000.00		\$70,850.00	92.61%	\$5,650.00	\$3,542.50
580340	Tree Protection	\$5,000.00	\$5,000.00			\$5,000.00	100.00%	\$0.00	\$250.00
1208	Dewatering	\$60,000.00	\$48,000.00	\$5,000.00		\$53,000.00	88.33%	\$7,000.00	\$2,650.00
1101	Cleaning and Grubbing	\$25,250.00	\$23,250.00			\$23,250.00	100.00%	\$0.00	\$1,162.50
1201	Regular Excavation	\$739,020.00	\$702,069.00			\$702,069.00	95.00%	\$36,951.00	\$35,103.45
1206	Embankment	\$509,165.00	\$483,706.75			\$483,706.75	95.00%	\$25,458.25	\$24,185.34
1805	Finished Soil Layer	\$60,550.00	\$42,385.00			\$42,385.00	70.00%	\$18,165.00	\$2,119.25
5751	Sod	\$211,925.00	\$148,347.50			\$148,347.50	70.00%	\$63,577.50	\$7,417.38
5243	Concrete, NS	\$387,800.00				\$0.00		\$387,800.00	\$0.00
5244	Concrete, Class II	\$326,275.00	\$163,137.50	\$62,000.00		\$225,137.50	69.00%	\$101,137.50	\$11,256.88
5245	Subgrade	\$11,875.00	\$11,875.00			\$11,875.00	100.00%	\$0.00	\$593.75
5303	Rip Rap	\$421,600.00	\$358,560.00			\$358,560.00	85.00%	\$63,240.00	\$17,918.00
4301	RCP, 24"	\$35,600.00				\$0.00		\$35,600.00	\$0.00
4302	RCP, 24" w/ cradle and seep shield	\$49,680.00	\$49,680.00			\$49,680.00	100.00%	\$0.00	\$2,484.00
4306	RCP, 60" w/ cradle and seep shield	\$272,250.00	\$231,412.50			\$231,412.50	85.00%	\$40,837.50	\$11,570.63
4308&129	MES, 24"	\$7,350.00	\$7,350.00			\$7,350.00	100.00%	\$0.00	\$367.50
4251412a	10x10' Type J structure bottom	\$197,050.00	\$167,492.50			\$167,492.50	85.00%	\$29,557.50	\$8,374.63
4251412b	10x10' atrium grate	\$21,000.00	\$21,000.00			\$21,000.00	100.00%	\$0.00	\$1,050.00
4251885	Stream Gauge	\$3,000.00				\$0.00		\$3,000.00	\$0.00
4251886	Outfall Structure	\$94,250.00	\$94,250.00			\$94,250.00	100.00%	\$0.00	\$4,712.50
Alternate 1	Karst Remediation								
5225	Pressure Grout (#402 CY @ 1.035)	\$416,070.00	\$416,070.00			\$416,070.00	100.00%	\$0.00	\$20,803.50
Alternate 2	Weilands Constructors								
5831	Constructed Wetlands	\$35,000.00	\$2,000.00	\$51,000.00		\$53,000.00	96.36%	\$2,000.00	\$2,650.00
	GRAND TOTALS	\$4,157,710.00	\$3,306,235.75	\$120,000.00	\$0.00	\$3,426,235.75	82%	\$731,474.25	\$171,311.79

NINTH ORDER OF BUSINESS

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 which exceeds ninety days in length. This does not include any tenant renting or leasing for ninety days or less. The Resident and the Renter must submit valid assignment of amenity privileges transfer documents to gain access to District Property, which form is attached hereto as Exhibit A.
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, consistent with Exhibit A hereto.
- 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 deportment 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: _____, 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 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.

Exhibit A

CANOPY COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: This form must be completed in its entirety and returned to the District Manager in order for amenity access privileges to be granted to any tenant. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the Owners' names for this purpose. Upon acceptance of this properly completed document, any amenity access cards previously issued to the owner and their family members will be deactivated and listed tenants become eligible to apply for amenity access cards for the designated lease period. A fee of \$25.00 per amenity access card issued is payable by cash or check at the time a card is issued.

Agreement made this date _____ between the owners of the property located at:

_____, Tallahassee, Leon County, Florida

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. All tenancy eligible for assignments must be at least three (3) months of length or longer. If length of tenancy is of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. CDD Management will turn away anyone that is not an official tenant (AIRBNB, VRBO, etc. and less than 30-day rentals are not defined as tenants and are not defined as guests).
3. Owners wish to transfer the rights and privileges to the use and enjoyment of the amenities within the District to Tenants.
4. Upon this transfer, Owners acknowledge their amenity access cards will be deactivated as of the date of such transfer.
5. Upon this transfer, Tenants acknowledge they must obtain their amenity access cards from the District and that Tenants have received or have reviewed a copy of the Facility Use Policies & Rates for all Amenities, to which they agree to follow.
6. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the Owners of the Property to timely pay all Canopy Community Development District fees and special assessments.
7. Tenants acknowledge at the end of their tenancy, their amenity access cards will be deactivated as of the date their tenancy ends. In the case of a tenancy of indefinite duration acknowledge that their amenity access cards will be deactivated after three (3) months, but may be renewed by a further assignment by the Owners.
8. Owners and Tenants acknowledge that this document is subject to public review under Chapter, 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

<div style="margin-bottom: 10px;">_____ Owner Signature (required)</div> <div style="margin-bottom: 10px;">_____ Owner Printed Name (required)</div> <div>_____ </div>	<div style="margin-bottom: 10px;">_____ Witness Signature (required)</div> <div style="margin-bottom: 10px;">_____ Witness Printed Name (required)</div> <div>_____ </div>
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Agreement made this date _____ between the owners of the property located at:
(date of this agreement)

_____, Tallahassee, Leon County, Florida
(property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date) _____ terminating (date) _____. All tenancy eligible for assignments must be at least three (3) months of length or longer. If length of tenancy is of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. CDD Management will turn away anyone that is not an official tenant (AIRBNB, VRBO, etc. and less than 30-day rentals are not defined as tenants and are not defined as guests).
3. Owners wish to transfer the rights and privileges to the use and enjoyment of the amenities within the District to Tenants.
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8. Owners and Tenants acknowledge that this document is subject to public review under Chapter, 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

_____ Owner Signature (required)	_____ Witness Signature (required)
_____ Owner Printed Name (required)	_____ Witness Printed Name (required)
_____ Co-Owner (if any) Signature (required)	_____ Witness Signature (required)
_____ Co-Owner (if any) Printed Name (required)	_____ Witness Printed Name (required)

(Additional Owners continue on separate page)

TENTH ORDER OF BUSINESS

C.

1.

Canopy

Community Development District

Summary of Operating Checks

June 1, 2022 to June 30, 2022

Bank	Date	Check No.'s	Amount
General Fund	6/3/22	310-314	\$ 9,916.75
	6/24/22	315-319	\$ 17,160.72
		Subtotal	\$ 27,077.47
Capital Projects Fund- Welaunee	6/30/22		
		25	\$ 179,625.02
		Subtotal	\$ 179,625.02
			\$ 206,702.49

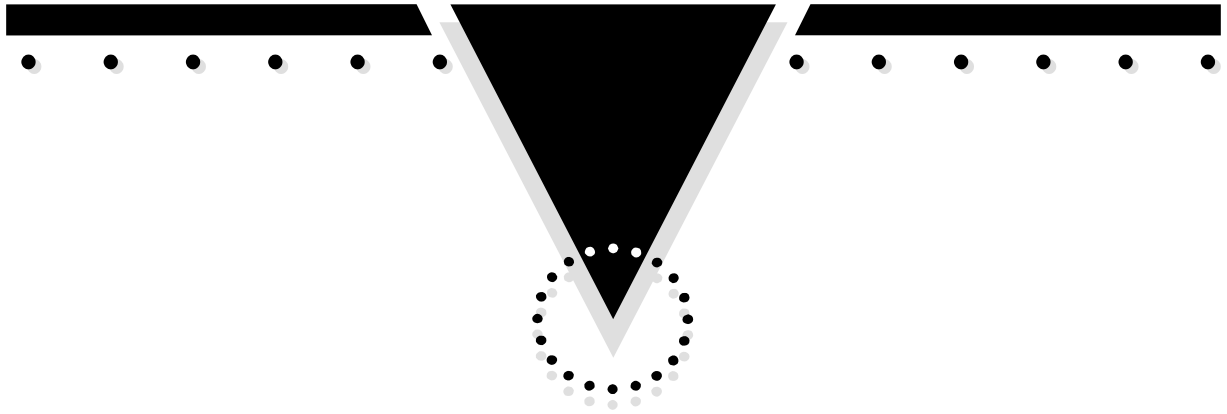
AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/26/22		PAGE 1	
*** CHECK DATES 06/01/2022 - 06/30/2022 ***		CANOPY CDD - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	....CHECK.... AMOUNT #			
6/07/22	00030	2/10/22 18138436	202202 330-53800-45505	FEB POOL MAINTENANCE		V	2,300.00-				
		PREMIER POOLS OF TALLAHASSEE						2,300.00-000279			
6/03/22	00007	12/12/21 329178	202111 310-51300-31100	NOV ENGINEERING		*	443.75				
		1/27/22 331835	202112 310-51300-31100	DEC ENGINEERING		*	355.00				
		5/10/22 338026	202204 310-51300-31100	2020 PUBLIC FAC REPORT		*	1,500.00				
		5/10/22 338027	202204 310-51300-31100	STORMWATER NEEDS ANALYSIS		*	2,500.00				
		GREENMAN-PEDERSEN, INC						4,798.75		000310	
6/03/22	00024	5/08/22 2124	202204 310-51300-31500	APR GENERAL COUNSEL		*	1,104.00				
		KE LAW GROUP, PLLC						1,104.00		000311	
6/03/22	00030	5/10/22 18139546	202205 330-53800-45505	MAY POOL MAINTENANCE		*	2,300.00				
		PREMIER POOLS OF TALLAHASSEE						2,300.00		000312	
6/03/22	00028	5/23/22 3776	202205 330-53800-51200	MAY JANITORIAL		*	750.00				
		5/23/22 3776	202205 330-53800-51200	MAY POOL FURN CLEANING		*	750.00				
		5/23/22 3776	202205 330-53800-51200	CAN LINERS		*	34.00				
		COLBY A CLAYTON DBA TALLAHASSEE						1,534.00		000313	
6/03/22	00029	6/01/22 4006	202206 330-53800-34500	JUNE SECURITY		*	180.00				
		TEKPRO INC.						180.00		000314	
6/24/22	00006	6/15/22 86448	202206 310-51300-49000	MEETING ROOM RENTAL-06/07		*	80.93				
		CITY OF TALLAHASSEE						80.93		000315	
6/24/22	00001	6/01/22 69	202206 310-51300-34000	JUN MANAGEMENT FEES		*	3,062.50				
		6/01/22 69	202206 310-51300-35100	JUN INFORMATION TECH		*	308.33				
		6/01/22 69	202206 310-51300-31300	JUN DISSEMINATION AGENT		*	666.67				
		6/01/22 69	202206 310-51300-42000	POSTAGE		*	76.79				
		GOVERNMENTAL MANAGEMENT SERVICES						4,114.29		000316	
		CANO CANOPY CDD						AMOSSING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/22	00024	6/15/22 2819	202205 310-51300-31500	MAY GENERAL COUNSEL	*	937.00	
				KE LAW GROUP, PLLC			937.00 000317
6/24/22	00028	6/22/22 3820	202206 330-53800-51200	JUNE JANITORIAL	*	750.00	
		6/22/22 3820	202206 330-53800-51200	JUNE CLEANING SUPPLIES	*	578.50	
				COLBY A CLAYTON DBA TALLAHASSEE			1,328.50 000318
6/24/22	00027	6/07/22 1381	202206 320-53800-46200	JUN LANDSCAPE MAINTENANCE	*	8,250.00	
		6/07/22 1382	202206 320-53800-46300	PINESTRAW INSTALL	*	2,450.00	
				TRULY TAILORED LANDSCAPING LLC			10,700.00 000319
TOTAL FOR BANK A						24,777.47	
TOTAL FOR REGISTER						24,777.47	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/30/22	00002	6/30/22 06302022	202206 600-53800-61000	WELAUNEE BLVD SEG 3B	*	179,625.02	
CONSOLIDATED PIPE & SUPPLY CO, INC.							179,625.02 000025

TOTAL FOR BANK C						179,625.02	
TOTAL FOR REGISTER						179,625.02	

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Community Development District

Unaudited Financial Reporting
June 30, 2022



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-3	<u>General Fund Statement</u>
4	<u>Debt Service Statement Series 2018 A1 & A2</u>
5	<u>Debt Service Statement Series 2018 A3</u>
6	<u>Debt Service Statement Series 2018 A4</u>
7	<u>Capital Projects Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt</u>
11	<u>Assessment Receipts Schedule</u>

**Canopy
Community Development District**

Balance Sheet

June 30, 2022

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (memorandum only)</u>
<u>Assets</u>				
Cash				
Operating	\$36,518	---	---	\$36,518
Capital Projects	---	---	\$1,367	\$1,367
Welaunee	---	---	\$50,224	\$50,224
Assessment Receivable	---	---	---	\$0
Due from Developer	---	---	---	\$0
Due from General Fund	---	\$0	---	\$0
Due from Other	---	---	---	\$0
<u>Investments:</u>				
<u>Series 2018 A1 & A2:</u>				
Reserve A1	---	\$82,146	---	\$82,146
Revenue A1	---	\$11,845	---	\$11,845
Revenue A2	---	\$1	---	\$1
Interest A2	---	---	---	\$0
Prepayment A2	---	\$243,471	---	\$243,471
Acquisition & Construction	---	---	\$12	\$12
<u>Series 2018 A3:</u>				
Reserve	---	\$104,688	---	\$104,688
Revenue	---	\$393	---	\$393
Acquisition & Construction	---	---	\$10,416	\$10,416
<u>Series 2018 A4:</u>				
Reserve	---	\$32,714	---	\$32,714
Revenue	---	\$51,455	---	\$51,455
Acquisition & Construction	---	---	\$3,564	\$3,564
Prepaid Expenses	\$0	---	---	\$0
Total Assets	\$36,518	\$526,713	\$65,583	\$628,814
<u>Liabilities</u>				
Accounts Payable	\$10,126	---	\$0	\$10,126
Retainage Payable	\$0	---	\$464,643	\$464,643
Due to Debt Service	\$0	---	---	\$0
Due to Developer/CDD	---	---	\$7,795,499	\$7,795,499
<u>Fund Equity</u>				
Fund Balances				
Unassigned	\$26,392	---	---	\$26,392
Nonspendable- Prepaid	\$0	---	---	\$0
Restricted for Capital Projects	---	---	(\$8,194,559)	(\$8,194,559)
Restricted for Debt Service	---	\$526,713	---	\$526,713
Total Liabilities, Fund Equity, Other	\$36,518	\$526,713	\$65,583	\$628,814

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 06/30/22	Actuals 06/30/22	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 114,039	\$ 114,039	\$ 114,734	\$ 695
Maintenance Assessments- Direct Bills	\$ 136,292	\$ 102,219	\$ 102,219	\$ 0
Developer Contributions	\$ 342,545	\$ 29,427	\$ 29,427	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ 750	\$ 100	\$ (650)
Total Revenue	\$ 593,875	\$ 246,435	\$ 246,481	\$ 46
Expenditures				
<u>Administrative</u>				
Engineering	\$ 12,000	\$ 9,000	\$ 5,864	\$ 3,136
Arbitrage	\$ 450	\$ 338	\$ 450	\$ (113)
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 6,000	\$ 7,250	\$ (1,250)
Attorney	\$ 35,000	\$ 26,250	\$ 22,656	\$ 3,594
Annual Audit	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Trustee Fees	\$ 10,000	\$ 10,000	\$ 9,864	\$ 136
Management Fees	\$ 36,750	\$ 27,563	\$ 27,563	\$ -
Information Technology	\$ 3,700	\$ 2,775	\$ 2,775	\$ 0
Travel	\$ 50	\$ 38	\$ -	\$ 38
Telephone	\$ 250	\$ 188	\$ -	\$ 188
Postage	\$ 500	\$ 375	\$ 432	\$ (57)
Printing & Binding	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Insurance-Liability	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Legal Advertising	\$ 2,500	\$ 1,875	\$ 2,115	\$ (240)
Other Current Charges	\$ 3,000	\$ 2,250	\$ 635	\$ 1,615
Office Supplies	\$ 500	\$ 375	\$ 94	\$ 281
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 127,875	\$ 100,575	\$ 87,942	\$ 12,633
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
Porter Services	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
Landscape Maintenance	\$ 85,000	\$ 63,750	\$ 70,800	\$ (7,050)
Landscape Contingency	\$ 10,600	\$ 10,600	\$ 11,550	\$ (950)
Plant Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Irrigation - Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Irrigation - Water	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Irrigation - Electric	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Wetland Mitigation and Monitoring	\$ 10,050	\$ 7,538	\$ 1,200	\$ 6,338
Lake Maintenance	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Dove Pond Dam Surety Bond	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Repairs and Maintenance	\$ 12,500	\$ 9,375	\$ -	\$ 9,375
Operating Supplies	\$ 1,250	\$ 938	\$ -	\$ 938
Total Common Area Maintenance	\$ 179,900	\$ 137,575	\$ 83,550	\$ 54,025

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 06/30/22	Actuals 06/30/22	Variance
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 26,250	\$ -	\$ 26,250
Janitorial	\$ 15,000	\$ 11,250	\$ 6,679	\$ 4,572
Landscape Maintenance	\$ 24,000	\$ 18,000	\$ -	\$ 18,000
Pool Maintenance	\$ 30,000	\$ 22,500	\$ 13,925	\$ 8,575
Pool Chemicals	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Pool Permits	\$ 750	\$ 563	\$ 400	\$ 162
Pool - Electric	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Pool - Water	\$ 1,000	\$ 750	\$ -	\$ 750
Water/Sewer	\$ 5,000	\$ 3,750	\$ 14,338	\$ (10,588)
Gas	\$ 500	\$ 375	\$ -	\$ 375
Trash	\$ 2,400	\$ 1,800	\$ -	\$ 1,800
Pest Control	\$ 1,200	\$ 900	\$ -	\$ 900
Termite Bond	\$ 750	\$ 563	\$ -	\$ 563
Insurance - Property	\$ 25,000	\$ 25,000	\$ 9,617	\$ 15,383
Cable/Internet	\$ 7,500	\$ 5,625	\$ 1,170	\$ 4,455
Access Cards	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Activities	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Security/Alarms/Repair	\$ 15,000	\$ 11,250	\$ 1,080	\$ 10,170
Repairs and Maintenance	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Office Supplies	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
Holiday Decorations	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Total Amenity Center	\$ 230,100	\$ 178,825	\$ 47,208	\$ 131,617
<u><i>Other</i></u>				
Contingency	\$ 17,000	\$ -	\$ -	\$ -
Capital Reserve	\$ 39,000	\$ -	\$ -	\$ -
Total Other	\$ 56,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 593,875	\$ 416,975	\$ 218,700	\$ 198,275
Excess Revenues/ (Expenditures)	\$ 0		\$ 27,781	
Beginning Fund Balance	\$ -		\$ (1,389)	
Ending Fund Balance	\$ 0		\$ 26,392	

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Community Development District

Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 36,758	\$ 36,758	\$ 36,971	\$ 213
Special Assessments- Direct A1	\$ 127,500	\$ 63,775	\$ 63,775	\$ -
Special Assessments- Direct A2	\$ 315,840	\$ 179,536	\$ 179,536	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 597,885	\$ 597,885
Interest Income	\$ 500	\$ 375	\$ 22	\$ (353)
Total Revenues	\$ 480,598	\$ 280,444	\$ 878,189	\$ 597,745
<u>Expenditures</u>				
Interfund Transfer Out	\$ -	\$ -	\$ 6	\$ (6)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 66,071	\$ 66,071	\$ 66,071	\$ -
Interest-5/1	\$ 66,071	\$ 66,071	\$ 66,071	\$ -
Principal-5/1	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 128,843	\$ 128,843	\$ 128,843	\$ -
Special Call 11/1/21	\$ -	\$ -	\$ 55,000	\$ (55,000)
Special Call 02/01/22	\$ -	\$ -	\$ 170,000	\$ (170,000)
Interest-2/1	\$ -	\$ -	\$ 2,614	\$ (2,614)
Interest-5/1	\$ 128,843	\$ 128,843	\$ 121,924	\$ 6,919
Principal-5/1	\$ 60,000	\$ 60,000	\$ 55,000	\$ 5,000
Special Call 05/01/22	\$ -	\$ -	\$ 185,000	\$ (185,000)
Total Expenditures	\$ 479,828	\$ 479,828	\$ 880,529	\$ (400,701)
Excess Revenues/(Expenditures)	\$ 771		\$ (2,340)	
Beginning Fund Balance	\$ 227,333		\$ 339,803	
Ending Fund Balance	\$ 228,103		\$ 337,463	

Due from General	\$ -
Reserve A1	\$ 82,146
Revenue A1	\$ 11,845
Revenue A2	\$ 1
Interest A2	----
Prepayment A2	\$ 243,471
Total	\$ 337,463

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Community Development District

Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 12,555	\$ 12,555	\$ 12,628	\$ 73
Special Assessments- Direct Bills	\$ 201,820	\$ 106,926	\$ 106,926	\$ -
Interest Income	\$ 100	\$ 75	\$ 10	\$ (65)
Total Revenues	\$ 214,475	\$ 119,556	\$ 119,564	\$ 7
<u>Expenditures</u>				
Interfund Transfer Out	\$ 100	\$ 75	\$ 8	\$ 67
<u>Series 2018A-3</u>				
Interest-11/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
Interest-5/1	\$ 85,469	\$ 85,469	\$ 85,469	\$ -
Principal-5/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Total Expenditures	\$ 206,038	\$ 206,013	\$ 205,945	\$ 67
Excess Revenues/(Expenditures)	\$ 8,438		\$ (86,382)	
Beginning Fund Balance	\$ 85,617		\$ 191,462	
Ending Fund Balance	\$ 94,055		\$ 105,080	

Due from General	\$ -
Reserve	\$ 104,688
Revenue	\$ 393
Total	\$ 105,080

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Community Development District

Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,612	\$ 65,992	\$ 380
Interest Income	\$ 250	\$ 188	\$ 6	\$ (181)
Total Revenues	\$ 65,862	\$ 65,799	\$ 65,998	\$ 199
<u>Expenditures</u>				
Interfund Transfer Out	\$ -	\$ -	\$ 2	\$ (2)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 23,773	\$ 23,773	\$ 23,773	\$ -
Interest-5/1	\$ 23,773	\$ 23,773	\$ 23,773	\$ -
Principal-5/1	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Total Expenditures	\$ 62,545	\$ 62,545	\$ 62,547	\$ (2)
Excess Revenues/(Expenditures)	\$ 3,317		\$ 3,451	
Beginning Fund Balance	\$ 48,007		\$ 80,719	
Ending Fund Balance	\$ 51,323		\$ 84,170	

Due from General	\$ -
Reserve	\$ 32,714
Revenue	\$ 51,455
Total	\$ 84,170

Canopy
Community Development District
 Capital Projects Fund
 Statement of Revenues & Expenditures
 For the Period Ending June 30, 2022

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Capital Projects	Welaunee
<u>Revenues</u>					
Interest Income	\$0	\$3	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$5,111	\$0
Interfund Transfer In	\$6	\$8	\$2	\$0	\$0
Total Revenues	\$6	\$11	\$3	\$5,111	\$0
<u>Expenditures</u>					
Capital Outlay- Construction	\$0	\$0	\$0	\$0	\$0
Capital Outlay- General	\$0	\$0	\$0	\$1,474,190	\$0
Capital Outlay-3A	\$0	\$0	\$0	\$0	\$339,874
Capital Outlay-3B	\$0	\$0	\$0	\$0	\$179,625
Professional	\$0	\$0	\$0	\$5,075	\$0
Miscellaneous	\$0	\$0	\$0	\$457	\$493
Total Expenditures	\$0	\$0	\$0	\$1,479,722	\$519,992
<u>Other Sources/(Uses)</u>					
Transfer In/Out	\$0	\$0	\$0	\$0	\$0
Total Other Sources/ (Uses)	\$0	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$6	\$11	\$3	(\$1,474,611)	(\$519,992)
Beginning Fund Balance	(\$242,678)	\$10,406	\$3,561	(\$3,019,534)	(\$2,951,730)
Ending Fund Balance	(\$242,672)	\$10,416	\$3,564	(\$4,494,145)	(\$3,471,722)

Canopy
Community Development District
Month by Month

October	November	December	January	February	March	April	May	June	July	August	September	Total
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Revenues

Maintenance Assessments- Tax Roll	\$ -	\$ 18,254	\$ 92,235	\$ 650	\$ 1,231	\$ -	\$ 2,330	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ 114,734
Maintenance Assessments- Direct Bills	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ 11,358	\$ -	\$ -	\$ -	\$ 102,219
Developer Contributions	\$ -	\$ -	\$ -	\$ 3,050	\$ 2,300	\$ -	\$ -	\$ 12,039	\$ 12,039	\$ -	\$ -	\$ -	\$ 29,427
Miscellaneous Income (Rentals)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 100

Total Revenue

\$ 11,358	\$ 29,611	\$ 103,592	\$ 15,058	\$ 14,889	\$ 11,358	\$ 13,688	\$ 23,496	\$ 23,431	\$ -	\$ -	\$ -	\$ 246,481
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Expenditures

Administrative

Engineering	\$ 355	\$ 444	\$ 355	\$ 710	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 5,864
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 917	\$ 667	\$ 1,167	\$ 667	\$ 667	\$ 667	\$ 1,167	\$ 667	\$ 667	\$ -	\$ -	\$ -	\$ 7,250
Attorney	\$ 4,574	\$ 3,459	\$ 3,776	\$ 1,671	\$ 1,188	\$ 2,180	\$ 1,104	\$ 937	\$ 3,767	\$ -	\$ -	\$ -	\$ 22,656
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 759	\$ 8,450	\$ -	\$ -	\$ 655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,864
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ 27,563
Information Technology	\$ 308	\$ 308	\$ 308	\$ 308	\$ 308	\$ 308	\$ 308	\$ 308	\$ 308	\$ -	\$ -	\$ -	\$ 2,775
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ -	\$ -	\$ 112	\$ -	\$ -	\$ 17	\$ -	\$ 227	\$ 77	\$ -	\$ -	\$ -	\$ 432
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance-Liability	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Legal Advertising	\$ -	\$ 2,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115
Other Current Charges	\$ 51	\$ 119	\$ 43	\$ 62	\$ 51	\$ 111	\$ 39	\$ 39	\$ 120	\$ -	\$ -	\$ -	\$ 635
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175

Administration Subtotal

\$ 18,270	\$ 19,074	\$ 8,824	\$ 6,481	\$ 5,932	\$ 6,361	\$ 5,760	\$ 9,240	\$ 8,001	\$ -	\$ -	\$ -	\$ 87,942
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Community Development District
Month by Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u><i>Common Area Maintenance</i></u>													
Field Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Porter Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ 9,850	\$ 9,850	\$ 9,850	\$ 8,250	\$ 8,250	\$ 8,250	\$ 8,250	\$ 8,250	\$ -	\$ -	\$ -	\$ 70,800
Landscape Contingency	\$ -	\$ -	\$ 9,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,450	\$ -	\$ -	\$ -	\$ 11,550
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dove Pond Dam Surety Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Common Area Maintenance	\$ -	\$ 9,850	\$ 18,950	\$ 9,850	\$ 8,250	\$ 9,450	\$ 8,250	\$ 8,250	\$ 10,700	\$ -	\$ -	\$ -	\$ 83,550
<u><i>Amenity Center:</i></u>													
Amenity Management Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial	\$ -	\$ -	\$ 750	\$ 750	\$ 816	\$ 750	\$ 750	\$ 1,534	\$ 1,329	\$ -	\$ -	\$ -	\$ 6,679
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,425	\$ -	\$ -	\$ -	\$ 13,925
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 400
Pool - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,649	\$ -	\$ 2,316	\$ 3,373	\$ -	\$ -	\$ -	\$ 14,338
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance - Property	\$ 9,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,617
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 569	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 1,170
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security/Alarms/Repair	\$ -	\$ -	\$ -	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ 1,080
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Center	\$ 9,617	\$ -	\$ 750	\$ 3,230	\$ 3,296	\$ 12,448	\$ 3,530	\$ 6,631	\$ 7,706	\$ -	\$ -	\$ -	\$ 47,208
<u><i>Other:</i></u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 27,887	\$ 28,924	\$ 28,524	\$ 19,561	\$ 17,478	\$ 28,258	\$ 17,540	\$ 24,121	\$ 26,407	\$ -	\$ -	\$ -	\$ 218,700
Excess Revenues/ (Expenditures)	\$ (16,529)	\$ 687	\$ 75,069	\$ (4,503)	\$ (2,589)	\$ (16,901)	\$ (3,852)	\$ (624)	\$ (2,976)	\$ -	\$ -	\$ -	\$ 27,781

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)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$30,000)
CURRENT BONDS OUTSTANDING		\$2,140,000

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)
LESS: SPECIAL CALL - 11/01/21		(\$55,000)
LESS: SPECIAL CALL - 02/01/22		(\$170,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$55,000)
LESS: SPECIAL CALL - 05/01/22		(\$185,000)
CURRENT BONDS OUTSTANDING		\$3,725,000

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
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$35,000)
CURRENT BONDS OUTSTANDING		\$2,700,000

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)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$15,000)
CURRENT BONDS OUTSTANDING		\$920,000

3.

Canopy
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 122,622.50 \$ 39,525.00 \$ 13,500.00 \$ 70,550.00 \$246,197.50
Net Assessments \$ 114,038.93 \$ 36,758.25 \$ 12,555.00 \$ 65,611.50 \$228,963.68

ON ROLL ASSESSMENTS

						49.81%	16.05%	5.48%	28.66%	100.00%
Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	O&M Portion	2018A-1 Debt Service Portion	2018A-3 Debt Service Portion	2018A-4 Debt Service Portion	Total
11/9/21	ACH	\$3,469.72	(\$104.09)	\$0.00	\$3,365.63	\$1,676.30	\$540.32	\$184.55	\$964.45	\$3,365.62
11/24/21	ACH	\$34,312.80	(\$1,029.38)	\$0.00	\$33,283.42	\$16,577.33	\$5,343.38	\$1,825.06	\$9,537.65	\$33,283.42
12/17/21	ACH	\$162,243.76	(\$4,867.31)	\$0.00	\$157,376.45	\$78,383.79	\$25,265.51	\$8,629.58	\$45,097.57	\$157,376.45
12/30/21	ACH	\$28,669.26	(\$860.08)	\$0.00	\$27,809.18	\$13,850.80	\$4,464.54	\$1,524.89	\$7,968.96	\$27,809.19
01/11/22	ACH				\$1,305.04	\$650.00	\$209.51	\$71.56	\$373.97	\$1,305.04
02/02/22	ACH				\$24.44	\$12.18	\$3.92	\$1.34	\$7.00	\$24.44
02/15/22	ACH				\$2,446.83	\$1,218.68	\$392.82	\$134.17	\$701.16	\$2,446.83
04/18/22	ACH				\$4,679.06	\$2,330.48	\$751.18	\$256.57	\$1,340.82	\$4,679.05
06/17/22	ACH				\$34.70	\$34.70	\$0.00	\$0.00	\$0.00	\$34.70
TOTAL		\$ 228,695.54	\$ (6,860.86)	\$ -	\$ 230,324.75	\$ 114,734.26	\$ 36,971.18	\$ 12,627.72	\$ 65,991.58	\$230,324.74

101% Net Percent Collected

DIRECT BILL ASSESSMENTS

Ox Bottom Mortgage Holdings, LLC 2022-01				
		Net Assessments	\$136,292.00	\$136,292.00
Date Received	Due Date	Net Assessed	Amount Received	General Fund
9/30/21	10/1/21	\$11,357.67	\$11,357.67	\$11,357.67
11/4/21	11/1/21	\$11,357.67	\$11,357.67	\$11,357.67
12/7/21	12/1/21	\$11,357.67	\$11,357.67	\$11,357.67
1/4/22	1/1/22	\$11,357.67	\$11,357.67	\$11,357.67
1/21/22	2/1/22	\$11,357.67	\$11,357.67	\$11,357.67
2/7/22	3/1/22	\$11,357.67	\$11,357.67	\$11,357.67
4/1/22	4/1/22	\$11,357.67	\$11,357.67	\$11,357.67
5/17/22	5/1/22	\$11,357.67	\$11,357.67	\$11,357.67
6/1/22	6/1/22	\$11,357.67	\$11,357.67	\$11,357.67
	7/1/22	\$11,357.67	\$0.00	\$0.00
	8/1/22	\$11,357.67	\$0.00	\$0.00
	9/1/22	\$11,357.67	\$0.00	\$0.00
		\$ 136,292.04	\$ 102,219.03	\$ 102,219.03

Ox Bottom Mortgage Holdings, LLC 2022-02				
		Net Assessments	\$127,550.00	\$127,550.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund
4/1/22	4/1/22	\$63,775.00	\$63,775.00	\$63,775.00
	9/30/22	\$63,775.00	\$0.00	\$0.00
		\$ 127,550.00	\$ 63,775	\$ 63,775

Ox Bottom Mortgage Holdings, LLC 2022-03				
		Net Assessments	\$315,840.00	\$315,840.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund
4/1/22	4/1/22	\$179,536.00	\$179,536.00	\$179,536.00
	9/30/22	\$136,304.00	\$0.00	\$0.00
		\$ 315,840.00	\$ 179,536	\$ 179,536

Ox Bottom Mortgage Holdings, LLC 2022-04				
		Net Assessments	\$201,820.00	\$201,820.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund
4/1/22	4/1/22	\$106,926.00	\$106,926.00	\$106,926.00
	9/30/22	\$94,894.00	\$0.00	\$0.00
		\$ 201,820.00	\$ 106,926	\$ 106,926

4.

**NOTICE OF MEETINGS
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Canopy Community Development District will hold their meetings for **Fiscal Year 2023 at 11:00 a.m. at the Dorothy B. Owen Park, 3205 Thomasville Road, Tallahassee, Florida 32308 on the second Thursday of each month as follows with exceptions noted below:**

October 13, 2022
November 10, 2022
December 14, 2022 (2nd Wednesday) – Room not available for the 8th
January 12, 2023
February 9, 2023
March 2, 2023 (1st Thursday)
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023