

CANOPY

Community Development District

APRIL 13, 2023

AGENDA

Canopy
Community Development District
Meeting Agenda

Thursday
April 13, 2023
2:00 p.m.

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

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the February 23, 2023 Meeting
- IV. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- V. Consideration of Assessment Methodology and Assessment Proceedings Funding Agreement
- VI. Discussion and Board Guidance Regarding Fiscal Year 2024 Budget Process
- VII. Consideration of Revised Fiscal Year 2023 Annual Meeting Schedule
- VIII. Consideration of Agreement with Leon County Tax Collector
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 1. Approval of Check Register Summary
 2. Balance Sheet & Income Statement

- X. Other Business
- XI. Supervisors Requests
- XII. Next Scheduled Meeting – 06/08/23 @ 2:00 p.m. at Canopy Amenity Center
- XIII. Adjournment

¹ Comments will be limited to three (3) minutes

SECOND ORDER OF BUSINESS

CANOPY CDD
AUDITOR SELECTION
EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

THIRD 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 Thursday, February 23, 2023 at 11:00 a.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
Jason Ghazvini	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
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. called the roll and stated before public comments I would like Laura to give us an update on programming and special events that are scheduled.

Ms. Kalinoski stated the newsletter will be going out this morning, our events calendar will be in the newsletter and on the billboard.

Ms. Kalinoski gave an overview of upcoming events, outlined the availability of rental space for resident clubs, the only area to reserve for a private party is the pavilion, rental policy and fees, reminded everyone about the pool rules, and a separate website for Canopy residents.

Ms. Castille joined the meeting during this item.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated I worked with Jim Oliver on some issues and he has been very responsive. Jason and I met February 3rd and went through a list of things and the TV changers are now

matched to the TVs. A film is now on the dividing wall to provide privacy to those who are working out. The ceiling fans are taken care of. The mail stations now have solar lights, we are still working on the solicitation sign.

A resident had pictures of ponds before and after cleanup; cattails were cut down but not removed.

Mr. Ghazvini stated the district has engaged a company to treat the ponds and cattails based on your request. Once you remove cattails there is a good chance they will come back. I will meet with you next week.

A resident stated my concern goes beyond cattails and algae, which needs to be removed. Because of the way the pond is structured and way it is developing right now, there are gators and water moccasins.

A resident stated I'm on the social activities committee and I have a draft letter with 51 signatures. Laura is awesome and I'm hoping now that the dates have been finalized that we can meet with her to come up with other events that won't conflict with this calendar. The letter basically says that the social activities committee has been a little frustrated with not being able to move forward with a calendar that we presented to the committee at the October meeting. We were told that we couldn't have any events where alcohol was served. I assume that will now be allowed since these events allow alcohol.

Ms. Kalinoski stated the events that I have scheduled have a licensed bartender and event insurance.

A resident stated we are also waiting to hear back on the issue regarding the Florida Statutes. We had a question about bunco may be considered gambling. Rhony presented that you were supposed to meet on that and get back to us and to date we haven't heard any word back on that.

Mr. Oliver stated I will get back to you and Rhony.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 14, 2022 Meeting

On MOTION by Mr. Ghazvini seconded by Mr. Russell with all in favor the minutes of the December 14, 2022 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Appointment of Audit Committee**

Mr. Oliver stated the district as a unit of government in Florida is required to have an independent CPA firm perform an audit of its financials each year and the selection of that auditor is through the RFP process that is mandated by Chapter 218, Florida Statutes. Typically, the board appoints itself as the audit selection committee, that way when we have quorum for the CDD meeting we will have quorum for the audit committee meeting. We will bring evaluation criteria to your next committee meeting so that you can approve or revise it and then staff can go out for proposals.

On MOTION by Mr. Asbury seconded by Ms. Castille with all in favor the board members were appointed to serve as the audit committee.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Kilinski stated we have been working on the other side of Welaunee 3B with Jason and the contractor team in order to get that closed out.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated on our schedule we have monthly meetings, we rarely need to do that. You can look at the agenda today and see how light it is. Our next meeting right now is scheduled for March 1st. There is no need to have that, but I would like to look at have our next meeting April 13th and rather than at 11:00 a.m. move it to 2:00 p.m. if that will work with your schedules. At that meeting may discuss going to a bi-monthly schedule unless you want to do it now, that way we don't have to cancel a meeting. That is very typical for a district at this stage. You can always call a special meeting.

Mr. Asbury stated I think that is a good idea. We are going to try to have all the meetings here. When we approve the budget that will be an evening meeting but normal business meetings will be at 2:00 p.m.

Mr. Oliver stated I will bring a revised meeting schedule to the next meeting for formal approval.

i. Approval of Check Register Summary and Requisition Summary

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

ii. Balance Sheet and Income Statement

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

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Addition items: Future extension and timeline of Welaunee Boulevard, Dempsey Mayo crossing of greenway, golf cart traffic, more frequent communication with residents, no present plans for additional amenities such as kitchen in clubhouse or heating the pool.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – 04/13/23 at 2:00 p.m. at the Canopy Amenity Center

Mr. Oliver stated the next meeting will be held April 13, 2023 at 2:00 p.m. at the Canopy Amenity Center.

On MOTION by Mr. Ghazvini seconded by Mr. Russell with all in favor the meeting adjourned at 1:44 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**ASSESSMENT METHODOLOGY AND ASSESSMENT PROCEEDINGS FUNDING
AGREEMENT BY AND BETWEEN THE CANOPY COMMUNITY DEVELOPMENT
DISTRICT AND OX BOTTOM MORTGAGE HOLDINGS LLC**

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of April 2023, 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, whose mailing address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

OX BOTTOM MORTGAGE HOLDINGS, LLC, a Florida limited liability company, with a mailing address of 4708 Capital Circle NW, Tallahassee, Florida 32303 (“Landowner” and together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“Act”), as established by Ordinance No. 17-O-08, as amended by Ordinance No. 21-O-05, adopted by the City Commission of the City of Tallahassee, Florida (the “City”), being situated within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District will be preparing an Amended and Restated Master Assessment Methodology (the “Methodology”) to update unit types and counts at the request of the Landowner; and

WHEREAS, in order to prepare the Methodology and conduct proceedings associated therewith, the Landowner requested, and the District has determined it in its best interests, to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary to update the Methodology and conduct the proceedings necessary by law; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff will require the expenditure of certain fees, costs, and other expenses by the District; and

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

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

SECTION 1. PROVISION OF FUNDS. Landowner agrees to make available to the District such monies as are necessary to enable the District to proceed with the preparation of the Methodology and to enable District staff, including legal, engineering, and managerial staff, to assist in the Methodology process and proceedings associated therewith. Landowner will make such funds available monthly, within twenty (20) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the preparation of the Methodology and the assessment proceedings, including the ancillary items related thereto. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and related materials to prepare the Methodology. The District also agrees to make monthly requests for necessary funds from Landowner for reimbursement for services of the Methodology team, as described in Section 1 of this Agreement.

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

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

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

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

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

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

With a copy to: Kilinski | Van Wyk PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32301
Attn: District Counsel

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

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

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

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Leon County, Florida

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

SECTION 13. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, the Landowner shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if the Landowner does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Landowner's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Landowner, the Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. The Landowner acknowledges that the designated Public Records Custodian for the District is **Jim Oliver**.

IF THE LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

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

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

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

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

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**OX BOTTOM MORTGAGE
HOLDINGS, LLC,** a Florida limited
liability company

By: _____
Its: _____

SEVENTH ORDER OF BUSINESS

**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 2:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida 32308 on the second Thursday of each month as follows with exceptions noted below:**

June 8, 2023

August (to be determined) @ 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

www.leontaxcollector.net



Main Office

Metropolitan Administrative Office
1276 Metropolitan Blvd., Suite 102
Tallahassee, FL 32312

(Overnight/Express Mail Accepted)

March 28, 2023

Governmental Management Services
For: Canopy Community Development District
Attn: Darrin Mossing, Jr.
219 E. Livingston Street
Orlando, FL 32801

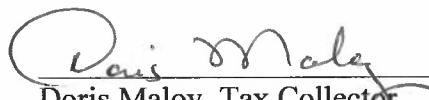
RE: 2023 –Canopy CDD Uniform Method for Collection

Dear Mr. Mossing:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and distributed. This Agreement shall be in place for the Canopy CDD Assessment Roll for the year 2023.

This is the Agreement intended by the Tax Collector's Office. Please execute below and return the **original** to this office.

Sincerely,


Doris Maloy, Tax Collector

AGREED this _____ day of _____, 2023.

Signature of Chairman
Canopy Community Development District

NINTH ORDER OF BUSINESS

C.

1.

Canopy

Community Development District

Summary of Operating Checks

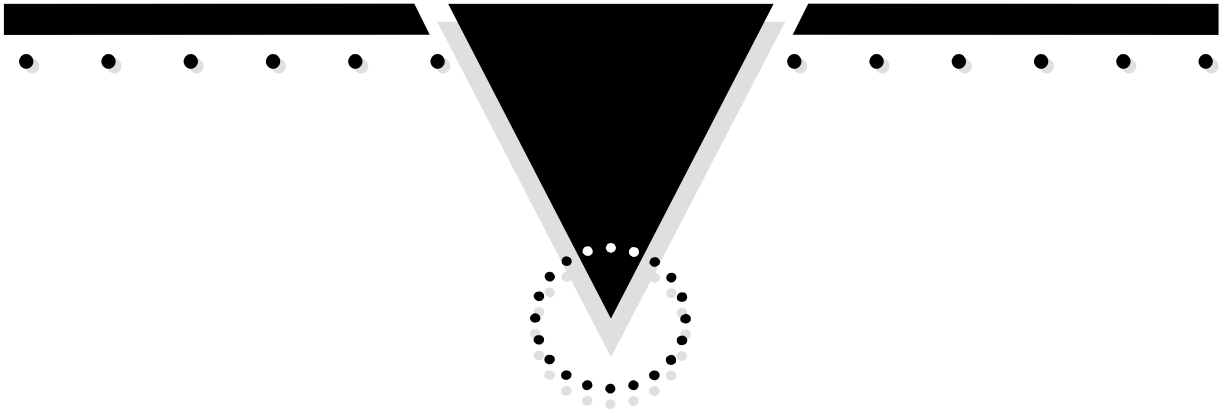
February 1, 2023 to February 28, 2023

Bank	Date	Check No.'s	Amount
General Fund	2/15/23	406-414	\$ 32,875.71
	2/28/23	415-417	\$ 1,272.00
		Subtotal	\$ 34,147.71
			\$ 34,147.71

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/23	00022	12/29/22	12292022	202302	300-20700-10100		12.29 FY23 ASSESSMENTS	*	5,516.57		
		1/19/23	01192023	202302	300-20700-10100		01.19 FY23 ASSESSMENTS	*	882.53		
		1/31/23	01312023	202302	300-20700-10100		01.31 FY23 ASSESSMENTS	*	120.21		
CANOPY CDD										6,519.31	000406
2/15/23	00026	12/29/22	12292022	202302	300-20700-10100		12.29 FY23 ASSESSMENTS	*	3,131.66		
		1/19/23	01192023	202302	300-20700-10100		01.19 FY23 ASSESSMENTS	*	501.00		
		1/31/23	01312023	202302	300-20700-10100		01.31 FY23 ASSESSMENTS	*	68.24		
CANOPY CDD										3,700.90	000407
2/15/23	00010	12/29/22	12292022	202302	300-20700-10100		12.29 FY23 ASSESSMENTS	*	5,737.47		
		1/19/23	01192023	202302	300-20700-10100		01.19 FY23 ASSESSMENTS	*	917.87		
		1/31/23	01312023	202302	300-20700-10100		01.31 FY23 ASSESSMENTS	*	125.02		
CANOPY CDD										6,780.36	000408
2/15/23	00031	2/21/23	07569589	202302	330-53800-41000		FEB CABLE	*	299.75		
DIRECTV										299.75	000409
2/15/23	00001	2/01/23	77	202302	310-51300-34000		FEB MANAGEMENT FEES	*	3,215.67		
		2/01/23	77	202302	310-51300-35100		FEB INFO TECH	*	308.33		
		2/01/23	77	202302	310-51300-31300		FEB DISSEMINATION AGENT	*	666.67		
		2/01/23	77	202302	310-51300-51000		OFFICE SUPPLIES	*	.39		
		2/01/23	77	202302	310-51300-42000		POSTAGE	*	85.32		
		2/01/23	77	202302	310-51300-42500		COPIES	*	74.25		
GOVERNMENTAL MANAGEMENT SERVICES										4,350.63	000410
2/15/23	00030	2/10/23	18142752	202302	330-53800-45505		FEB POOL MAINTENANCE	*	2,300.00		
PREMIER POOLS OF TALLAHASSEE										2,300.00	000411
CANO CANOPY CDD AMOSSING											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/23	00021	1/31/23	00053115	202301 310-51300-48000	NOT OF 01.12 BOS MEETING	*	138.74		
		1/31/23	00053115	202301 310-51300-48000	NOT OF 02.09 BOS MEETING	*	126.02		
								264.76	000412
2/15/23	00029	2/01/23	4913	202302 330-53800-34500	FEB SECURITY	*	180.00		
								180.00	000413
2/15/23	00027	2/01/23	2068	202302 320-53800-46200	FEB LANDSCAPE MAINTENANCE	*	8,250.00		
		2/01/23	2068	202302 320-53800-46300	MULCH INSTALL	*	230.00		
								8,480.00	000414
2/28/23	00039	2/19/23	5694	202301 310-51300-31500	JAN GENERAL COUNSEL	*	351.50		
								351.50	000415
2/28/23	00033	2/21/23	02212023	202302 310-51300-51000	FEB MEETING SIGNS	*	107.50		
								107.50	000416
2/28/23	00028	2/22/23	4174	202302 330-53800-51200	FEB JANITORIAL	*	750.00		
		2/22/23	4174	202302 330-53800-51200	MULTIFOLD HAND TOWELS	*	63.00		
								813.00	000417
TOTAL FOR BANK A							34,147.71		
TOTAL FOR REGISTER							34,147.71		

2.



Canopy
Community Development District

Unaudited Financial Reporting
February 28, 2023



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
February 28, 2023

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<u>Assets</u>				
Cash				
Operating	\$154,626	---	---	\$154,626
Capital Projects	---	---	\$1,063	\$1,063
Welaunee	---	---	\$1,355	\$1,355
Assessment Receivable	---	---	---	\$0
Due from Developer	---	---	---	\$0
Due from General Fund	---	\$2,702	---	\$2,702
Due from Other	---	---	---	\$0
<u>Investments:</u>				
<u>Series 2018 A1 & A2:</u>				
Reserve A1	---	\$82,146	---	\$82,146
Revenue A1	---	\$75,528	---	\$75,528
Revenue A2	---	\$22,474	---	\$22,474
Interest A2	---	---	---	\$0
Prepayment A2	---	\$786,418	---	\$786,418
Acquisition & Construction	---	---	\$744	\$744
<u>Series 2018 A3:</u>				
Reserve	---	\$104,688	---	\$104,688
Revenue	---	\$46,504	---	\$46,504
Acquisition & Construction	---	---	\$929	\$929
<u>Series 2018 A4:</u>				
Reserve	---	\$32,714	---	\$32,714
Revenue	---	\$90,805	---	\$90,805
Acquisition & Construction	---	---	\$3,887	\$3,887
Prepaid Expenses	\$655	---	---	\$655
Total Assets	\$155,281	\$1,243,979	\$7,979	\$1,407,239
<u>Liabilities</u>				
Accounts Payable	\$3,654	---	---	\$3,654
Retainage Payable	---	---	\$78,167	\$78,167
Contracts Payable	---	---	\$174,851	\$174,851
Due to Debt Service	\$2,702	---	---	\$2,702
Due to Developer/CDD	---	---	\$405,893	\$405,893
<u>Fund Equity</u>				
Fund Balances				
Unassigned	\$148,270	---	---	\$148,270
Nonspendable- Prepaid	\$655	---	---	\$655
Restricted for Capital Projects	---	---	(\$650,932)	(\$650,932)
Restricted for Debt Service	---	\$1,243,979	---	\$1,243,979
Total Liabilities, Fund Equity, Other	\$155,281	\$1,243,979	\$7,979	\$1,407,239

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 02/28/23	Actuals 02/28/23	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 201,190	\$ 194,198	\$ 194,198	\$ -
Maintenance Assessments- Direct Bills	\$ 95,585	\$ 49,601	\$ 49,601	\$ -
Developer Contributions	\$ 296,100	\$ 52,640	\$ 52,640	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ -	\$ -	\$ -
Total Revenue	\$ 593,875	\$ 296,440	\$ 296,440	\$ -
Expenditures				
<i>Administrative</i>				
Engineering	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 188	\$ 450	\$ (263)
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 3,333	\$ 3,833	\$ (500)
Amortization Schedule	\$ 500	\$ 500	\$ 500	\$ -
Attorney	\$ 35,000	\$ 14,583	\$ 11,178	\$ 3,405
Annual Audit	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Trustee Fees	\$ 10,000	\$ 10,000	\$ 8,700	\$ 1,300
Management Fees	\$ 38,588	\$ 16,078	\$ 16,078	\$ (0)
Information Technology	\$ 3,700	\$ 1,542	\$ 1,542	\$ 0
Travel	\$ 50	\$ 21	\$ -	\$ 21
Telephone	\$ 250	\$ 104	\$ -	\$ 104
Postage	\$ 500	\$ 208	\$ 369	\$ (160)
Printing & Binding	\$ 1,500	\$ 625	\$ 87	\$ 538
Insurance-Liability	\$ 6,000	\$ 6,000	\$ 5,547	\$ 453
Legal Advertising	\$ 2,500	\$ 1,042	\$ 1,178	\$ (136)
Other Current Charges	\$ 2,500	\$ 1,042	\$ 276	\$ 766
Office Supplies	\$ 500	\$ 208	\$ 331	\$ (122)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 129,713	\$ 65,233	\$ 52,744	\$ 12,489
<i>Common Area Maintenance:</i>				
Field Services	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Porter Services	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance	\$ 96,000	\$ 40,000	\$ 41,250	\$ (1,250)
Landscape Contingency	\$ 10,600	\$ 10,600	\$ 13,377	\$ (2,777)
Plant Replacement	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Irrigation - Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Irrigation - Water	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Irrigation - Electric	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Wetland Mitigation and Monitoring	\$ 8,800	\$ 3,667	\$ 1,850	\$ 1,817
Lake Maintenance	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Dove Pond Dam Surety Bond	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Repairs and Maintenance	\$ 12,500	\$ 5,208	\$ -	\$ 5,208
Operating Supplies	\$ 1,250	\$ 521	\$ -	\$ 521
Total Common Area Maintenance	\$ 189,650	\$ 85,204	\$ 56,477	\$ 28,727

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 02/28/23	Actuals 02/28/23	Variance
<i><u>Amenity Center:</u></i>				
Amenity Management Staffing	\$ 35,000	\$ 14,583	\$ -	\$ 14,583
Janitorial	\$ 15,000	\$ 6,250	\$ 4,341	\$ 1,909
Landscape Maintenance	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Pool Maintenance	\$ 25,000	\$ 10,417	\$ 11,500	\$ (1,083)
Pool Chemicals	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Pool Permits	\$ 750	\$ 313	\$ -	\$ 313
Pool - Electric	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Pool - Water	\$ 1,000	\$ 417	\$ -	\$ 417
Water/Sewer	\$ 23,000	\$ 9,583	\$ 14,186	\$ (4,603)
Gas	\$ 500	\$ 208	\$ -	\$ 208
Trash	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Pest Control	\$ 1,200	\$ 500	\$ -	\$ 500
Termite Bond	\$ 750	\$ 313	\$ -	\$ 313
Insurance - Property	\$ 15,000	\$ 15,000	\$ 10,305	\$ 4,696
Cable/Internet	\$ 7,500	\$ 3,125	\$ 1,476	\$ 1,649
Access Cards	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Activities	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Security/Alarms/Repair	\$ 15,000	\$ 6,250	\$ 900	\$ 5,350
Repairs and Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Office Supplies	\$ 2,000	\$ 833	\$ -	\$ 833
Holiday Decorations	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Total Amenity Center	\$ 216,100	\$ 98,792	\$ 42,708	\$ 56,083
<i><u>Other</u></i>				
Contingency	\$ 18,412	\$ -	\$ -	\$ -
Capital Reserve	\$ 40,000	\$ -	\$ -	\$ -
Total Other	\$ 58,412	\$ -	\$ -	\$ -
Total Expenditures	\$ 593,875	\$ 249,228	\$ 151,929	\$ 97,299
Excess Revenues/ (Expenditures)	\$ -		\$ 144,511	
Beginning Fund Balance	\$ -		\$ 4,414	
Ending Fund Balance	\$ -		\$ 148,925	

Canopy
Community Development District
Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
Revenues				
Special Assessments- Tax Roll	\$ 68,239	\$ 65,867	\$ 65,867	\$ -
Special Assessments- Direct A1	\$ 96,069	\$ -	\$ -	\$ -
Special Assessments- Direct A2	\$ 284,088	\$ -	\$ -	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 860,977	\$ 860,977
Interest Income	\$ 100	\$ 42	\$ 2,219	\$ 2,177
Total Revenues	\$ 448,496	\$ 65,909	\$ 929,063	\$ 863,154
Expenditures				
Interfund Transfer Out	\$ 25	\$ 10	\$ 674	\$ (664)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 65,171	\$ 65,171	\$ 65,171	\$ (0)
Interest-5/1	\$ 65,171	\$ -	\$ -	\$ -
Principal-5/1	\$ 35,000	\$ -	\$ -	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 114,544	\$ 114,544	\$ 107,164	\$ 7,380
Special Call-11/1	\$ -	\$ -	\$ 165,000	\$ (165,000)
Special Call-2/1	\$ -	\$ -	\$ 145,000	\$ (145,000)
Interest-2/1	\$ -	\$ -	\$ 2,229	\$ (2,229)
Interest-5/1	\$ 114,544	\$ -	\$ -	\$ -
Principal-5/1	\$ 55,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 449,430	\$ 179,715	\$ 485,238	\$ (305,513)
Excess Revenues/(Expenditures)	\$ (934)		\$ 443,825	
Beginning Fund Balance	\$ 214,178		\$ 523,819	
Ending Fund Balance	\$ 213,244		\$ 967,644	

Due from Gf	\$ 1,078
Reserve A1	\$ 82,146
Revenue A1	\$ 75,528
Revenue A2	\$ 22,474
Interest A2	----
Prepayment A2	\$ 786,418
Total	\$ 967,644

Canopy
Community Development District
Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
Revenues				
Special Assessments- Tax Roll	\$ 37,247	\$ 35,952	\$ 35,952	\$ -
Special Assessments- Direct Bills	\$ 177,129	\$ -	\$ -	\$ -
Interest Income	\$ 50	\$ 21	\$ 1,087	\$ 1,066
Total Revenues	\$ 214,425	\$ 35,973	\$ 37,039	\$ 1,066
Expenditures				
Interfund Transfer Out	\$ 50	\$ 1	\$ 859	\$ (858)
Series 2018A-3				
Interest-11/1	\$ 84,375	\$ 84,375	\$ 84,375	\$ -
Interest-5/1	\$ 84,375	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 208,800	\$ 84,376	\$ 85,234	\$ (858)
Excess Revenues/(Expenditures)	\$ 5,625		\$ (48,195)	
Beginning Fund Balance	\$ 95,288		\$ 199,974	
Ending Fund Balance	\$ 100,913		\$ 151,780	
		Due from GF	\$ 588	
		Reserve	\$ 104,688	
		Revenue	\$ 46,504	
		Total	\$ 151,780	

Canopy

Community Development District

Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending February 28, 2023

	Adopted Budget	Prorated Budget 2/28/23	Actual 2/28/23	Variance
Revenues				
Special Assessments- Tax Roll	\$ 65,612	\$ 63,331	\$ 63,331	\$ -
Interest Income	\$ 250	\$ 104	\$ 685	\$ 581
Total Revenues	\$ 65,862	\$ 63,435	\$ 64,017	\$ 581
Expenditures				
Interfund Transfer Out	\$ -	\$ -	\$ 268	\$ (268)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 23,398	\$ 23,398	\$ 23,398	\$ -
Interest-5/1	\$ 23,398	\$ -	\$ -	\$ -
Principal-5/1	\$ 15,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 61,796	\$ 23,398	\$ 23,666	\$ (268)
Excess Revenues/(Expenditures)	\$ 4,066		\$ 40,351	
Beginning Fund Balance	\$ 51,457		\$ 84,205	
Ending Fund Balance	\$ 55,523		\$ 124,555	

Due from General	\$ 1,036
Reserve	\$ 32,714
Revenue	\$ 90,805
Total	\$ 124,555

Canopy
Community Development District
 Capital Projects Fund
 Statement of Revenues & Expenditures
 For the Period Ending February 28, 2023

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Capital Projects	Welaunee
Revenues					
Interest Income	\$3	\$0	\$30	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$674	\$859	\$268	\$0	\$0
Total Revenues	\$677	\$859	\$299	\$0	\$0
Expenditures					
Capital Outlay- Construction	\$0	\$0	\$0	\$0	\$0
Capital Outlay- General	\$0	\$0	\$0	\$0	\$0
Capital Outlay-3A	\$0	\$0	\$0	\$0	\$0
Capital Outlay-3B	\$0	\$0	\$0	\$0	\$454,058
Professional	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$190	\$430
Total Expenditures	\$0	\$0	\$0	\$190	\$454,488
<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)	\$677	\$859	\$299	(\$190)	(\$454,488)
Beginning Fund Balance	\$68	\$70	\$3,588	\$1,253	(\$203,068)
Ending Fund Balance	\$744	\$929	\$3,887	\$1,063	(\$657,556)

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)
LESS: SPECIAL CALL - 08/01/22	(\$240,000)
LESS: SPECIAL CALL - 11/01/22	(\$165,000)
LESS: SPECIAL CALL - 02/01/23	(\$145,000)
CURRENT BONDS OUTSTANDING	\$3,175,000

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

Canopy
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 216,333.50 \$ 73,375.00 \$ 40,050.00 \$ 70,550.00 \$400,308.50
 Net Assessments \$ 201,190.16 \$ 68,238.75 \$ 37,246.50 \$ 65,611.50 \$372,286.91

ON ROLL ASSESSMENTS

						54.04%	18.33%	10.00%	17.62%	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
11/10/22	ACH	\$5,045.81	(\$151.37)	\$0.00	\$4,894.44	\$2,645.04	\$897.13	\$489.68	\$862.59	\$4,894.44
11/30/22	ACH	\$22,382.41	(\$671.47)	\$0.00	\$21,710.94	\$11,732.96	\$3,979.53	\$2,172.13	\$3,826.32	\$21,710.94
12/13/22	ACH	\$298,838.91	(\$8,965.17)	\$0.00	\$289,873.74	\$156,652.68	\$53,132.74	\$29,001.24	\$51,087.08	\$289,873.74
12/29/22	ACH	\$32,269.71	(\$968.09)	\$0.00	\$31,301.62	\$16,915.92	\$5,737.47	\$3,131.66	\$5,516.57	\$31,301.62
1/19/23	ACH	\$5,162.43	(\$154.87)	\$0.00	\$5,007.56	\$2,706.16	\$917.87	\$501.00	\$882.53	\$5,007.56
1/31/23	ACH	\$682.09	\$0.00	\$0.00	\$682.09	\$368.62	\$125.02	\$68.24	\$120.21	\$682.09
2/23/23	ACH	\$6,060.33	(\$181.81)	\$0.00	\$5,878.52	\$3,176.86	\$1,077.51	\$588.13	\$1,036.02	\$5,878.52
TOTAL		\$ 370,441.69	\$(1,092.78)	\$ -	\$ 359,348.91	\$ 194,198.24	\$ 65,867.27	\$ 35,952.08	\$ 63,331.32	\$359,348.91

97% **Net Percent Collected**

DIRECT BILL ASSESSMENTS

Ox Bottom Mortgage Holdings, LLC					
		Net Assessments		\$119,043.24	\$119,043.24
Date Received	Due Date	Net Assessed	Amount Received	General Fund	
10/4/22	10/1/22	\$9,920.27	\$9,920.27		
11/14/22	11/1/22	\$9,920.27	\$9,920.27		
12/8/22	12/1/22	\$9,920.27	\$9,920.27		
1/1/23	1/1/23	\$9,920.27	\$9,920.27		
2/9/23	2/1/23	\$9,920.27	\$9,920.27		
	3/1/23	\$9,920.27			
	4/1/23	\$9,920.27			
	5/1/23	\$9,920.27			
	6/1/23	\$9,920.27			
	7/1/23	\$9,920.27			
	8/1/23	\$9,920.27			
	9/1/23	\$9,920.27			
		\$ 119,043.24	\$ 49,601.35	\$ 49,601.35	

Ox Bottom Mortgage Holdings, LLC					
		Net Assessments		\$96,069.00	\$96,069.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund	
	4/1/23	\$48,034.50	\$0.00		
	9/1/23	\$48,034.50	\$0.00		
		\$ 96,069.00	\$ -	\$ -	

Ox Bottom Mortgage Holdings, LLC					
		Net Assessments		\$262,790.00	\$262,790.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund	
	1/1/23	\$ -	\$0.00		
	4/1/23	\$131,395.00	\$0.00		
	7/1/23	\$ -	\$0.00		
	9/1/23	\$131,395.00	\$0.00		
		\$ 262,790.00	\$ -	\$ -	

Ox Bottom Mortgage Holdings, LLC					
		Net Assessments		\$177,128.50	\$177,128.50
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund	
	4/1/23	\$88,564.25	\$0.00		
	9/1/23	\$88,564.25	\$0.00		
		\$ 177,128.50	\$ -	\$ -	