

CANOPY
Community Development District

MAY 23, 2023

AGENDA

Canopy
Community Development District
Meeting Agenda

Tuesday
May 23, 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 Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the April 13, 2023 Meeting and April 18, 2023 Continued Meeting
- IV. Acceptance of Minutes of the April 13, 2023 Audit Committee Meeting
- V. Public Hearing on Master Debt Assessments
 - A. Confirmation of Master Engineer's Report
 - B. Confirmation / Review of Amended Master Assessment Methodology (Unit 8 Change Only)
 - C. Consideration of Resolution 2023-04, Levying the Master Assessment Lien and Equalization Board Determination on Master Assessments (Unit 8)
- VI. Consideration of Audit Committee Ranking of Proposals for Fiscal Year 2023 Audit
- VII. Consideration of Resolution 2023-05, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date to Adopt
- VIII. Discussion of Rental Policies for Designated CDD Facilities

- 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 – To Be Determined @ 2:00 p.m. at Canopy Amenity Center
- XIII. Adjournment

¹ Comments will be limited to three (3) minutes

SECOND ORDER OF BUSINESS

Canopy Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	Point Total
	(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 workload; proposed staffing levels, etc.)	(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.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	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).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	
Proposer	20	20	20	20	20	100
Berger, Toombs, Elam, Gaines & Frank						
Grau & Associates						

**CANOPY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

J. W. Gaines, CPA, Director

DATE OF PROPOSAL:

May 15, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

May 15, 2023

Canopy Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Canopy Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Canopy Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Canopy Community Development District
May 15, 2023

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. J. W. Gaines is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Canopy Community Development District.

Very truly yours,

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 27 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	5
Principals (CPA)	1
Managers (CPA)	1
Senior/Supervisor Accountants (2 CPA's)	3
Staff Accountants (1 CPA)	7
Computer Specialist	1
Paraprofessional	6
Administrative	<u>4</u>
Total – all personnel	28

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Canopy Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 69 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 900 community development districts, and over 1,800 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Terracina Community Development
District
Jeff Walker, Special District Services
(561) 630-4922

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

The Reserve Community Development District

Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Port of the Islands Community Development
District
Cal Teague, Premier District Management

(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Treasure Coast Food Bank, Inc.

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$4,615 for the years ended September 30, 2023 and 2024, and \$4,960 for the years ended September 30, 2025, 2026, and 2027. The fee is contingent upon the financial records and accounting systems of Canopy Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Canopy Community Development District as of September 30, 2023, 2024, 2025, 2026, and 2027. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP

Director – 41 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association
- ◆ Past President, Vice President-Campaign Chairman, Vice President and Board Member of United Way of St. Lucie County, 1989 - 1994
- ◆ Past President, President Elect, Secretary and Treasurer of the Treasure Coast Chapter of the Florida Institute of Certified Public Accountants, 1988 - 1991
- ◆ Past President of Ft. Pierce Kiwanis Club, 1994 - 95, Member/Board Member since 1982
- ◆ Past President, Vice President and Treasurer of St. Lucie County Chapter of the American Cancer Society, 1980 -1986
- ◆ Member of the St. Lucie County Chamber of Commerce, Member Board of Directors, Treasurer, September 2002 - 2006, Chairman Elect 2007, Chairman 2008, Past Chairman 2009
- ◆ Member Lawnwood Regional Medical Center Board of Trustees, 2000 – Present, Chairman 2013 - Present
- ◆ Member of St. Lucie County Citizens Budget Committee, 2001 – 2002
- ◆ Member of Ft. Pierce Citizens Budget Advisory Committee, 2010 – 2011
- ◆ Member of Ft. Pierce Civil Service Appeals Board, 2013 - Present

Professional Experience

- ◆ Miles Grant Development/Country Club – Stuart, Florida, July 1975 – October 1976
- ◆ State Auditor General's Office – Public Accounts Auditor – November 1976 through September 1979
- ◆ Director - Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for numerous government and nonprofit audits.
- ◆ Over 40 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Gaines has been involved in all phases of the audits listed on the preceding pages.

Commitment to Quality Service

Personnel Qualifications and Experience

J. W. Gaines, CPA, CITP (Continued)

Director

Continuing Professional Education

- ♦ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors over the last two years to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Accounting and Audit Principal – 18 years

Accounting and Audit Manager – 4 years

Staff Accountant – 11 years

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Accounting and Audit Principal

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

Not-for-Profit Auditing Financial Results and Compliance Requirements

Update: Government Accounting Reporting and Auditing

Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 30 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Senior Staff Accountant – 10 years

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Staff Accountant – 9 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Senior Staff Accountant – 9 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Staff Accountant – 8 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Senior Accountant – 7 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant beginning her professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Senior Staff Accountant – 9 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Professional Experience

- ◆ Accounting graduate with nine years experience with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Herman participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Sean Stanton, CPA

Staff Accountant – 5 years

Education

- ◆ University of South Florida, B.S. – Accounting
- ◆ Florida Atlantic University, M.B.A. – Accounting

Professional Experience

- ◆ Staff accountant with Berger, Toombs, Elam, Gaines, & Frank auditing governmental and non-profit entities.

Continuing Professional Education

- ◆ Mr. Stanton participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell

Staff Accountant – 2 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Terrell is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Dylan Dixon

Staff Accountant – 1 year

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon is currently pursuing a bachelor's degree in Accounting.
- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Brennen Moore

Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore is currently enrolled at Indian River State College and will complete his bachelor's degree in spring of 2023.
- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Moore is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Jordan Wood

Staff Accountant

Education

- ◆ Indian River State College, A.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Wood is currently enrolled at Indian River State College to complete her bachelor's degree.
- ◆ Ms. Wood participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Wood is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

(BERGER_REPORT22)



**CANOPY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2023
Leon County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. An electronic copy of the proposal must be received no later than Monday, May 15, 2023, 5:00 p.m. at the e-mail address of the District Recording Secretary Sarah Sweeting, ssweeting@gmsnf.com.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit an electronic copy of the Proposal Documents, and other requested attachments at the time and e-mail address indicated herein, which shall include the subject line, "Auditing Services - Canopy Community Development District".

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the e-mail address where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**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.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CANOPY

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 15, 2023
5:00PM

Submitted to:

Canopy
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 15, 2023

Canopy Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Canopy Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

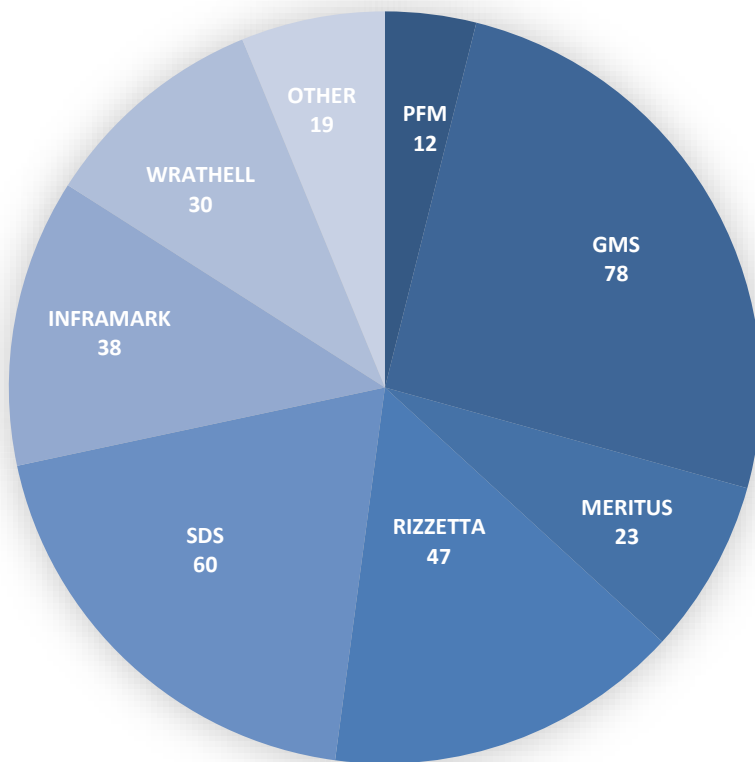
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 18+

CPE (last 2 years):

Government

Accounting, Auditing:

47 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

47

58

105 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2023-2027 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2023	\$4,500
2024	\$4,600
2025	\$4,700
2026	\$4,800
2027	<u>\$4,900</u>
TOTAL (2023-2027)	<u>\$23,500</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing Canopy Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

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 Tuesday, April 13, 2023 at 2:03 p.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 regular business meeting to order at 2:03 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Items brought up by residents: Timeline of residents planning events, alcohol restrictions, residents drinking beer in the pool, ability to turn off fob, developer funded portions of the budget, after hours contract, bunco and bingo, golf carts driven recklessly by underage drivers.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February 23
2023 Meeting**

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the minutes of the February 23, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation, Approval of Audit Criteria and Authorize Staff to Public an RFP for Auditing Services

Mr. Oliver stated earlier the audit committee met and reviewed the evaluation criteria.

On MOTION by Mr. Ghazvini seconded by Ms. Castille with all in favor the recommendation of the audit committee was accepted and staff was authorized to notice the request for auditing services.

FIFTH ORDER OF BUSINESS

Consideration of Assessment Methodology and Assessment Proceedings Funding Agreement

Mr. Oliver stated the assessment methodology has not yet been completed, it will be completed within the next 24 hours or so. To move this along we would like to consider continuing this meeting for the purpose of approving the assessment methodology.

SIXTH ORDER OF BUSINESS

Discussion and Board Guidance Regarding Fiscal Year 2024 Budget Process

Mr. Oliver stated we will probably move the June meeting up to late May so that we can deal with the assessment process. Since we are meeting anyway, we will want to present the proposed budget at your May meeting and still adopt the budget in the August timeframe. We will lock in that May date when we meet next week.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with the Leon County Tax Collector

Mr. Oliver stated next is consideration of an agreement with the Leon County Tax Collector. The tax collector collects the assessments on the property tax bills and there is an agreement signed each year by the district and this is to enforce a 3% commission that is collected by the tax collector.

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the agreement with the Leon County Tax Collector as approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated we finally got the Welaunee 3B clearance done, it has been fully refunded.

Just clarification on the golf carts; the CDD doesn't own the roadways, so the CDD does not have any enforcement authority over the golf carts. All of the golf cart laws have been preempted to the state with a little bit of allowance of more restrictive guidelines that can be implemented by cities and counties, but these streets have not been approved for golf cart use. In terms of the district taking action the only thing we can do is public service announcements reminding people of what the law is but we have no enforcement authority whatsoever. What you do is call the City of Tallahassee police department. It is a problem across Florida. These are city owned roadways, the City of Tallahassee is going get sued. We don't have onsite staffing here so we have some problems sometimes with people traversing CDD property.

Ms. Castille stated if residents wanted to use golf carts then collectively they would have to ask the City of Tallahassee.

Mr. Kilinski stated you can petition as Southwood did. We have had districts that have done that successfully. It is not inexpensive, they have to do traffic studies and that sort of thing, but you can petition the city to allow golf carts.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated staff receives emails and calls from time to time with issues that need to be addressed at the amenity center, trees to be trimmed, trees to be straightened up, I typically contact the developer and it is addressed relatively quickly and I appreciate that. It is not always the case in CDDs. We try to close the loop with the resident when that occurs.

As to bunco and bingo, I did talk with counsel about this, it has been a problem in a lot of CDDs. It is not that we don't want to allow people to have fun, it is just problematic for a governmental entity such as the CDD to cross the line when it comes to the prizes that are associated with that, that can be considered gambling.

Ms. Kilinski stated there is an exception for penny ante games. I have a district that was doing bingo and we didn't know they were doing bingo with larger hands not doing it pursuant to law and an FDOT bus that took a bunch of them to jail. We do have policies that we could implement on penny ante games that includes bunco, poker those kinds of things, hands can't exceed \$10 for prizes or money. Bingo is allowed but you have really specific provisions; you have to actually have a non-profit or veterans organization run the game for you and I have a couple districts that do that; they have a partnership with a veterans association that they have a lease agreement to run bingo. There are still limitations on how much money can be distributed, but there are organizations that will run it for you.

Ms. Kalinoski stated for the social aspect, a resident can play bunco and other games without any monetary aspect, just the social aspect of gathering together. I have put in the newsletter that anybody who wants to put anything together just let me know and we will block it off on the calendar.

Mr. Oliver stated last month we briefly discussed rental fees and guest limits at private events. I think the board wants to find the right balance per use of these facilities, make them as available as possible to all the residents in the community. I think we can finetune that. The board at any time can change their amenity center policies. I don't think we will be able to solve it today. Let's take another look at those, bring back ideas from other districts.

i. Approval of Check Register Summary and Requisition Summary

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

ii. Balance Sheet and Income Statement

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

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 06/08/23 at 2:00
p.m. at the Dorothy B. Owen Park**

Mr. Oliver stated the next meeting is listed for June 8, 2023 and that will probably change to May.

On MOTION by Ms. Castille seconded by Mr. Ghazvini with all in favor the meeting was continued to April 18, 2023 at 1:00 p.m. in the same location for the sole purpose of dealing with the assessment methodology.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Minutes of Meeting
Canopy
Community Development District

The April 13, 2023 meeting of the Board of Supervisors of the Canopy Community Development District was recessed and reconvened Tuesday, April 18, 2023 at 1:00 p.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
Roy Van Wyk	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the continued meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Assessment Methodology

Mr. Oliver stated essentially what we are doing today is revising changing the master assessment methodology report because the developer is adding a new product type to be subject to assessments. The new product type are apartments, which are not contemplated by the current master assessment methodology report. We will revise the master assessment methodology, and we will bring it back to the board for a public hearing to be held in late May. The assessment amounts included the master report are maximums. Once an updated master report is adopted, the supplementary assessment report will be prepared to re-allocate existing debt over all product types

for this particular Series 2018-3 bond issue. This will not cause an increase in the assessments currently being paid by current residents.

Inside the report is an executive summary then an overview of the assessment methodology, followed by a series of tables. On page 3 the key sentence in that is the primary reason for this assessment report is to update the current development plan as requested by the master developer. The assessments were allocated to properties based on the special benefits each receives to the capital improvement plan. This report establishes that the benefits derived from the improvements exceed the cost of the capital improvement plan. There is more benefit than there is cost for all the landowners right down to individual lots. That is one of the requirements to levy assessments. On the table on page 5 1.4 talks about the properties must receive a special benefit, which they do and the other is that the assessments are fairly and reasonably allocated to properties being assessed. You will see as we go through the tables 1.5 special benefits exceed the cost allocated. The report discusses general benefits to the surrounding areas, but the special benefits are those that accrue just to the properties within Canopy CDD and most of them are based on objective numbers associated with the CIP (capital improvement plan), and some benefits are subjective..

Table 1 is the revised methodology and the the top line now includes 329 apartments. The table shows apartments don't have the same equivalent residential unit value as the other product types, at a quarter of the size of the ERU for the 50-foot product. Residents of these apartments will not have access to the Canopy amenities; they won't have all the benefits that the other homeowner use.

Mr. Oliver stated Table 2 is the capital improvement plan, this is based on the master engineer's report that was done in 2017. You will see the different components that total about \$90 million. It will probably never hit that, but that is the max. Table 3 includes the \$90 million of capital costs, marked-up for transactional and underwriting costs associated with the bond issue process. The most important thing I can point out again on Table 4 is there no cost for amenities for the apartments because they have no access to amenities. Table 5 the costs are allocated by product type, these numbers are based on \$110 million, which we are not dealing with today. Table 6 shows the gross annual debt for the different product types that is based on the \$110 million. Next is an assessment table where all of the product types in the Series 2018-3 area and you won't

see apartments on there because they haven't yet been platted, built and assessed yet. They are included in the plans you see on the last page.

The reason we went through this review today is so that we can schedule an assessment hearing no sooner than 30 days from now. Staff will send mailed notice to the landowner of this parcel upon which apartments will be constructed. Staff will also advertise notice of the assessment hearing in the newspaper. The dates we are looking at would be May 22nd or May 23rd. At the last meeting we talked about possibly moving the June meeting up and have a regular meeting when we have the hearing.

It was the consensus of the board to have the meeting on May 23, 2023.

Mr. Van Wyk stated for the record, I'm hearing from you that it is your professional opinion that the special benefit is received by the properties, that benefit being equal to or exceeding the cost of the improvements that you outlined in your report.

Mr. Oliver stated yes.

Mr. Van Wyk stated it is also your professional opinion that even as we amend the project type that the assessments are still fairly and reasonably apportioned across the various product types, including the new apartments.

Mr. Oliver responded yes.

Ms. Castille asked will this be a big increase?

Mr. Oliver stated we have the apartments and that will be the first time for them. It likely will result in a negligible decrease in debt for the other product types, because there are more apartments unit than the planned single-family units they are replacing.

Mr. Oliver read into the record by title, Resolution 2023-03, a resolution of the board of supervisors of the Canopy Community Development District declaring special assessments, designating the nature and location of the proposed improvement, declaring the total estimated cost of the improvements, a portion to be paid by assessments, the manner and timing in which the assessments are to be paid, designating the lands upon which the assessment shall be levied, providing an assessment plat, preliminary assessment roll, addressing and setting of public hearings and providing for the publication of this resolution, addressing conflicts, severability and the effective date.

On MOTION by Mr. Asbury seconded by Mr. Brady with all in favor Resolution 2023-03 approving the amended and restated methodology report and setting the public hearing for May 23, 2023, at 2:00 p.m. was approved.

FOURTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 23 at 2:00 p.m.
at the Canopy Amenity Center**

Mr. Oliver stated the next meeting will be May 23, 2023 at 2:00 p.m. at the Canopy amenity center.

On MOTION by Mr. Russell seconded by Mr. Asbury with all in favor the meeting adjourned at 1:36 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Canopy
Community Development District

The Canopy Community Development District audit committee met Tuesday, April 13, 2023 at 2:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present were:

Tom Asbury
Jason Ghazvini
John “Al” Russell
Colleen Castille
David Brady
Jim Oliver
Jennifer Kilinski
Laura Kalinoski

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the audit committee meeting to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Mr. Oliver stated there are five categories of criteria, equally weighted at 20 points each and those are, ability of personnel, proposer’s experience, understanding scope of work, ability to furnish the required services and price. Once you approve these, I will bring this to the board of supervisors and the board will accept them and direct staff to seek proposals from audit firms and bring those proposals back to the next audit committee meeting as well as the next CDD meeting.

On MOTION by Ms. Castille seconded by Mr. Asbury with all in favor the audit criteria was approved.

FOURTH ORDER OF BUSINESS

Other Business

There being none,

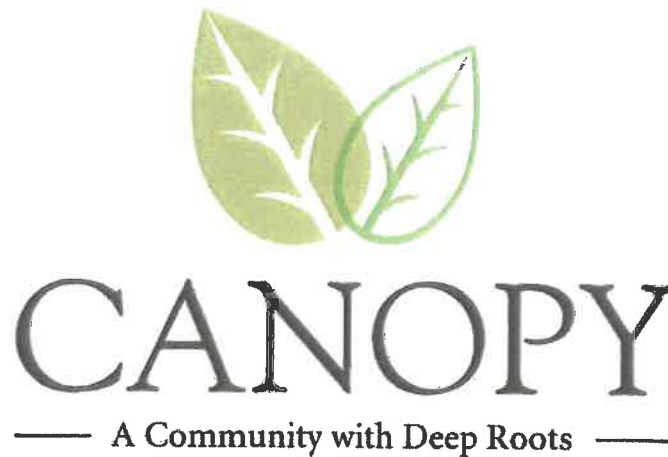
On MOTION by Mr. Asbury seconded by Mr. Russell with all in favor the meeting adjourned at 2:03 p.m.

FIFTH ORDER OF BUSINESS

A.

ENGINEER'S REPORT
FOR
CANOPY COMMUNITY DEVELOPMENT DISTRICT

August 2017



Prepared By:

GPI

Greenman-Pedersen, Inc.

1590 Village Square Blvd

Tallahassee, FL 32309

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I. INTRODUCTION

A. Description of the Canopy Development

The subject project, known as “Canopy”, is located at the southwestern tip of the Welaunee Plantation within the City of Tallahassee (City), Leon County, FL. The project site is bordered to the west by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the east by property owned by the City. The total acreage of the project is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

The project lies within the Canopy Planned Unit Development (PUD) and proposes to create new lots to serve several uses. The subdivision of land includes single family residential lots, commercial lots, and multi-family residential lots. This project also proposes to dedicate multiple areas of road Right of Way to the City and the Canopy Community Development District (the “District”). The District includes property outside of the lands planned for commercial uses, and primarily includes single family residential lots and the infrastructure or amenities required to serve the single family residential lots.

Residential Uses

The approved development program for Canopy provides for 1,417 dwelling units, including 520 multi-family residential units.

Employment Center and Neighborhood Center non-residential uses

A total of 97,927 gross square feet (gsf) of office and 65,000 of retail uses are approved for the Employment Center and Neighborhood Center non-residential uses. The allowable range of retail uses within the Employment or Neighborhood Center is established at 15% to 50% with the allowable range of office uses established at 50% to 85%.

Institutional Uses

Institutional Uses are allowed in all Land Use Districts, of which 100,000 gsf are allocated to an elementary school; 15,000 gsf are allocated to a fire station (or other public safety/civic facility); 60,000 gsf are allocated to a senior citizens’ activity center; and the remainder 160,000 gsf are allocated for use throughout the development for Institutional Uses as defined below. In addition to the above, a 180 bed assisted living facility, a 120 bed rehabilitation center, and a 70 bed adult care / memory care unit are allowed. The term “Institutional Use” utilized in this PUD includes Educational Use, School Use, Community Use and Institutional Use, all of which are grouped together in the CAP document and treated as a single land use category. A specific description of Institutional Uses is provided within the PUD.

TABLE 1
LAND USE SUMMARY FOR CANOPY PUD

<u>Type of Use</u>	<u>Acreage</u>	<u>% of Total</u>
Employment Center/Neighborhood Center	25.0	4.9
Low/Medium Density Residential	94.5	18.7
Medium/High Density Residential	145.0	28.7
High Density/Multi-Family Residential	54.0	10.7
Primary Open Space (Including Stormwater Area)	143.6	28.4
Stormwater Detention Area	43.6	8.6
Total	505.7 AC	100%

B. Authorization

Greenman-Pedersen, Inc., hereinafter referred to as the “Engineer”, prepared this Engineer's Report pursuant to the authorization of the Board of Supervisors of the Canopy Community Development District (District).

C. Purpose and Scope

The purpose of this Report is to present the nature, extent, an estimated cost, and benefits associated with implementing the infrastructure needed to serve the District. In addition, this Report presents a narrative description of the major components included within the District's infrastructure system. It is anticipated that the financing mechanism is expected to be in the form of one or more series of bonds to be issued by the District. The financing and assessment methodology has been developed by the District's financial advisor.

This Report is intended to generally describe the improvements, the estimated costs, and benefits associated with implementing the improvements and recommendations. This Report is not intended to be used for an exact representation of the required improvements, or for construction purposes since detailed construction plans and specifications for the all of the proposed improvements have not been completed. It should be noted that these plans may be modified, even after initial approval, with the District's knowledge and consent.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the Developer, engineering professionals, general contractors, and surveyors.

D. The Canopy Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 424 acres of the total 505.7 acres of the project. The 81 acres which are planned to accommodate the Employment Centers, Neighborhood Center, multi-family residential, and institutional uses within the project are not included in the District.

The Development plan for the proposed lands within the District includes approximately 900 single family residential units to be constructed in approximately seven phases. Also, up to 13 acres are planned to include a church / religious facility. Such uses are authorized for inclusion within the District. A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), Florida Statutes.

TABLE 2
LAND USE SUMMARY FOR CANOPY CDD

<u>Type of Use</u>	<u>Acreage</u>	<u>Units</u>
Single Family Residential - Attached	20	Up To 100
Single Family Residential - Detached	245	Minimum of 800
Churches / Religious Facilities	13	1 Facility
Primary Open Space / Recreation / Amenities	146	
Total	424 AC	

*The information above is conceptual and subject to change

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Canopy.

II. DISTRICT BOUNDARY

A. Property Boundary

The project site is bordered to the West by Fleischmann Road and Fleischmann Lane, to the North by Centerville Road, to the South by the Miccosukee Greenway, and to the East by property owned by the City. The total acreage of the site is 505.7 acres and consists of two parcels (11-14-20-405-0000 and 11-15-20-405-0000) located within Sections 14 and 15, Township 01 North, and Range 01 East.

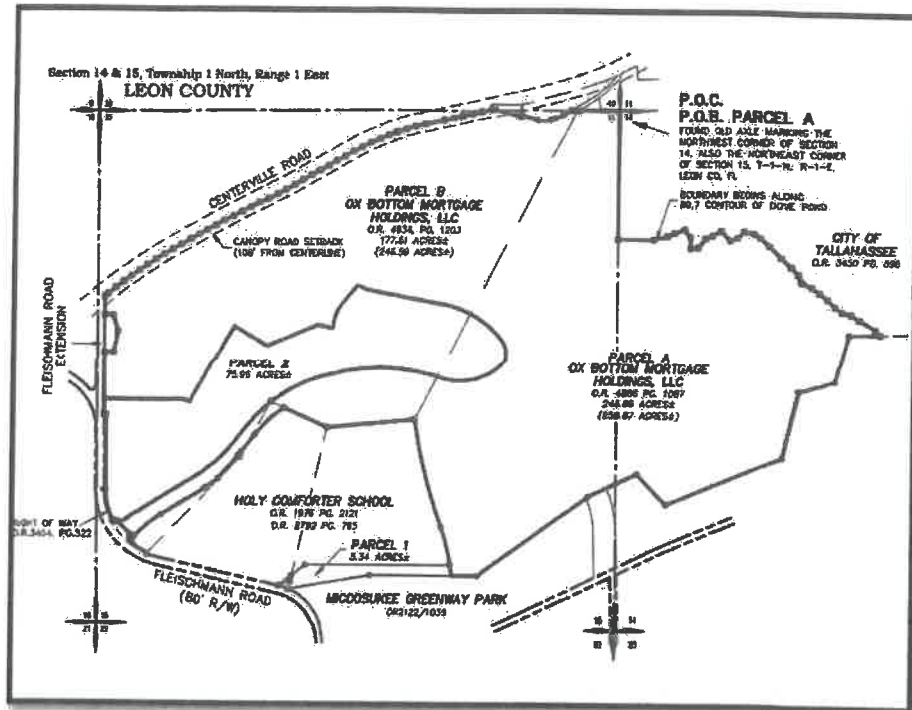


Figure 1 – Location Map



Figure 2 – Aerial Photography of Property

B. Description of Property Served

The District is located within Sections 14 and 15, Township 01 North, and Range 01 East in Leon County, Florida. Historically, the property has been used for agriculture and silviculture purposes with no existing infrastructure on site. The site is currently vegetated with a combination of upland and wetland features, comprised of varying degrees of native and exotic vegetation.

C. Existing Conditions

Infrastructure

There is no existing water, sewer, or roadway infrastructure within the District boundary. These facilities will be provided by extending the City infrastructure from Fleischmann Road, Centerville Road, and Miccosukee Road into the site.

Topography

In general the topography can be described as gentle rolling hills with minimal to moderate slopes. Some significant and severe slopes occur on site and will be impacted or preserved accordingly.

D. Entitlements

Ox Bottom Mortgage Holdings, LLC is master developer and is currently the owner of all lands within the District. The project has obtained approval of a Comprehensive Plan amendment (the Critical Area Plan, or CAP) as well as an approved PUD. The project has an executed FS Chapt 163 Development Agreement between the City of Tallahassee and Developer. These documents provide for the development of: 1,417 residential dwelling units (520 of which are multi-family units); 65,000 sf of retail which specifically includes 50,000 sf of shopping center and 15,000 sf of high-turnover sit down restaurants; 97,927 sf of office which specifically includes 47,927 sf of general office and 50,000 sf of medical office; 100,000 sf elementary school; 60,000 sf senior citizens activity center; a 180 bed adult living facility; a 120 bed rehabilitation facility; a 70 bed adult care / memory unit; and a 15,000 sf public safety / civic facility. Modifications to this specific development program are allowed and the process by which to modify the program are outlined in the Development Agreement.

The portion of the property which naturally drains to Dove Pond cannot be developed until the Dove Pond Dam is constructed and accepted.

The City of Tallahassee and Leon County have both agreed to participate in the costs of certain infrastructure, specifically the construction of Welaunee Boulevard east of Crestline Road and Dove Pond Dam.

Prior to developing individual lots or parcels, all public infrastructure that is required to provide access, drainage and utility service to that parcel is required to be permitted and constructed.

III. PROPOSED DISTRICT INFRASTRUCTURE

A. Summary of the Proposed District Infrastructure

Various facilities and services may be provided by the proposed District. It is anticipated that the master stormwater management system; sewer and water systems; onsite roadway improvements; parks, open space and right of way improvements; recreational improvements;

Dove Pond Stormwater Management Facility; and wetland mitigation will be financed by the District.

The capital improvements described in this Report represent the present intentions of the Developer and the District. The implementation of the improvements discussed in this Report requires the final approval by numerous local, state and federal regulatory and permitting agencies. The actual improvements may vary from the improvements proposed in this Report. Cost estimates contained in this Report have been prepared based upon the best available information at the time. The actual cost of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

B. On-Site Roadway Improvements

Welaunee Boulevard

Welaunee Boulevard, a principal arterial roadway, will extend through the Project connecting at Fleischmann Road, extending to the east project boundary north of Dove Pond. The width of the right-of-way for Welaunee Boulevard shall be a minimum of 120 feet. The general design for Welaunee Boulevard will be four through lanes and will provide for a raised median, landscaping, curb and gutter, bicycle facilities, and sidewalks/multi-use paths.

Roadway Access and TDM Strategies

Primary access to the Project will include the extension of Welaunee Boulevard into the Project from Fleischmann Road. A single roadway connection is proposed to Centerville Road at Hickory Ridge Road via an extension of Dempsey Mayo Road through the project. One roadway connection to Miccosukee Road is located at Dempsey Mayo Road. The proposed connection location to Miccosukee Road coincides with the existing utility corridor location established by the City of Tallahassee for the installation of the underground electrical transmission line through the Project area. A system of collector and local streets, will connect with Welaunee Boulevard constituting the primary transportation system within the project. Transportation Demand Management (TDM) strategies will be implemented, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (car pool and van pool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Dempsey Mayo Road will form a north/south connection through the project. This connection will afford both residents and nonresidents alike the opportunity for access to employment, shopping, and dining opportunities within the Employment and Neighborhood Centers. Crestline Road will form an east/west connection through the project providing residents a transportation alternative to Welaunee Boulevard which may be utilized to traverse the proposed development.

Lanes

As part of the Canopy Project, small neighborhoods of single family homes will be created adjacent to green areas that will serve as amenities to the neighborhoods. The single family detached homes will front on the green areas with the only vehicular access via lanes behind the

homes. The lanes, which shall be owned and maintained by the CDD, will be public lanes for the purposes of building permitting and home addressing.

Alleys

CDD maintained alley cross sections supporting the pedestrian/bicycle friendly characteristics of this Project are will be provided.

Lot Access Criteria

Legal access to residential lots in Canopy may be accomplished by any combination of the following:

1. Frontage on a publicly dedicated street with a driveway accessing the publicly dedicated street or as an alternate vehicular access may be provided by a rear alley owned and maintained by the CDD, or
2. Frontage on a publicly dedicated lane with a driveway accessing the publicly dedicated lane which will be maintained by the CDD.

Double frontage lots will be restricted to one driveway per lot.

Sidewalk, Bike and Pedestrian Network

A system of recreational and alternative multi-use paths, sidewalks, on-street bicycle lanes providing bicycle and pedestrian access to the Primary Open Space system and access to the Miccosukee Canopy Road Greenway will be provided. Sidewalks are provided on both sides of the arterial and collector roadways. Sidewalks will be provided on at least one side of local streets in residential low-density and residential estate areas of Canopy. A minimum 10' paved multi-use path may be provided in lieu of a sidewalk and/or bicycle lanes.

Roadway Network

Neighborhoods are interconnected with each other as well as with the Employment and Neighborhood Centers. The roadway network will:

1. Promote and enhance a livable community pattern, including a mixed use and pedestrian environment;
2. Protect the adjacent canopy roads by relieving traffic pressure;
3. Enhance the scale and pedestrian accessibility of the Employment and Neighborhood Centers; and,
4. Provide adequate roadway capacity to serve the development.

C. Utility Improvements

Potable water distribution and sanitary sewer collection service to the District will be provided by The City of Tallahassee. Potable water for the community will be provided via connection to an existing 12" water main located along Fleischmann Boulevard, a 10" water main along Centerville Road, and an 8" main along Miccosukee Road.

This system will be constructed to provide adequate facilities for the development at build-out. The water main within platted right-of-ways and/or utility easements will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

The potable water facilities will include both transmission and distribution lines along with necessary valves, fire hydrants, water services and facilities such as backflow preventers and air release valves.

The wastewater facilities serving the project will include gravity sewer mains with individual lot sewer services, a master sewer pump station, and a force main with connection to the existing City of Tallahassee wastewater collection system in Centerville Road. All force main, gravity sewer, and pump station infrastructure will be located within platted rights-of-way and/or utility easements, and will be dedicated and turned over to the City of Tallahassee following an inspection, certification and warranty process.

A 50' Florida Gas Transmission (FGT) Easement traverses the project site which contains a 24" gas transmission main. All proposed crossings will be permitted with FGT and subject to restrictions set forth in the easement agreement.

All dry utilities (power, telephone, cable, etc.) will be provided within platted rights-of-way and/or utility easements.

D. Drainage and Stormwater Management System

Treatment Standards

The Stormwater Management Facilities will be designed to meet the treatment requirements of Sec. 5-86 of the Tallahassee Land Development Code. Stormwater facilities which are dedicated to the City of Tallahassee will be constructed to the requisite standards for access and maintenance. Erosion and sediment control will be provided during all construction activities within the project utilizing best management practices.

Dove Pond Regional Stormwater Facility

Dove Pond has been approved to be improved and function as a regional stormwater management system as detailed in the Stormwater Facility Master Plan (SFMP). It will be utilized for the storage of treated stormwater and has been planned to provide improved flood protection for downstream, off-site property owners. The SFMP outlines the design parameters for the use of Dove Pond. To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted *FROM* the Dove Pond Basin.

Western Project Drainage

On the western end of the Canopy PUD there are two isolated closed basins which are included in the SFMP for use as stormwater facilities. These basins will provide storage for the post-development increase in runoff for the 100 year, 24 hour critical storm, improving existing flood conditions in the area by lowering the flood elevation. Approximately 14 acres of the project lie in an open watershed that ultimately discharges to Lake Lafayette. This area will be designed to meet City requirements in addition to Outstanding Florida Waters (OFW) treatment standards.

Stormwater Facilities Authorized in Open Space

Stormwater management facilities are authorized within in the Primary Open Space system, and have been included in the SFMP. These stormwater management facilities may be utilized to meet minimum open space requirements.

E. Parks, Open Space, and Right of Way Improvements

Parks are planned throughout the Canopy Project. The open space is planned to be accessible to the residents as a passive recreation area for birding, hiking, viewing, and other non-invasive observation of the natural area systems which are planned to be preserved as a part of the overall master plan. Within the planned residential areas, pocket parks are proposed to provide readily accessible green spaces to all residents. These pocket parks may simply include trees, or may include other park amenities such as sitting areas, grills, picnic tables, tennis courts, volleyball courts, pavilions, or other standard park amenities. Certain larger parks are planned to allow for group activities, such as Frisbee golf, camp fires, live music, yard games, dog park, pond viewing, community vegetable garden, ornamental garden, community cook-outs, or other community-wide recreational events as may be planned by the CDD Manager. The project includes a linear park, which is approximately 100 LF wide and extends from Centerville Road to Dove Pond. This linear park is expected to include a multi-use path, sitting areas, and a variety of amenities as the linear park passes through adjacent residential neighborhoods.

The open spaces are also planned to include certain stormwater management facilities, which will be designed to provide an amenity to the development, whether it may include a lighted fountain, gazebo, a trellis and swing, or other similar opportunities for the residents to enjoy the planned green spaces.

Trails are also planned within the open spaces. These trails will generally meander around significant trees and other natural features, providing a stable and planned access through natural areas. These trails are planned to provide connectivity within the project, as well as to points of interest outside and adjacent to the development such as the Miccosukee Greenway, Centerville Road Trail, and Fleischmann Lane.

Right of Way Improvements primarily include landscaping and multi-use paths. All roadways within ½ mile walking radius of the Employment Center or Neighborhood Center will provide street trees. Welaunee Boulevard, Dempsey Mayo, Crestline Road, and the linear park will provide paved multi-use paths which are a minimum of 10' in width.

F. Recreational Improvements / Amenities

In addition to the recreational improvements listed above related to the parks and open space, the project plans to provide a central amenity center in the form of a clubhouse. This clubhouse is expected to include indoor meeting space, break-out rooms, an entertainment space, community activity area, party preparation & greeting area, as well as dedicated workout studio space.

Outdoor amenities at the clubhouse are expected to include a Laguna style pool, kids splash pad, cabanas, covered lanai, private fob access, ice cream & café vendor station, tennis & volley ball court, children's playground, fire attraction seating area, as well as being adjacent to a large linear park, and Outdoor Theater. The Outdoor Theater will accommodate approximately 100 viewers and will be available for live performances and video projection.

G. Wetland Mitigation

Wetland Impacts are anticipated, specifically related to the construction of Dove Pond Regional Stormwater Facility (RSF). The RSF is planned to provide flood control, and reduce downstream flooding of the existing residential areas. The project will permanently impact 2.69 acres of wetlands and temporarily impact 1.49 acres of wetlands or other surface waters. There are 43.51 acres of FDEP jurisdictional wetlands on site. The mitigation for the wetland impacts include 15.18 acres of herbaceous wetland creation, 2.04 acres of forested wetland creation, and a 56.08 acre conservation easement. Additional benefits from the mitigation include water quality improvement, control of exotics, enhanced wetland function, and enhanced habitat values.

H. Professional Services, Permitting and Miscellaneous Costs

Professional Services included but not limited to; engineering, planning, landscape architecture, environmental services, materials testing, surveying, and construction inspection, will be part of the District's Project budget.

Federal, State and Local permits and engineering plan approvals have been obtained, or are in the process of being obtained, for the construction of portions of the site infrastructure.

The timetable for remaining permits and modifications will be contingent upon the development schedule for the project phasing. The permit fees required for approval of the Project is also included in the District cost.

Other miscellaneous costs that the District may incur will include; legal fees, insurance, management fees, lending/bank fees, and bond fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 3 represents the opinion of probable costs for the District infrastructure. The opinion of probable costs includes the actual infrastructure costs for the various improvements, such as: materials, labor, construction, technical services, and contingencies. All estimates are in 2017 dollars and no inflation factor was utilized.

Table 3 presents a summary of the District financed improvements as described in Section III of this Report.

TABLE 3
OPINION OF PROBABLE CONSTRUCTION COSTS

<u>Facility</u>	<u>Estimated Cost</u>
On-Site Roadway Improvements	\$27,500,000
Utilities Improvements	\$14,800,000
Drainage and Stormwater Management System	\$22,800,000
Parks, Open Space, and Right of Way Improvements	\$4,700,000
Recreational Improvements	\$3,900,000
Wetland Mitigation	\$800,000
Professional Services, Permitting and Misc. Costs	\$8,900,000
Contingency	\$7,500,000
Total	\$90,900,000

V. OWNERSHIP AND MAINTENANCE AUTHORITY

The ownership and maintenance responsibilities for the major infrastructure improvements at The Canopy CDD are presented in Table 4.

TABLE 4
EXPECTED OWNERSHIP AND MAINTENANCE

<u>Facility</u>	<u>Funding</u>	<u>O & M</u>	<u>Ownership</u>
On-Site Roadway Improvements	Dev/City/CDD	City/CDD ²	City/CDD ²
Water & Sewer Utility Improvements	Dev/CDD	City	City
Drainage and Stormwater Management System	Dev/City/CDD	City/CDD ¹	City
Dove Pond Dam	Dev/City/CDD	CDD	CDD
Parks, Open Space, and Right of Way Improvements	Dev/CDD	City/CDD ¹	City/CDD
Recreational Improvements	Dev/CDD	CDD	CDD
Wetland Mitigation	Dev/CDD	CDD	CDD

Dev = Ox Bottom Mortgage Holdings, LLC

City = City of Tallahassee

CDD = Canopy Community Development District

¹City is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance.

²CDD will be responsible for operation and maintenance of all roadways which City will not own (alleys, etc.).

VI. REPORT MODIFICATION

During development and implementation of the improvements identified in this Report, it may be necessary to make some modifications and deviations to the improvements. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

In addition, the development may undertake certain public infrastructure improvements, related to the subdivisions, which may include but are not limited to roads, drainage, water, wastewater,

landscaping, and irrigation. Such improvements may be identified in a subsequent Engineer's Report.

VII. ENGINEER'S CONCLUSION AND CERTIFICATION

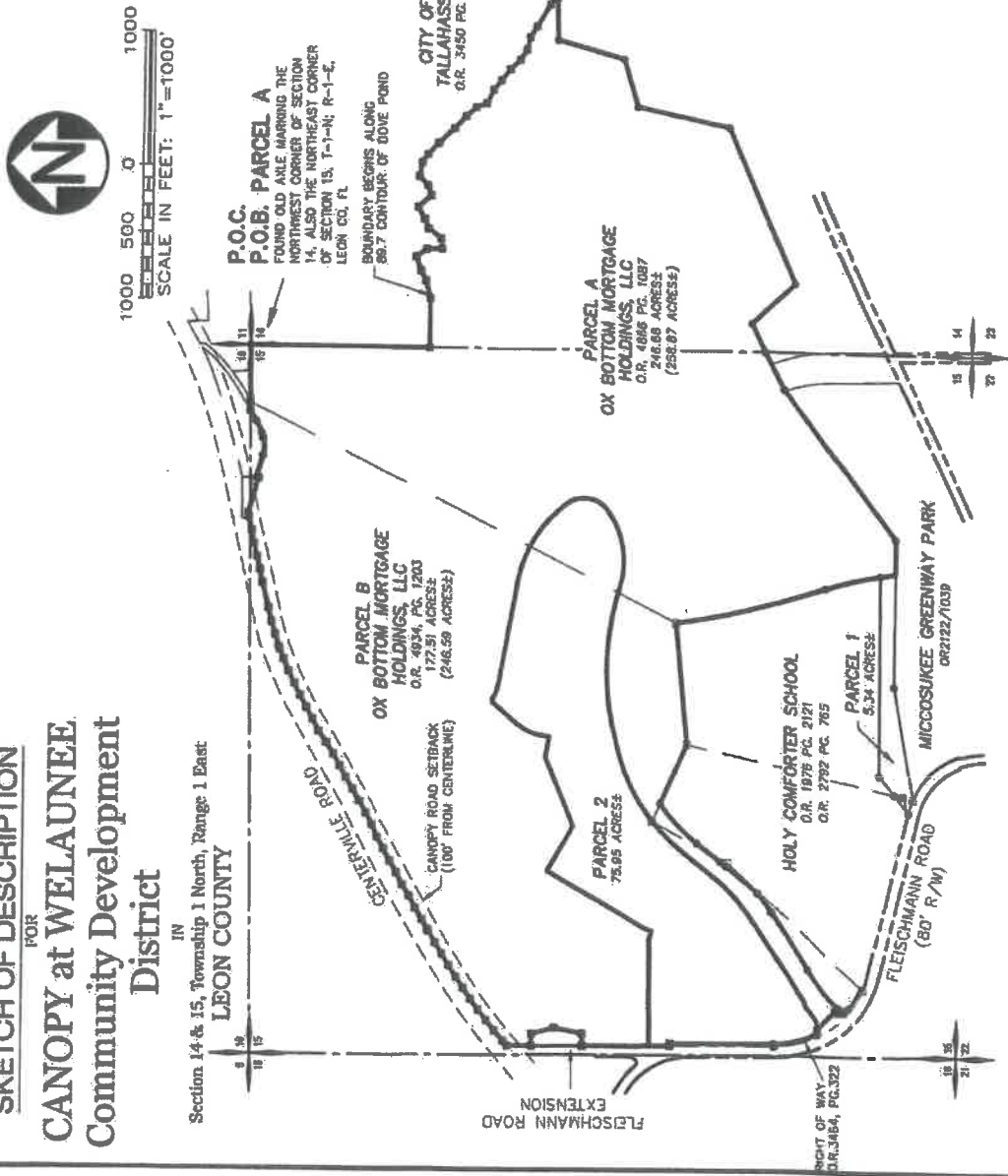
It is my professional opinion that the infrastructure costs associated herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All infrastructure costs are public improvements or community facilities as set forth in section 190.012(1) AND (2) of the Florida Statutes. The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and similar items of work in Leon County for the quantities as represented on construction plans. The future costs of labor, equipment, and material; coupled with changing regulations and construction process, are beyond our control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate. Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and will meet their intended functions. Where necessary, historical costs and information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities in the Leon County area. It is therefore our opinion that the construction of the proposed project can be complete at the cost stated.

Alan D. Wise, P.E.
Florida Registered Engineer No. 70831
Greenman-Pedersen, Inc.
Certificate of Authorization No. 3498
Phone: (850) 297-2922

APPENDIX A – Boundary Sketch & Legal Description

SKETCH OF DESCRIPTION FOR **CANOPY at WELAUNEE,** **Community Development** **District**

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



ABBREVIATIONS AND SYMBOLS

AC	= ACRES	Mo	= NUMBER
(C)	= CALCULATED MEASUREMENT	OR	= OFFICIAL RECORD BOOK
CH	= CHORD BEARING AND DISTANCE	PC	= PLAT
CH	= CHORD BEARING AND DISTANCE	(P)	= PLAT MEASUREMENT
C.O.I.	= CITY OF TALLAHASSEE	P.B.	= PLAT BOOK
D	= DELTA OF CENTRAL ANGLE	P.O.B.	= POINT OF BEGINNING
D.B.	= DEED BOOK	P.O.C.	= POINT OF COMMENCEMENT
FOC	= FOUND CONCRETE MONUMENT	R	= RADIUS
FR	= FOUND IRON ROD AND CAP	R/W	= RIGHT OF WAY
FO	= FOUND NAIL AND DISK	(S)	= SURVEY MEASUREMENT
L	= IDENTIFICATION	SCW	= SET CONCRETE MONUMENT
LS	= LAND BUSINESS NUMBER	SRC	= SET IRON ROD AND CAP
LS	= SURVEYOR REGISTRATION NUMBER		

SURVEYOR'S NOTES:

1. The exterior boundary shown here is based on a survey prepared for CNL Tallahassee, LLC by Moore Bass Consulting, Project No. 05-114, dated 12/14/08. The bearings shown hereon are based on said survey. See sheets 2-6 for legal description and boundary details.
2. Exterior boundary monumentation shown per above referenced survey.
3. This Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
4. THIS IS NOT A BOUNDARY SURVEY

Nobles Consulting Group, Inc.

Alfredo A. Bermudez
Professional Surveyor and Mapper, No. 5578
State of Florida

SHEET 1 OF 12

SCALE:	1" = 1000'	PROJECT NO.	SR50-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CUD BND	ISSUE DATE:	09/20/2016
DRAWN BY:	AAS	REVISION:	09/30/2016
CHECKED BY:	CUT		

NCG
NOBLES CONSULTING GROUP, INC.
2044 FIELD AVENUE, TALLAHASSEE, FLORIDA 32308
TEL: 904-385-1175 FAX: 904-385-1164 WWW.NCGINC.COM E:INFO@NCGINC.COM
SHEET 1 OF 12

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L54	N62°41'00"E	100.00'	L72	N03°20'27"E	80.98'
L55	N62°41'00"E	100.00'	L73	N03°20'27"E	80.98'
L56	N61°35'27"E	99.88'	L74	N73°10'12"E	98.54'
L57	N61°35'27"E	99.88'	L75	N73°10'12"E	98.54'
L58	N62°22'30"E	100.00'	L76	N77°35'31"E	99.95'
L59	N62°22'30"E	100.00'	L77	N77°35'31"E	99.95'
L60	N61°10'51"E	100.00'	L78	N77°35'31"E	99.95'
L61	N61°10'51"E	100.00'	L79	N77°35'31"E	99.95'
L62	N61°22'07"E	100.00'	L80	N77°35'31"E	99.95'
L63	N61°22'07"E	100.00'	L81	N77°35'31"E	99.95'
L64	N60°11'01"E	100.00'	L82	N77°35'31"E	99.95'
L65	N60°11'01"E	100.00'	L83	N77°35'31"E	99.95'
L66	N60°11'01"E	100.00'	L84	N77°35'31"E	99.95'
L67	N60°11'01"E	100.00'	L85	N77°35'31"E	99.95'
L68	N60°11'01"E	100.00'	L86	N77°35'31"E	99.95'
L69	N60°11'01"E	100.00'	L87	N77°35'31"E	99.95'
L70	N60°11'01"E	100.00'	L88	N77°35'31"E	99.95'
L71	N60°11'01"E	100.00'	L89	N77°35'31"E	99.95'



SCALE IN FEET: 1" = 400'

PARCEL B
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 77251 ADDRESS
(246.39 ACRES)

PARCEL A
OX BOTTOM MORTGAGE
HOLDINGS, LLC
O.R. 4865 PG. 1007
(246.87 ACRES)

PARCEL B
P.O.B. PARCEL B
P.O.B. PARCEL A
FOUND OLD AXLE MARKING THE
NORTHWEST CORNER OF SECTION
14, ALSO THE NORTHEAST CORNER
OF SECTION 15, T-1-N R-1-E,
LEON CO, FL

CITY OF
TALLAHASSEE
O.R. 3450 PG. 558

BOUNDARY BEGINS
ALONG 88.7' CONTOUR
OF DOVE POND

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	232.00'	37°49'33"	132.48'	N89°28'21"E	130.65'
C4	357.00'	14°37'22"	90.58'	N65°02'24"E	90.35'

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD
C3	232.00'	37°49'33"	132.48'	N89°28'21"E	130.65'
C4	357.00'	14°37'22"	90.58'	N65°02'24"E	90.35'

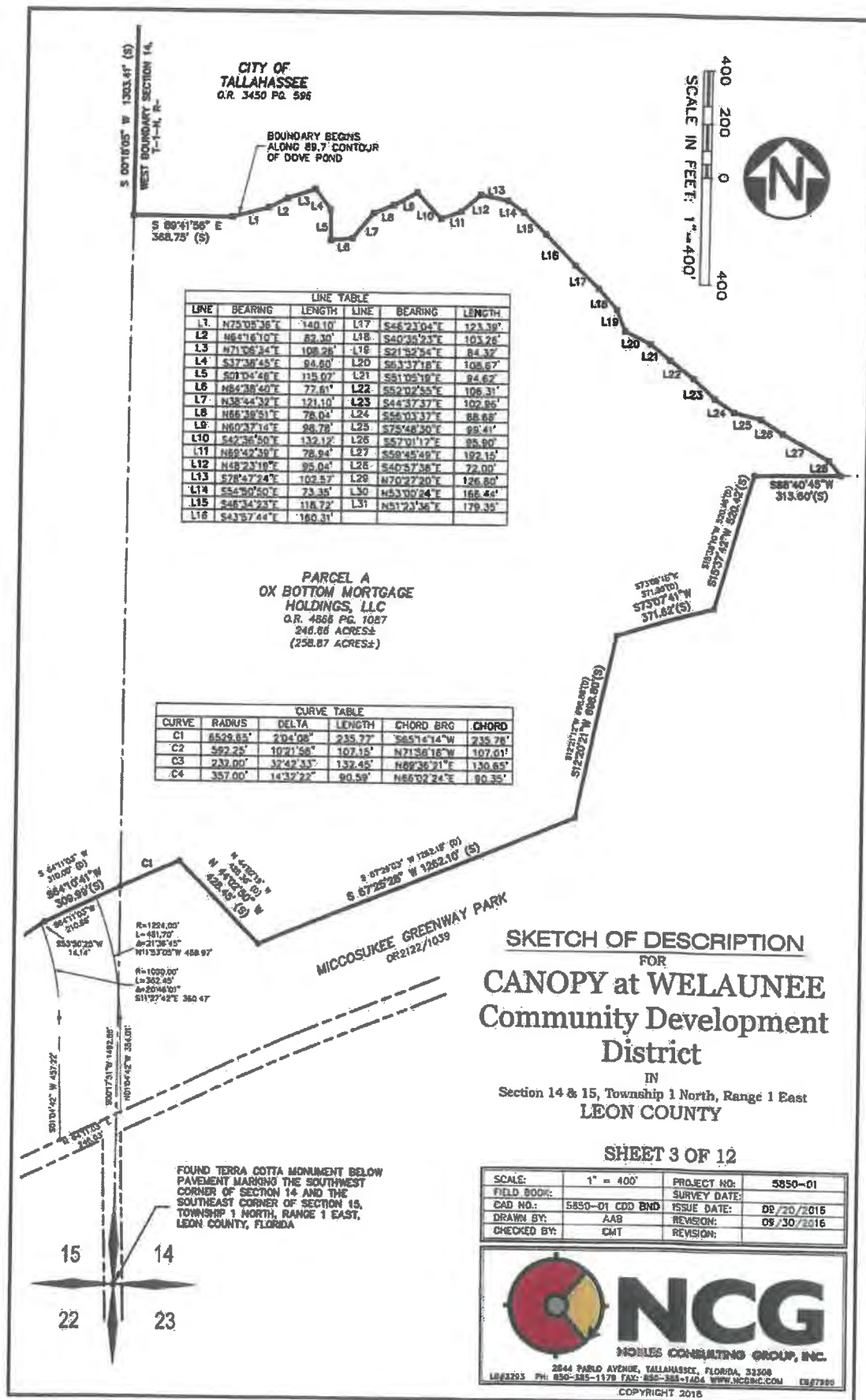
SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

SHEET 2 OF 12

SCALE:	1" = 400'	PROJECT NO.:	5880-01
FIELD BOOK:	5850-01 CTD BHD	SURVEY DATE:	09/20/2016
DRAWN BY:	AAB	ISSUE DATE:	09/20/2016
CHECKED BY:	CHT	REVISION:	09/20/2016

NCG
NCG CONSULTING GROUP, INC.
2844 PALM AVENUE, TALLAHASSEE, FLORIDA, 32308
TEL: 904.353.1171 FAX: 904.353.1404 WWW.NCG-FL.COM CMT/1604

PARCEL 2
75.95 ACRES





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

CURVE		TABLE	
CURVE	RADIUS	DELTA	LENGTH
C1	85.92 65°	7.04 00°	2.55.77°
C2	59.2 25°	10.21 35°	56.5 1° 14' W
C3	2.32 00°	37.42 35°	111° 58' 16" W
C4	35.7 00°	14.52 72°	109° 36' 21" E
			90.50°
			150.35°
			102.03°
			2.55.77°

Line Table		
Line #	Direction	Length
L101	N46° 58' 30"W	200.00
L102	N82° 03' 44"W	34.93
L103	N50° 17' 17"W	120.00

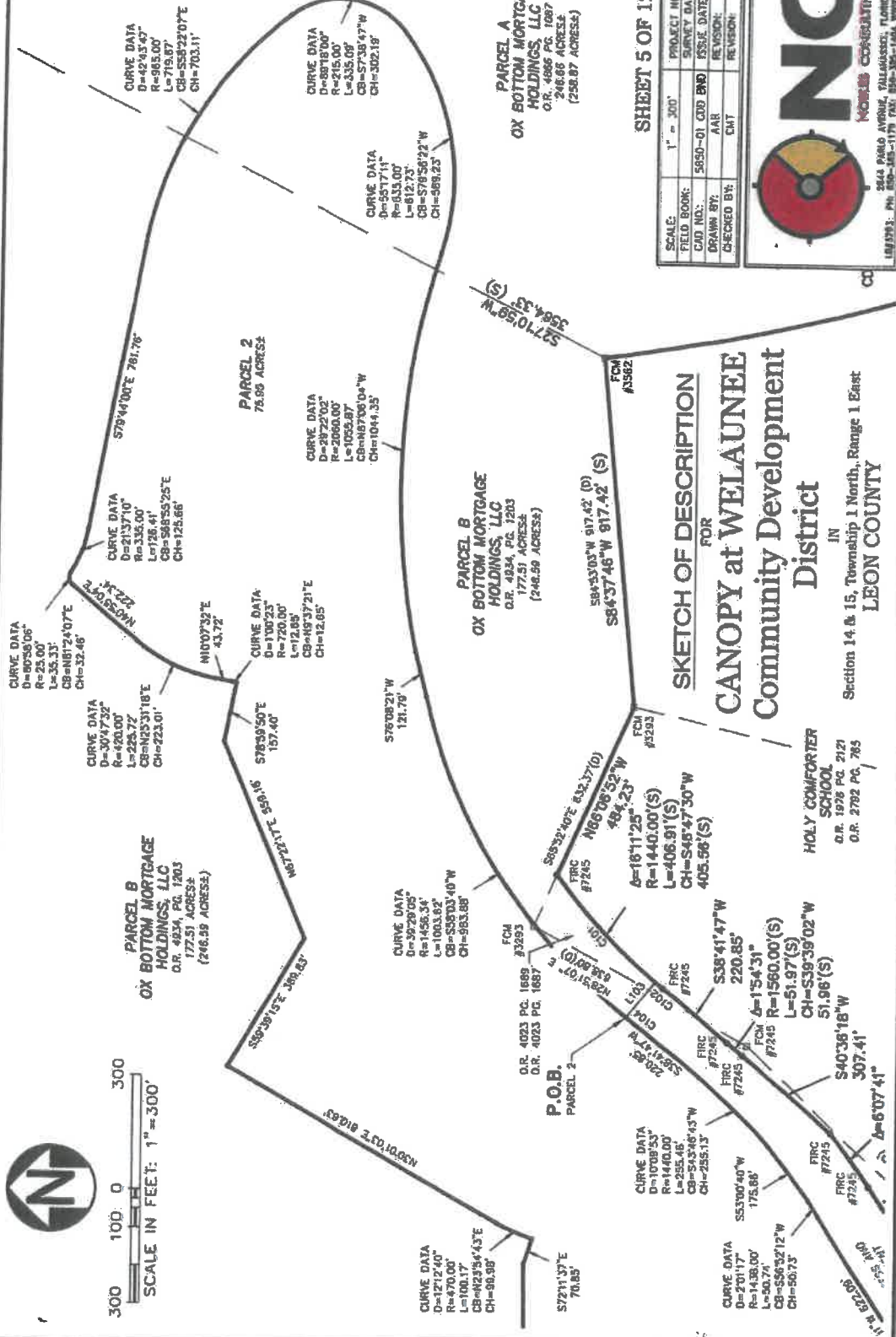
CUMULATIVE		CUMULATIVE	
CURVE	MASSSES	DELTA	LENGTH
C101	1444.00	15.10	29.58
C102	1444.00	1700.56	25.32
C103	676.63	937.22	22.60
C104	1560.00	1700.56	22.63
C105	1603.50	331.43	98.73
C106	95.00	1070.56	177.65

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





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



SHEET 5 OF 12

SCALE:	1" = 300'	PROJECT NO:	5950-01
FIELD BOOK:		SURVEY DATE:	09/30/2016
CAD NO.:	5950-01 CDD BND	ISSUE DATE:	09/30/2016
DRAWN BY:	AAR	REVISION:	09/30/2016
CHECKED BY:	CMT		

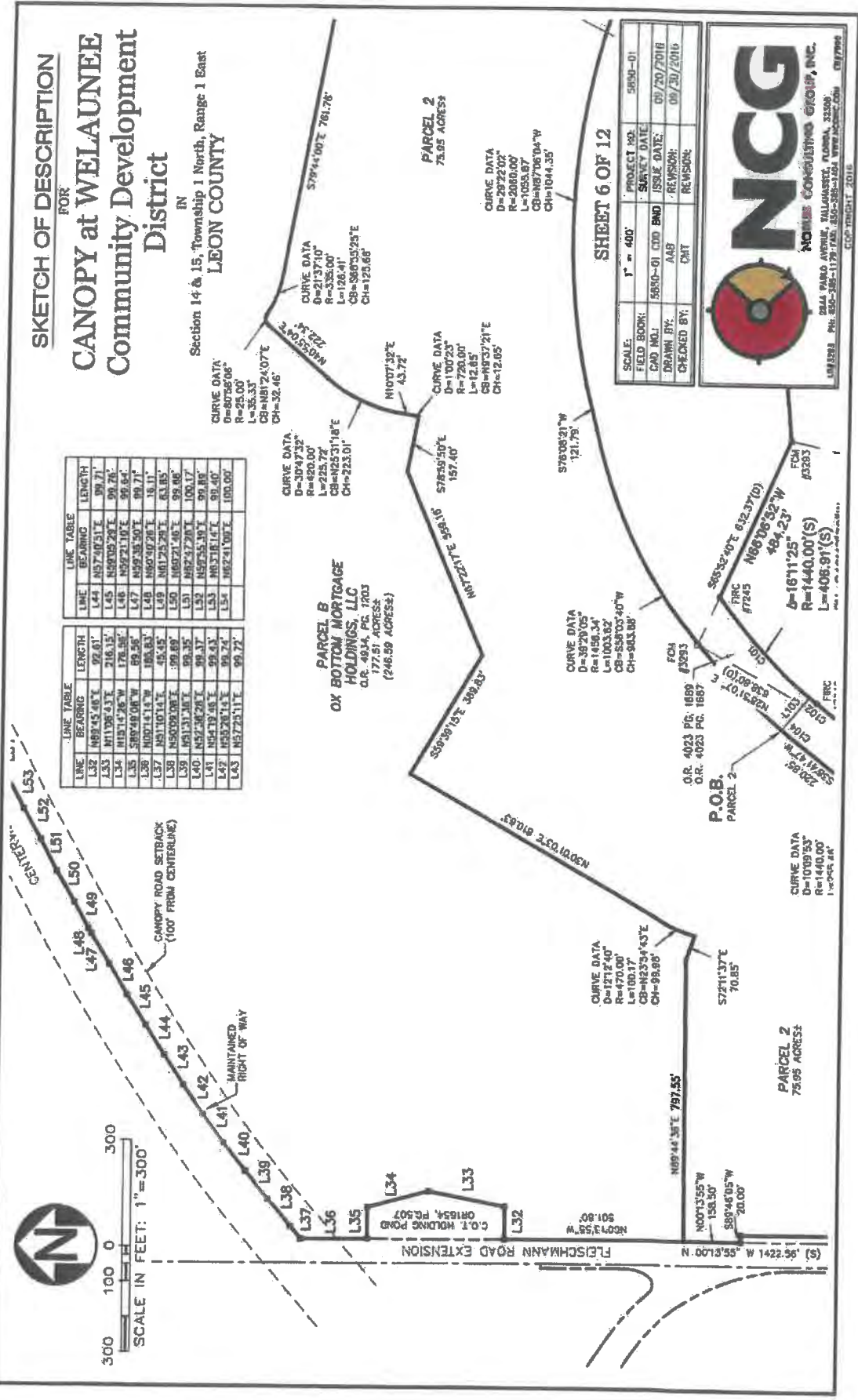
NCG
NCG CONSULTING GROUP, INC.
2614 PALM AVENUE, TALLAHASSEE, FLORIDA 32308
TEL: 904-255-1170 FAX: 904-255-1464 WWW.NCGINC.COM 09/27/16
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SKETCH OF DESCRIPTION FOR CANOPY at WELAUNEE Community Development District IN Section 14 & 15, Township 1 North, Range 1 East LEON COUNTY

LINE	BEARING	LENGTH
L32	N89°45'48"E	99.01'
L33	N11°06'43"E	216.15'
L34	N12°14'26"W	176.56'
L35	S89°48'08"W	69.56'
L36	N00°14'14"W	188.83'
L37	N51°10'14"E	45.45'
L38	N50°09'00"E	99.69'
L39	N51°31'30"E	99.35'
L40	N52°38'28"E	99.37'
L41	N54°19'45"E	99.43'
L42	N55°28'14"E	99.74'
L43	N57°23'11"E	99.72'



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



SHEET 6 OF 12

SCALE:	1" = 400'	PROJECT NO:	5850-01
FIELD BOOK:	5850-01 CTD BND	SURVEY DATE:	09/30/2016
CAD FILE:	AAB	ISSUE DATE:	09/30/2016
DRAWN BY:	AAE	REVISION:	09/30/2016
CHECKED BY:	CAE	REVISION:	

NCG
NORTH CONSULTING GROUP, INC.
2514 PALM AVENUE, TALLAHASSEE, FLORIDA, 32308
TEL: 904-255-1179 FAX: 904-255-1164 WWW.NCG-FL.COM 09/27/2016

CURVE DATA
D=10109.53'
R=1440.00'
L=100.00'

PARCEL 2
75.95 ACRES±

PARCEL 2
75.95 ACRES±

PARCEL 2
75.95 ACRES±

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

SHEET 7 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO:	5850-01 CDD BND	ISSUE DATE:	08/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION

FOR

CANOPY at WELAUNEE Community Development District

IN

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

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"

SHEET 8 OF 12

SCALE:		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:	



SKETCH OF DESCRIPTION

FOR

CANOPY at WELAUNEE Community Development District

IN

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

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 64°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

SHEET 9 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO.:	5850-01 CDD BND	ISSUE DATE:	09/30/2018
DRAWN BY:	AAB	REVISION:	09/30/2018
CHECKED BY:	CMT	REVISION:	



SKETCH OF DESCRIPTION

FOR

CANOPY at WELAUNEE Community Development District

IN

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

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

SHEET 10 OF 12

SCALE:		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:	



SKETCH OF DESCRIPTION

FOR

CANOPY at WELAUNEE Community Development District

IN

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

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;

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SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO:	5850-01 CDB BND	ISSUE DATE:	08/20/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	CMT	REVISION:	



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

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.

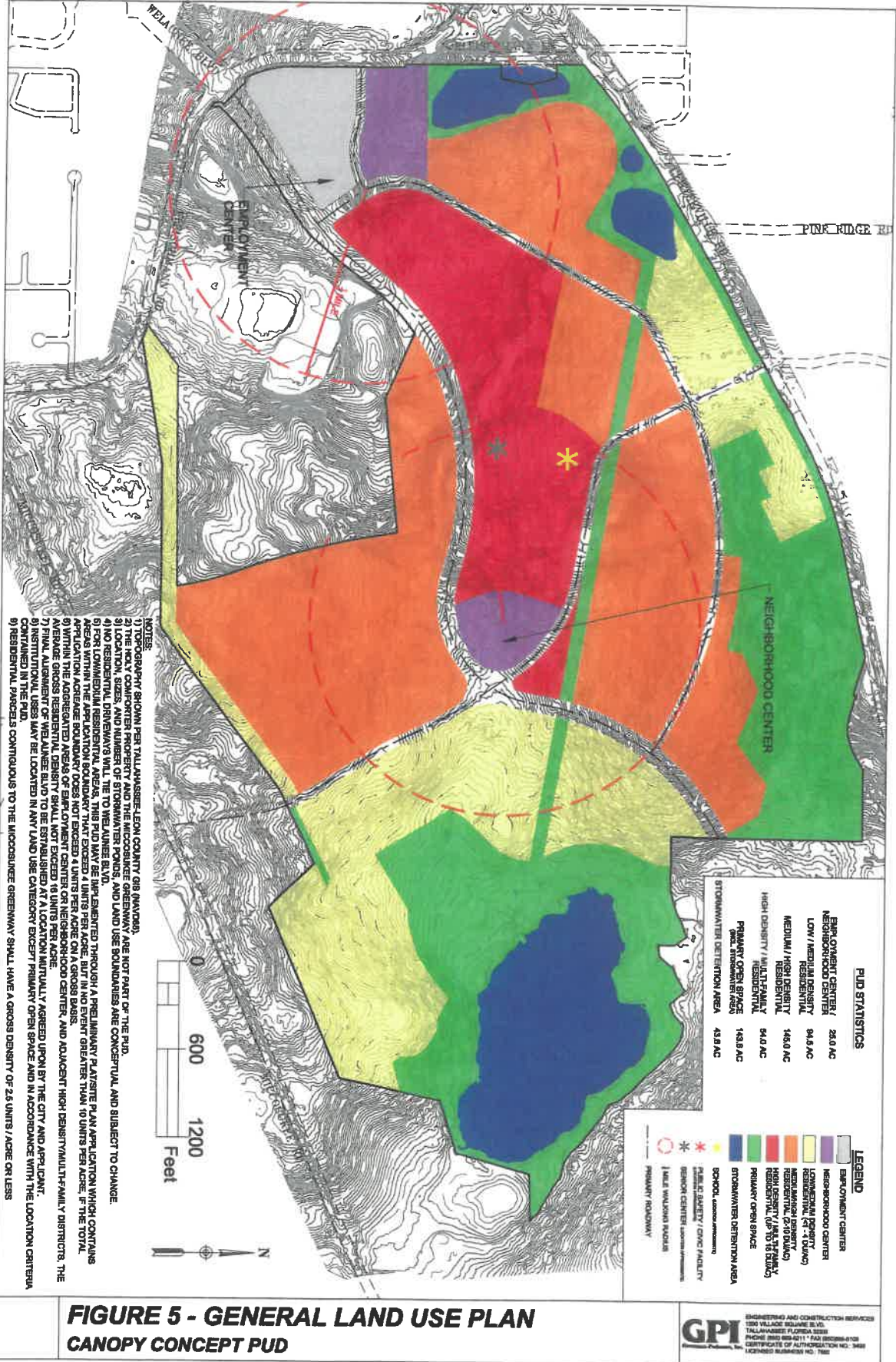
SHEET 12 OF 12

SCALE:		PROJECT NO:	5850-01
FIELD BOOK:		SURVEY DATE:	
CAD NO:	5850-01 CDD BND	ISSUE DATE:	09/30/2016
DRAWN BY:	AAB	REVISION:	09/30/2016
CHECKED BY:	OMT	REVISION:	

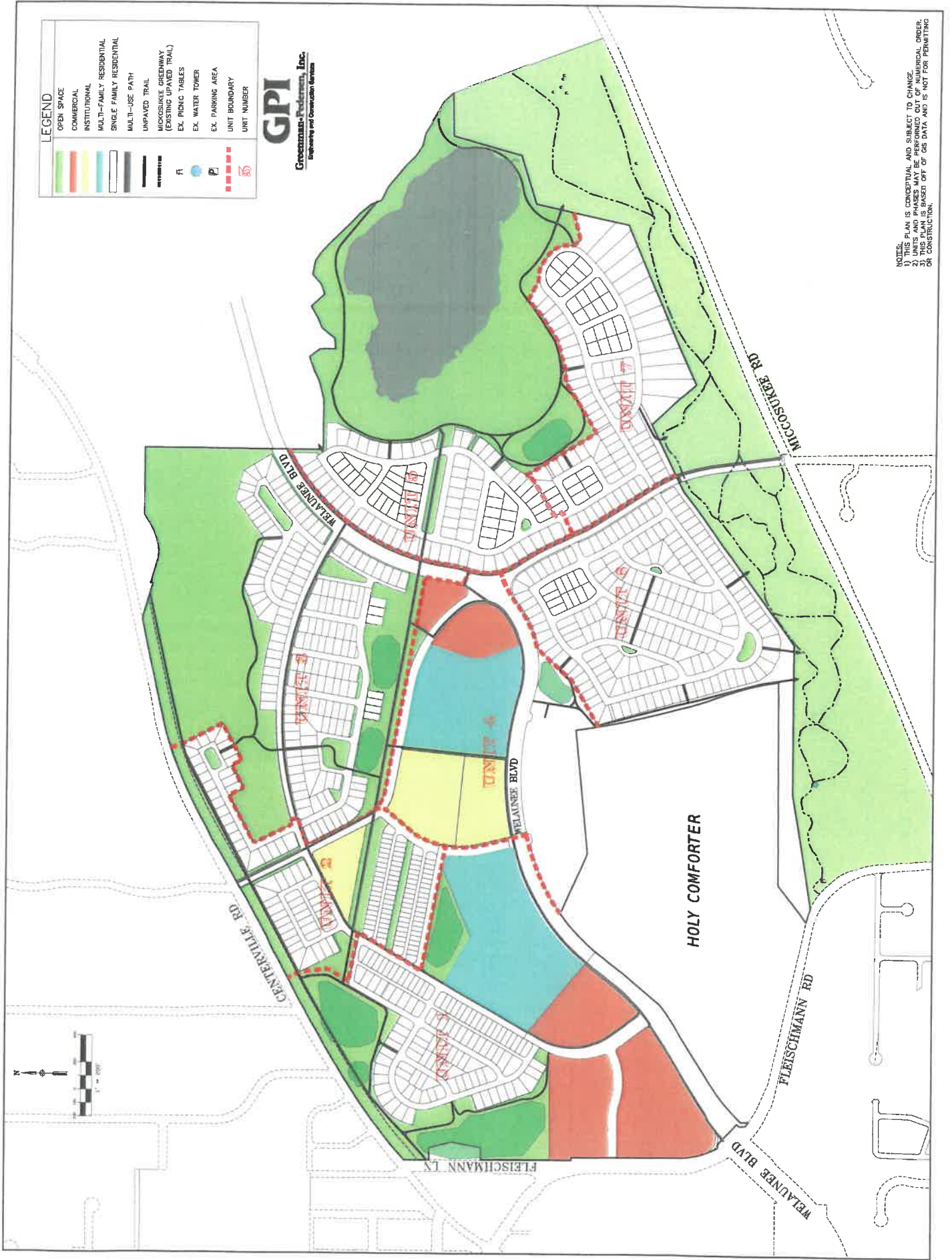


SKETCH OF DESCRIPTION
FOR
CANOPY at WELAUNEE
Community Development
District
IN
Section 14 & 15, Township 1 North, Range 1 East
LEON COUNTY

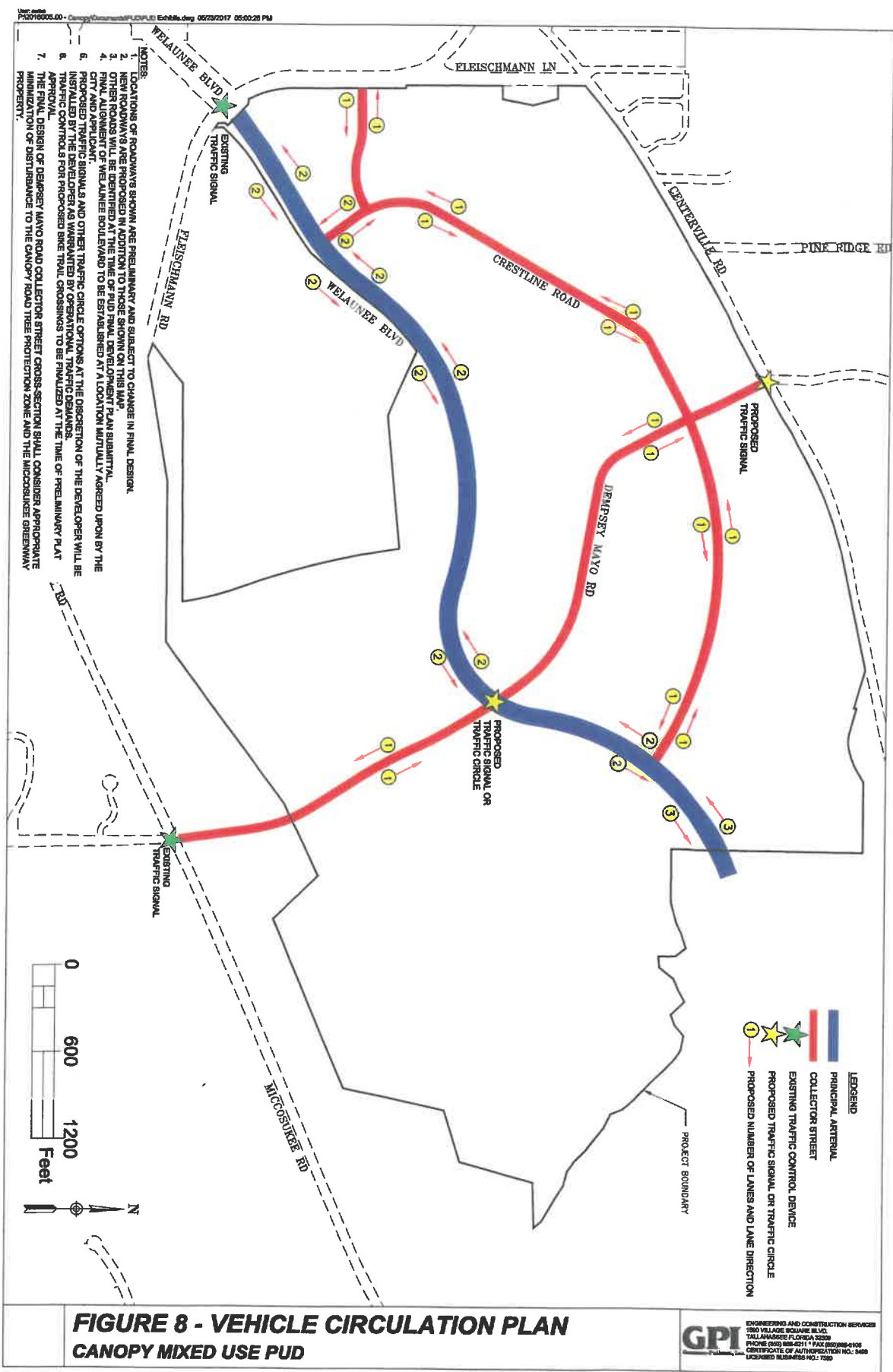
APPENDIX B – Land Use Map and Concept Plan



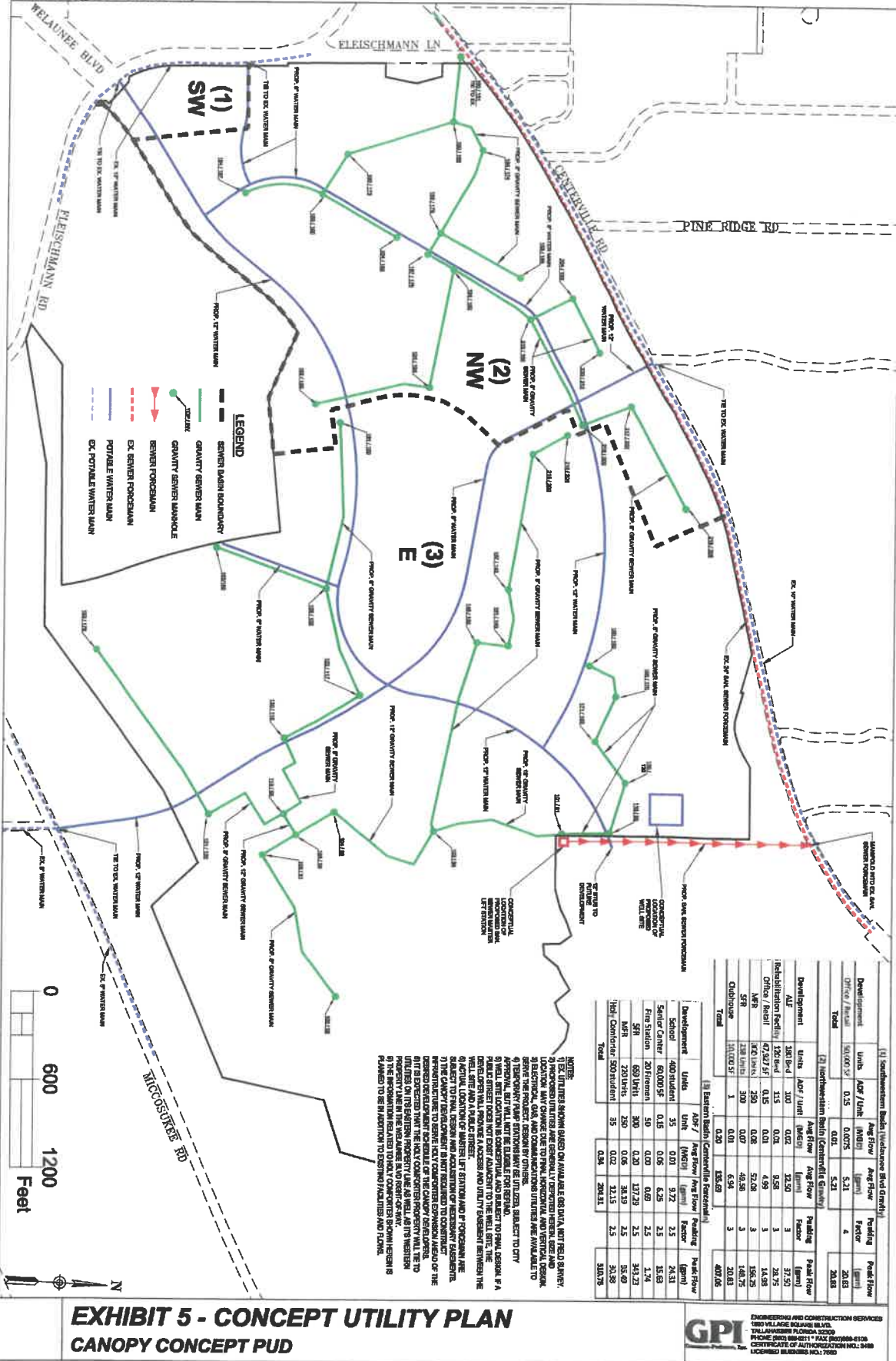
**FIGURE 5 - GENERAL LAND USE PLAN
CANOPY CONCEPT PUD**



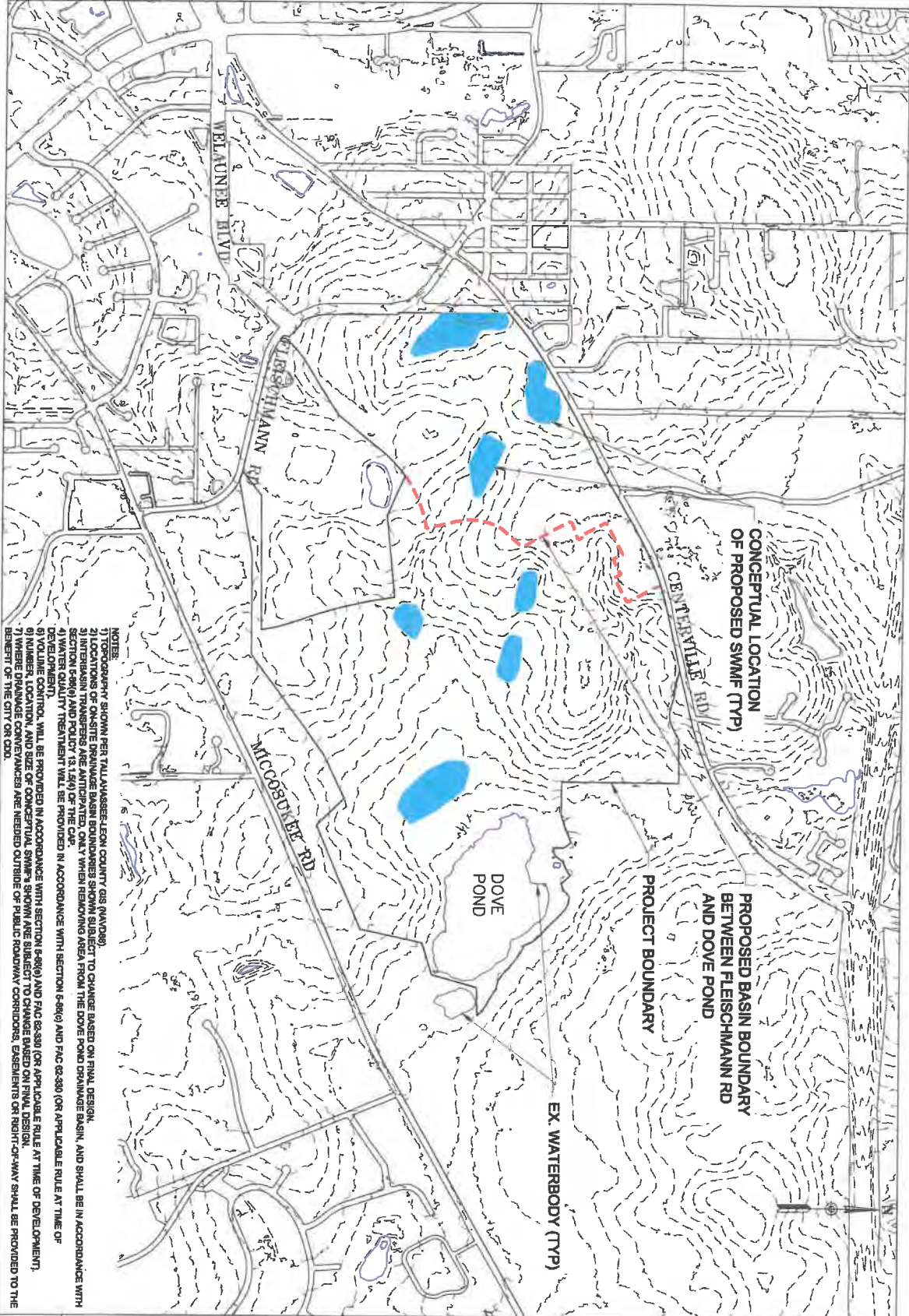
APPENDIX C – Vehicular Circulation Plan



APPENDIX D – Concept Utility Plan



APPENDIX E – Concept Stormwater Plan



**FIGURE 6 - CONCEPT STORMWATER PLAN
CANOPY CONCEPT PUD**

B.

**SECOND AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

**FOR
CANOPY
COMMUNITY DEVELOPMENT DISTRICT**

Date: April 18, 2023



Governmental Management Services, LLC

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1.0 Introduction

The Canopy Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue up to \$110,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain public infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated August, 2017 prepared by Greenman-Pedersen, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report” and the plan of improvements set forth therein, the “Capital Improvement Plan” or “CIP”). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District. Except as specifically set forth herein, the Capital Improvement Plan is planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting the lands to be developed within the District. Components of the system, including those within and without the boundaries of the District, are described in more detail in the Engineers Report and are necessary to develop all units anticipated within the District.

1.1 Purpose

This Second Amended and Restated Master Assessment Methodology Report (the “Assessment Report”), amends the previous Amended Master Assessment Methodology Report dated July 10, 2018. The primary reason for this Assessment Report is to update the current development plan, as requested by the master developer. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report has been supplemented with the Final Supplemental Assessment Methodology for the Series 2018 Bonds (“Series 2018 Assessment Report”) and will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of additional Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on benefited lands as detailed in the Series 2018 Assessment Report and intends to impose non ad valorem special assessments on the remaining benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection

described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 424 acres within the City of Tallahassee, Leon County, Florida. The development program currently envisions approximately 1,275 residential units and a church (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility, landscape and irrigation improvements and wetland mitigation. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$90,900,000 of which

\$13,986,762 is related to the Series 2018 Project. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$110,000,000 of which \$11,405,000 has been issued for the Series 2018 Project. Additionally, funding required to complete the CIP that is not issued through District Bonds is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community. The anticipated costs of the CIP may vary based on various factors, including final Development plan, construction costs, market conditions and other factors.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$110,000,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to provide for the allocation of the \$110,000,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the master developer and current and projected land uses within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$90,900,000. Based on the estimated costs, the size of the maximum bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$110,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the Development plan is completed. The CIP funded by the Bonds benefits all developable acres within the District, except to the extent specifically set forth herein.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this

point all of the developable lands within the District are benefiting from the improvements.

The assessments are levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted or assigned development rights, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,275 residential units and a church within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to Development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required or an amendment to this Assessment Report may be made. The true up process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of the provision of the Development stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility, landscape and irrigation improvements and wetland mitigation along with related incidental/soft costs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein. As previously described, the Development plan has changed. Unit 8 was originally anticipated for fifty-five (55) single-family homes. Unit 8 is now anticipated for three hundred twenty-nine (329) multi-family apartment units. These units have their own amenity center program and are not anticipated to use or access the District's completed amenity center without paying an additional user fee. Therefore, no debt will be allocated to these units and no benefit from the amenity center is derived. However, all other portions of the District's CIP benefit this and other developable parcels in the District. The District funded \$1,500,000

of the total cost of the amenity center, which total cost was \$4,300,000, of which the remainder was funded by the master developer.

The benefit associated with construction or acquisition of the Improvements set forth in the CIP is proposed to be allocated to the different residential unit types in proportion to the density of development and intensity of use of the Improvements as measured by standard units called an Equivalent Residential Units ("ERUs"). Table 1 illustrates the ERU weights that are proposed to be assigned to the residential product types contemplated to be developed within the District.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include a stormwater management system, sewer and water systems, onsite roadway improvements, parks, open space and right of way improvements, recreational improvements, Dove Pond Stormwater Management Facility, landscape and irrigation and wetland mitigation. These improvements accrue in differing amounts and are dependent on the type of land use/lot size receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property;
and
- 4) ability to develop all 1,275 units and the church site.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

Please note that the purpose of this Assessment Report is to allocate the benefit derived from delivery of the Improvements to the various land uses in the District and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of

condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required. In the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

4.0 Assessment Roll

The District initially distributed the master lien across the property within the District boundaries on a gross acreage basis. As Assigned Property has become known with certainty, the District has refined its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 1
CANOPY COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Product Types	Lot Size Per Engineer's Report	No. of Units *	ERUs per Unit (1)	Total ERUs
Apartments		329	0.25	82
Single Family - 20'	(26')	58	0.50	29
Single Family - 30'	(38')	42	0.60	25
Single Family - 30' (Attached)	(20'-29' & 36')	196	0.50	98
Single Family - 40'	(40' & 42')	174	0.80	139
Single Family - 40' (Attached)	(43')	24	0.60	14
Single Family - 50'	(52')	202	1.00	202
Single Family - 60'	(62' & 65')	201	1.20	241
Single Family - 70'	(72')	7	1.40	10
Single Family - 80'	(85')	42	1.60	67
Church		1	0.5	1
Total Units		1,276		909

(1) Benefit is allocated on an ERU basis; based on density of planned development with Single Family - 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
CANOPY COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
On-Site Roadway Improvements	27,500,000
Utilities Improvements	14,800,000
Drainage and Stormwater Management System	22,800,000
Parks, Open Space, and Right of Way Improvements	4,700,000
Amenity Center	1,500,000
Recreational Improvements	2,400,000
Wetland Mitigation	800,000
Professional Services, Permitting and Misc. Costs	8,900,000
Contingencies	7,500,000
	90,900,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated August, 2017.

TABLE 3
CANOPY COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Description	Total
Construction Funds	90,900,000
Debt Service Reserve	8,098,511
Capitalized Interest	6,875,000
Underwriters Discount	2,171,100
Cost of Issuance	600,000
Contingency	1,355,389
Par Amount*	110,000,000

Bond Assumptions:

Average Coupon	6.25%
Amortization	30 years
Capitalized Interest	12 months
Maximum Annual Debt Service	8,098,511
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Amenity Costs Per Product Type	Remaining Costs Per Product Type	Total Improvement Costs Per Product Type	Improvement Costs Per Unit
Apartments	329	0.25	82.25	9.05%	0.00	8,091,499.31	8,091,499.31	24,594.22
Single Family - 20'	58	0.5	29.00	3.19%	52,631.58	2,852,929.85	2,905,561.43	50,095.89
Single Family - 30'	42	0.6	25.20	2.77%	45,735.03	2,479,097.66	2,524,832.69	60,115.06
Single Family - 30' (Attached)	196	0.5	98.00	10.78%	177,858.44	9,640,935.35	9,818,793.79	50,095.89
Single Family - 40'	174	0.8	139.20	15.32%	252,631.58	13,694,063.27	13,946,694.85	80,153.42
Single Family - 40' (Attached)	24	0.6	14.40	1.58%	26,134.30	1,416,627.24	1,442,761.54	60,115.06
Single Family - 50'	202	1	202.00	22.23%	366,606.17	19,872,132.05	20,238,738.22	100,191.77
Single Family - 60'	201	1.2	241.20	26.54%	437,749.55	23,728,506.19	24,166,255.74	120,230.13
Single Family - 70'	7	1.4	9.80	1.08%	17,785.84	964,093.54	981,879.38	140,268.48
Single Family - 80'	42	1.6	67.20	7.39%	121,960.07	6,610,927.10	6,732,887.17	160,306.84
Church	1	0.5	0.50	0.06%	907.44	49,188.45	50,095.89	50,095.89
Totals	1,276		908.75	100.00%	1,500,000.00	89,400,000.00	90,900,000.00	

* Unit mix is subject to change based on marketing and other factors

Apartments do not benefit from Amenity Center costs and are not allocated such costs above

TABLE 5
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Product Types	No. of Units *	Total Improvement Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Apartments	329	8,091,499	9,791,693	29,762
Single Family - 20'	58	2,905,561	3,516,081	60,622
Single Family - 30'	42	2,524,833	3,055,353	72,747
Single Family - 30' (Attached)	196	9,818,794	11,881,929	60,622
Single Family - 40'	174	13,946,695	16,877,188	96,995
Single Family - 40' (Attached)	24	1,442,762	1,745,916	72,747
Single Family - 50'	202	20,238,738	24,491,322	121,244
Single Family - 60'	201	24,166,256	29,244,094	145,493
Single Family - 70'	7	981,879	1,188,193	169,742
Single Family - 80'	42	6,732,887	8,147,608	193,991
Church	1	50,096	60,622	60,622
Totals	1,276	90,900,000	110,000,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
CANOPY COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Apartments	329	9,791,693.34	29,761.99	720,892.15	2,191.16	2,356.09
Single Family - 20'	58	3,516,080.94	60,622.09	258,863.82	4,463.17	4,799.11
Single Family - 30'	42	3,055,353.09	72,746.50	224,943.73	5,355.80	5,758.93
Single Family - 30' (Attached)	196	11,881,928.68	60,622.09	874,781.18	4,463.17	4,799.11
Single Family - 40'	174	16,877,188.49	96,995.34	1,242,546.33	7,141.07	7,678.57
Single Family - 40' (Attached)	24	1,745,916.05	72,746.50	128,539.28	5,355.80	5,758.93
Single Family - 50'	202	24,491,322.38	121,244.17	1,803,120.40	8,926.34	9,598.21
Single Family - 60'	201	29,244,093.85	145,493.00	2,153,032.87	10,711.61	11,517.86
Single Family - 70'	7	1,188,192.87	169,741.84	87,478.12	12,496.87	13,437.50
Single Family - 80'	42	8,147,608.24	193,990.67	599,849.95	14,282.14	15,357.14
Church	1	60,622.09	60,622.09	4,463.17	4,463.17	4,799.11
Totals	1,276	110,000,000.00		8,098,511.00		

(1) This amount includes 7% collection fees and early payment discounts when collected on the Leon County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
CANOPY COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT ROLL
SECOND AMENDED AND RESTATED MASTER METHODOLOGY

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
11142100A0010	UNIT 5 PH4 & 9B	12	A	1	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100A0020	UNIT 5 PH4 & 9B	12	A	2	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100A0030	UNIT 5 PH4 & 9B	12	A	3	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100A0040	UNIT 5 PH4 & 9B	12	A	4	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100A0050	UNIT 5 PH4 & 9B	12	A	5	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100A0060	UNIT 5 PH4 & 9B	12	A	6	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0010	UNIT 5 PH4 & 9B	12	B	1	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0020	UNIT 5 PH4 & 9B	12	B	2	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0030	UNIT 5 PH4 & 9B	12	B	3	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0040	UNIT 5 PH4 & 9B	12	B	4	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0050	UNIT 5 PH4 & 9B	12	B	5	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0060	UNIT 5 PH4 & 9B	12	B	6	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0070	UNIT 5 PH4 & 9B	12	B	7	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0080	UNIT 5 PH4 & 9B	12	B	8	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0090	UNIT 5 PH4 & 9B	12	B	9	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0100	UNIT 5 PH4 & 9B	12	B	10	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0110	UNIT 5 PH4 & 9B	12	B	11	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0120	UNIT 5 PH4 & 9B	12	B	12	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0130	UNIT 5 PH4 & 9B	12	B	13	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100B0140	UNIT 5 PH4 & 9B	12	B	14	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0010	UNIT 5 PH4 & 9B	12	C	1	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0020	UNIT 5 PH4 & 9B	12	C	2	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0030	UNIT 5 PH4 & 9B	12	C	3	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0040	UNIT 5 PH4 & 9B	12	C	4	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0050	UNIT 5 PH4 & 9B	12	C	5	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0060	UNIT 5 PH4 & 9B	12	C	6	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0070	UNIT 5 PH4 & 9B	12	C	7	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11142100C0080	UNIT 5 PH4 & 9B	12	C	8	70'/80'	2	1	160,306.84	193,990.67	14,282.14
11152300D0010	UNIT 5 PH 6-9 & 12	10	D	1	60'	2	1	120,230.13	145,493.00	10,711.61
11152300D0020	UNIT 5 PH 6-9 & 12	10	D	2	60'	2	1	120,230.13	145,493.00	10,711.61
11152300D0030	UNIT 5 PH 6-9 & 12	10	D	3	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0010	UNIT 5 PH 6-9 & 12	10	F	1	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0020	UNIT 5 PH 6-9 & 12	10	F	2	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0030	UNIT 5 PH 6-9 & 12	10	F	3	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0040	UNIT 5 PH 6-9 & 12	10	F	4	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0050	UNIT 5 PH 6-9 & 12	10	F	5	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0060	UNIT 5 PH 6-9 & 12	10	F	6	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0070	UNIT 5 PH 6-9 & 12	10	F	7	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0080	UNIT 5 PH 6-9 & 12	10	F	8	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0090	UNIT 5 PH 6-9 & 12	10	F	9	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0100	UNIT 5 PH 6-9 & 12	10	F	10	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0110	UNIT 5 PH 6-9 & 12	10	F	11	50'	2	1	100,191.77	121,244.17	8,926.34
11152300F0120	UNIT 5 PH 6-9 & 12	10	F	12	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0130	UNIT 5 PH 6-9 & 12	10	F	13	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0140	UNIT 5 PH 6-9 & 12	10	F	14	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0150	UNIT 5 PH 6-9 & 12	10	F	15	70'	2	1	140,268.48	169,741.84	12,496.87
11152300F0160	UNIT 5 PH 6-9 & 12	10	F	16	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0170	UNIT 5 PH 6-9 & 12	10	F	17	60'	2	1	120,230.13	145,493.00	10,711.61
11152300F0180	UNIT 5 PH 6-9 & 12	10	F	18	60'	2	1	120,230.13	145,493.00	10,711.61
11152300G0010	UNIT 5 PH 6-9 & 12	10	G	1	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0020	UNIT 5 PH 6-9 & 12	10	G	2	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0030	UNIT 5 PH 6-9 & 12	10	G	3	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0040	UNIT 5 PH 6-9 & 12	10	G	4	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0050	UNIT 5 PH 6-9 & 12	10	G	5	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0060	UNIT 5 PH 6-9 & 12	10	G	6	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0070	UNIT 5 PH 6-9 & 12	10	G	7	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0080	UNIT 5 PH 6-9 & 12	10	G	8	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0090	UNIT 5 PH 6-9 & 12	10	G	9	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0100	UNIT 5 PH 6-9 & 12	10	G	10	50'	2	1	100,191.77	121,244.17	8,926.34

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
11152300G0110	UNIT 5 PH 6-9 & 12	10	G	11	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0120	UNIT 5 PH 6-9 & 12	10	G	12	60'	2	1	120,230.13	145,493.00	10,711.61
11152300G0130	UNIT 5 PH 6-9 & 12	10	G	13	60'	2	1	120,230.13	145,493.00	10,711.61
11152300G0140	UNIT 5 PH 6-9 & 12	10	G	14	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0150	UNIT 5 PH 6-9 & 12	10	G	15	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0160	UNIT 5 PH 6-9 & 12	10	G	16	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0170	UNIT 5 PH 6-9 & 12	10	G	17	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0180	UNIT 5 PH 6-9 & 12	10	G	18	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0190	UNIT 5 PH 6-9 & 12	10	G	19	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0200	UNIT 5 PH 6-9 & 12	10	G	20	50'	2	1	100,191.77	121,244.17	8,926.34
11152300G0210	UNIT 5 PH 6-9 & 12	7	G	21	50'	2	1	100,191.77	121,244.17	8,926.34
111527 A0010	UNIT 3 PH1&7	5	A	1	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0020	UNIT 3 PH1&7	5	A	2	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0030	UNIT 3 PH1&7	5	A	3	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0040	UNIT 3 PH1&7	5	A	4	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0050	UNIT 3 PH1&7	5	A	5	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0060	UNIT 3 PH1&7	5	A	6	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0070	UNIT 3 PH1&7	5	A	7	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0080	UNIT 3 PH1&7	5	A	8	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0090	UNIT 3 PH1&7	5	A	9	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0100	UNIT 3 PH1&7	5	A	10	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0110	UNIT 3 PH1&7	5	A	11	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0120	UNIT 3 PH1&7	5	A	12	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0130	UNIT 3 PH1&7	5	A	13	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0140	UNIT 3 PH1&7	5	A	14	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0150	UNIT 3 PH1&7	5	A	15	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0160	UNIT 3 PH1&7	5	A	16	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0170	UNIT 3 PH1&7	5	A	17	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0180	UNIT 3 PH1&7	5	A	18	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0190	UNIT 3 PH1&7	5	A	19	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0200	UNIT 3 PH1&7	5	A	20	30'	2	1	60,115.06	72,746.50	5,355.80
111527 A0210	UNIT 3 PH1&7	5	A	21	30'	2	1	60,115.06	72,746.50	5,355.80
111527 B0010	UNIT 3 PH1&7	5	B	1	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0020	UNIT 3 PH1&7	5	B	2	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0030	UNIT 3 PH1&7	5	B	3	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0040	UNIT 3 PH1&7	5	B	4	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0050	UNIT 3 PH1&7	5	B	5	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0250	UNIT 3 PH1&7	5	B	25	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0260	UNIT 3 PH1&7	5	B	26	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0270	UNIT 3 PH1&7	5	B	27	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0280	UNIT 3 PH1&7	5	B	28	20'	2	1	50,095.89	60,622.09	4,463.17
111527 B0290	UNIT 3 PH1&7	5	B	29	20'	2	1	50,095.89	60,622.09	4,463.17
111528 A0010	UNIT 1 PH6	6	A	1	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0020	UNIT 1 PH6	6	A	2	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0030	UNIT 1 PH6	6	A	3	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0040	UNIT 1 PH6	6	A	4	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0050	UNIT 1 PH6	6	A	5	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0060	UNIT 1 PH6	6	A	6	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0070	UNIT 1 PH6	6	A	7	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0080	UNIT 1 PH6	6	A	8	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0090	UNIT 1 PH6	6	A	9	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0100	UNIT 1 PH6	6	A	10	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0110	UNIT 1 PH6	6	A	11	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0120	UNIT 1 PH6	6	A	12	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0130	UNIT 1 PH6	6	A	13	40'	2	1	80,153.42	96,995.34	7,141.07
111528 A0140	UNIT 1 PH6	6	A	14	40'	2	1	80,153.42	96,995.34	7,141.07
111528 B0010	UNIT 1 PH6	6	B	1	50'	2	1	100,191.77	121,244.17	8,926.34
111528 B0020	UNIT 1 PH6	6	B	2	60'	2	1	120,230.13	145,493.00	10,711.61
111528 B0030	UNIT 1 PH6	6	B	3	60'	2	1	120,230.13	145,493.00	10,711.61
111528 B0040	UNIT 1 PH6	6	B	4	50'	2	1	100,191.77	121,244.17	8,926.34
111528 B0050	UNIT 1 PH6	6	B	5	50'	2	1	100,191.77	121,244.17	8,926.34
111528 B0060	UNIT 1 PH6	6	B	6	60'	2	1	120,230.13	145,493.00	10,711.61
111528 B0070	UNIT 1 PH6	6	B	7	60'	2	1	120,230.13	145,493.00	10,711.61
111528 B0080	UNIT 1 PH6	6	B	8	60'	2	1	120,230.13	145,493.00	10,711.61

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
111528 B0090	UNIT 1 PH6	6	B	9	50'	2	1	100,191.77	121,244.17	8,926.34
111529 A0020	UNIT 2 PH1	4	A	1&2	CHURCH	2	1	50,095.89	60,622.09	4,463.17
11153100B0060	UNIT 3 PH6	8	B	6	20'	2	1	50,095.89	60,622.09	4,463.17
11153100B0070	UNIT 3 PH6	8	B	7	20'	2	1	50,095.89	60,622.09	4,463.17
11153100B0080	UNIT 3 PH6	8	B	8	20'	2	1	50,095.89	60,622.09	4,463.17
11153100B0090	UNIT 3 PH6	8	B	9	20'	2	1	50,095.89	60,622.09	4,463.17
11153100B0100	UNIT 3 PH6	8	B	10	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0110	UNIT 3 PH4 & 5	9	B	11	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0120	UNIT 3 PH4 & 5	9	B	12	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0130	UNIT 3 PH4 & 5	9	B	13	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0140	UNIT 3 PH4 & 5	9	B	14	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0150	UNIT 3 PH4 & 5	9	B	15	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0160	UNIT 3 PH4 & 5	9	B	16	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0170	UNIT 3 PH4 & 5	9	B	17	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0180	UNIT 3 PH4 & 5	9	B	18	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0190	UNIT 3 PH4 & 5	9	B	19	20'	2	1	50,095.89	60,622.09	4,463.17
11153200B0200	UNIT 3 PH4 & 5	9	B	20	20'	2	1	50,095.89	60,622.09	4,463.17
11152300E0010	UNIT 5 PH 6-9 & 12	10	E	1	50'	3	1	100,191.77	121,244.17	8,926.34
11152300E0020	UNIT 5 PH 6-9 & 12	10	E	2	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0030	UNIT 5 PH 6-9 & 12	10	E	3	60'	3	1	120,230.13	145,493.00	10,711.61
11152300E0040	UNIT 5 PH 6-9 & 12	10	E	4	60'	3	1	120,230.13	145,493.00	10,711.61
11152300E0050	UNIT 5 PH 6-9 & 12	10	E	5	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0060	UNIT 5 PH 6-9 & 12	10	E	6	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0070	UNIT 5 PH 6-9 & 12	10	E	7	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0080	UNIT 5 PH 6-9 & 12	10	E	8	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0090	UNIT 5 PH 6-9 & 12	10	E	9	70'	3	1	140,268.48	169,741.84	12,496.87
11152300E0100	UNIT 5 PH 6-9 & 12	10	E	10	60'	3	1	120,230.13	145,493.00	10,711.61
11152300E0110	UNIT 5 PH 6-9 & 12	10	E	11	50'	3	1	100,191.77	121,244.17	8,926.34
11152300E0120	UNIT 5 PH 6-9 & 12	10	E	12	60'	3	1	120,230.13	145,493.00	10,711.61
11152300E0130	UNIT 5 PH 6-9 & 12	10	E	13	50'	3	1	100,191.77	121,244.17	8,926.34
11142100B0150	UNIT 5 PH4 & 9B	12	B	15	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100B0160	UNIT 5 PH4 & 9B	12	B	16	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100B0170	UNIT 5 PH4 & 9B	12	B	17	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100B0180	UNIT 5 PH4 & 9B	12	B	18	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100C0090	UNIT 5 PH4 & 9B	12	C	9	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100C0100	UNIT 5 PH4 & 9B	12	C	10	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100C0110	UNIT 5 PH4 & 9B	12	C	11	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100C0120	UNIT 5 PH4 & 9B	12	C	12	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11142100C0130	UNIT 5 PH4 & 9B	12	C	13	70'/80'	3	1	160,306.84	193,990.67	14,282.14
11152300D0040	UNIT 5 PH 6-9 & 12	10	D	4	60'	3	1	120,230.13	145,493.00	10,711.61
11152300D0050	UNIT 5 PH 6-9 & 12	10	D	5	60'	3	1	120,230.13	145,493.00	10,711.61
11152300D0060	UNIT 5 PH 6-9 & 12	10	D	6	50'	3	1	100,191.77	121,244.17	8,926.34
11152300D0070	UNIT 5 PH 6-9 & 12	10	D	7	50'	3	1	100,191.77	121,244.17	8,926.34
11152300D0080	UNIT 5 PH 6-9 & 12	10	D	8	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0090	UNIT 5 PH 6-9 & 12	10	D	9	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0100	UNIT 5 PH 6-9 & 12	10	D	10	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0110	UNIT 5 PH 6-9 & 12	10	D	11	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0120	UNIT 5 PH 6-9 & 12	10	D	12	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0130	UNIT 5 PH 6-9 & 12	10	D	13	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0140	UNIT 5 PH 6-9 & 12	10	D	14	60'	3	1	120,230.13	145,493.00	10,711.61
11152300D0150	UNIT 5 PH 6-9 & 12	10	D	15	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0160	UNIT 5 PH 6-9 & 12	10	D	16	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0170	UNIT 5 PH 6-9 & 12	10	D	17	70'	3	1	140,268.48	169,741.84	12,496.87
11152300D0180	UNIT 5 PH 6-9 & 12	10	D	18	60'	3	1	120,230.13	145,493.00	10,711.61
11152300D0190	UNIT 5 PH 6-9 & 12	10	D	19	70'	3	1	140,268.48	169,741.84	12,496.87
11152400D0010	UNIT 3 PHASE 2	7	D	1	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0020	UNIT 3 PHASE 2	7	D	2	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0030	UNIT 3 PHASE 2	7	D	3	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0040	UNIT 3 PHASE 2	7	D	4	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0050	UNIT 3 PHASE 2	7	D	5	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0060	UNIT 3 PHASE 2	7	D	6	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0070	UNIT 3 PHASE 2	7	D	7	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0080	UNIT 3 PHASE 2	7	D	8	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0090	UNIT 3 PHASE 2	7	D	9	30A'	3	1	50,095.89	60,622.09	4,463.17

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
11152400D0100	UNIT 3 PHASE 2	7	D	10	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0110	UNIT 3 PHASE 2	7	D	11	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0120	UNIT 3 PHASE 2	7	D	12	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0130	UNIT 3 PHASE 2	7	D	13	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0140	UNIT 3 PHASE 2	7	D	14	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0150	UNIT 3 PHASE 2	7	D	15	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0160	UNIT 3 PHASE 2	7	D	16	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0170	UNIT 3 PHASE 2	7	D	17	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0180	UNIT 3 PHASE 2	7	D	18	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0190	UNIT 3 PHASE 2	7	D	19	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0200	UNIT 3 PHASE 2	7	D	20	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0210	UNIT 3 PHASE 2	7	D	21	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0220	UNIT 3 PHASE 2	7	D	22	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0230	UNIT 3 PHASE 2	7	D	23	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0240	UNIT 3 PHASE 2	7	D	24	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0250	UNIT 3 PHASE 2	7	D	25	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0260	UNIT 3 PHASE 2	7	D	26	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0270	UNIT 3 PHASE 2	7	D	27	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0280	UNIT 3 PHASE 2	7	D	28	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0290	UNIT 3 PHASE 2	7	D	29	30A'	3	1	50,095.89	60,622.09	4,463.17
11152400D0300	UNIT 3 PHASE 2	3	D	30	30A'	3	1	50,095.89	60,622.09	4,463.17
11153400E0010	UNIT 4 PH4	13	E	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400E0020	UNIT 4 PH4	13	E	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400E0030	UNIT 4 PH4	13	E	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400E0040	UNIT 4 PH4	13	E	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0010	UNIT 4 PH4	13	B	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0020	UNIT 4 PH4	13	B	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0030	UNIT 4 PH4	13	B	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0040	UNIT 4 PH4	13	B	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0050	UNIT 4 PH4	13	B	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0060	UNIT 4 PH4	13	B	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0070	UNIT 4 PH4	13	B	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0080	UNIT 4 PH4	13	B	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0090	UNIT 4 PH4	13	B	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0100	UNIT 4 PH4	13	B	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0110	UNIT 4 PH4	13	B	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153400B0120	UNIT 4 PH4	13	B	12	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0010	UNIT 4 PH4	13	C	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0020	UNIT 4 PH4	13	C	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0030	UNIT 4 PH4	13	C	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0040	UNIT 4 PH4	13	C	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0050	UNIT 4 PH4	13	C	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0060	UNIT 4 PH4	13	C	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0070	UNIT 4 PH4	13	C	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0080	UNIT 4 PH4	13	C	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0090	UNIT 4 PH4	13	C	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153400C0100	UNIT 4 PH4	13	C	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0010	UNIT 4 PH4	13	D	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0020	UNIT 4 PH4	13	D	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0030	UNIT 4 PH4	13	D	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0040	UNIT 4 PH4	13	D	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0050	UNIT 4 PH4	13	D	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0060	UNIT 4 PH4	13	D	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0070	UNIT 4 PH4	13	D	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153400D0080	UNIT 4 PH4	13	D	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0010	UNIT 4 PH4	13	F	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0020	UNIT 4 PH4	13	F	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0030	UNIT 4 PH4	13	F	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0040	UNIT 4 PH4	13	F	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0050	UNIT 4 PH4	13	F	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0060	UNIT 4 PH4	13	F	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0070	UNIT 4 PH4	13	F	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0080	UNIT 4 PH4	13	F	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153400F0090	UNIT 4 PH4	13	F	9	30'	3	1	60,115.06	72,746.50	5,355.80

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
11153400M0010	UNIT 4 PH4	13	M	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0020	UNIT 4 PH4	13	M	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0030	UNIT 4 PH4	13	M	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0040	UNIT 4 PH4	13	M	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0050	UNIT 4 PH4	13	M	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0060	UNIT 4 PH4	13	M	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0070	UNIT 4 PH4	13	M	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0080	UNIT 4 PH4	13	M	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0090	UNIT 4 PH4	13	M	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0100	UNIT 4 PH4	13	M	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0110	UNIT 4 PH4	13	M	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0120	UNIT 4 PH4	13	M	12	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0130	UNIT 4 PH4	13	M	13	30'	3	1	60,115.06	72,746.50	5,355.80
11153400M0140	UNIT 4 PH4	13	M	14	30'	3	1	60,115.06	72,746.50	5,355.80
11153400R0010	UNIT 4 PH4	13	R	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400R0020	UNIT 4 PH4	13	R	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400R0030	UNIT 4 PH4	13	R	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153400R0040	UNIT 4 PH4	13	R	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153400S0010	UNIT 4 PH4	13	S	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400T0010	UNIT 4 PH4	13	T	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153400T0020	UNIT 4 PH4	13	T	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153400T0030	UNIT 4 PH4	13	T	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0010	UNIT 4 PH5	14	G	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0020	UNIT 4 PH5	14	G	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0030	UNIT 4 PH5	14	G	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0040	UNIT 4 PH5	14	G	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0050	UNIT 4 PH5	14	G	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0060	UNIT 4 PH5	14	G	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0070	UNIT 4 PH5	14	G	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0080	UNIT 4 PH5	14	G	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0090	UNIT 4 PH5	14	G	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0100	UNIT 4 PH5	14	G	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153500G0110	UNIT 4 PH5	14	G	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0010	UNIT 4 PH5	14	H	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0020	UNIT 4 PH5	14	H	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0030	UNIT 4 PH5	14	H	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0040	UNIT 4 PH5	14	H	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0050	UNIT 4 PH5	14	H	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0060	UNIT 4 PH5	14	H	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0070	UNIT 4 PH5	14	H	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0080	UNIT 4 PH5	14	H	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0090	UNIT 4 PH5	14	H	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0100	UNIT 4 PH5	14	H	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0110	UNIT 4 PH5	14	H	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153500H0120	UNIT 4 PH5	14	H	12	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0010	UNIT 4 PH5	14	I	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0020	UNIT 4 PH5	14	I	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0030	UNIT 4 PH5	14	I	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0040	UNIT 4 PH5	14	I	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0050	UNIT 4 PH5	14	I	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0060	UNIT 4 PH5	14	I	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0070	UNIT 4 PH5	14	I	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0080	UNIT 4 PH5	14	I	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153500I0090	UNIT 4 PH5	14	I	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0010	UNIT 4 PH5	14	N	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0020	UNIT 4 PH5	14	N	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0030	UNIT 4 PH5	14	N	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0040	UNIT 4 PH5	14	N	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0050	UNIT 4 PH5	14	N	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0060	UNIT 4 PH5	14	N	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0070	UNIT 4 PH5	14	N	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0080	UNIT 4 PH5	14	N	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0090	UNIT 4 PH5	14	N	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153500N0100	UNIT 4 PH5	14	N	10	30'	3	1	60,115.06	72,746.50	5,355.80

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
11153500N0110	UNIT 4 PH5	14	N	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0010	UNIT 4 PH5	14	O	1	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0020	UNIT 4 PH5	14	O	2	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0030	UNIT 4 PH5	14	O	3	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0040	UNIT 4 PH5	14	O	4	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0050	UNIT 4 PH5	14	O	5	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0060	UNIT 4 PH5	14	O	6	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0070	UNIT 4 PH5	14	O	7	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0080	UNIT 4 PH5	14	O	8	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0090	UNIT 4 PH5	14	O	9	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0100	UNIT 4 PH5	14	O	10	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0110	UNIT 4 PH5	14	O	11	30'	3	1	60,115.06	72,746.50	5,355.80
11153500O0120	UNIT 4 PH5	14	O	12	30'	3	1	60,115.06	72,746.50	5,355.80
111525 B0230	UNIT 1 PH8	3	B	23	60'	1	1	120,230.13	145,493.00	10,711.61
111525 B0240	UNIT 1 PH8	3	B	24	60'	1	1	120,230.13	145,493.00	10,711.61
111525 B0250	UNIT 1 PH8	3	B	25	60'	1	1	120,230.13	145,493.00	10,711.61
111525 B0260	UNIT 1 PH8	3	B	26	60'	1	1	120,230.13	145,493.00	10,711.61
111525 B0270	UNIT 1 PH8	3	B	27	50'	1	1	100,191.77	121,244.17	8,926.34
111525 B0280	UNIT 1 PH8	1	B	28	60'	1	1	120,230.13	145,493.00	10,711.61
111525 D0010	UNIT 1 PH1	1	D	1	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0020	UNIT 1 PH1	1	D	2	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0030	UNIT 1 PH1	1	D	3	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0040	UNIT 1 PH1	1	D	4	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0050	UNIT 1 PH1	1	D	5	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0060	UNIT 1 PH1	1	D	6	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0070	UNIT 1 PH1	1	D	7	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0080	UNIT 1 PH1	1	D	8	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0090	UNIT 1 PH1	1	D	9	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0100	UNIT 1 PH1	1	D	10	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0110	UNIT 1 PH1	1	D	11	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0120	UNIT 1 PH1	1	D	12	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0130	UNIT 1 PH1	1	D	13	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0140	UNIT 1 PH1	1	D	14	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0150	UNIT 1 PH1	1	D	15	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0160	UNIT 1 PH1	1	D	16	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0170	UNIT 1 PH1	1	D	17	40'	1	1	80,153.42	96,995.34	7,141.07
111525 D0180	UNIT 1 PH1	2	D	18	40'	1	1	80,153.42	96,995.34	7,141.07
111526 B0100	UNIT 1 PH2-5	2	B	10	50'	1	1	100,191.77	121,244.17	8,926.34
111526 B0110	UNIT 1 PH2-5	2	B	11	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0120	UNIT 1 PH2-5	2	B	12	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0130	UNIT 1 PH2-5	2	B	13	50'	1	1	100,191.77	121,244.17	8,926.34
111526 B0140	UNIT 1 PH2-5	2	B	14	50'	1	1	100,191.77	121,244.17	8,926.34
111526 B0150	UNIT 1 PH2-5	2	B	15	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0160	UNIT 1 PH2-5	2	B	16	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0170	UNIT 1 PH2-5	2	B	17	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0180	UNIT 1 PH2-5	2	B	18	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0190	UNIT 1 PH2-5	2	B	19	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0200	UNIT 1 PH2-5	2	B	20	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0210	UNIT 1 PH2-5	2	B	21	60'	1	1	120,230.13	145,493.00	10,711.61
111526 B0220	UNIT 1 PH2-5	2	B	22	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0010	UNIT 1 PH2-5	2	C	1	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0020	UNIT 1 PH2-5	2	C	2	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0030	UNIT 1 PH2-5	2	C	3	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0040	UNIT 1 PH2-5	2	C	4	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0050	UNIT 1 PH2-5	2	C	5	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0060	UNIT 1 PH2-5	2	C	6	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0070	UNIT 1 PH2-5	2	C	7	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0080	UNIT 1 PH2-5	2	C	8	60'	1	1	120,230.13	145,493.00	10,711.61
111526 C0090	UNIT 1 PH2-5	2	C	9	60'	1	1	120,230.13	145,493.00	10,711.61
111526 E0010	UNIT 1 PH2-5	2	E	1	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0020	UNIT 1 PH2-5	2	E	2	60'	1	1	120,230.13	145,493.00	10,711.61
111526 E0030	UNIT 1 PH2-5	2	E	3	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0040	UNIT 1 PH2-5	2	E	4	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0050	UNIT 1 PH2-5	2	E	5	50'	1	1	100,191.77	121,244.17	8,926.34

PARCEL ID	UNIT / PHASE	PLAT #	BLOCK	LOT	PRODUCT TYPE	ASMT AREA	UNITS	BENEFIT	PAR DEBT	NET ASMT
111526 E0060	UNIT 1 PH2-5	2	E	6	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0070	UNIT 1 PH2-5	2	E	7	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0080	UNIT 1 PH2-5	2	E	8	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0090	UNIT 1 PH2-5	2	E	9	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0100	UNIT 1 PH2-5	2	E	10	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0110	UNIT 1 PH2-5	2	E	11	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0120	UNIT 1 PH2-5	2	E	12	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0130	UNIT 1 PH2-5	2	E	13	50'	1	1	100,191.77	121,244.17	8,926.34
111526 E0140	UNIT 1 PH2-5	2	E	14	40'	1	1	80,153.42	96,995.34	7,141.07
111526 F0010	UNIT 1 PH2-5	2	F	1	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0020	UNIT 1 PH2-5	2	F	2	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0030	UNIT 1 PH2-5	2	F	3	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0040	UNIT 1 PH2-5	2	F	4	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0050	UNIT 1 PH2-5	2	F	5	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0060	UNIT 1 PH2-5	2	F	6	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0070	UNIT 1 PH2-5	2	F	7	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0080	UNIT 1 PH2-5	2	F	8	60'	1	1	120,230.13	145,493.00	10,711.61
111526 F0090	UNIT 1 PH2-5	2	F	9	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0100	UNIT 1 PH2-5	2	F	10	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0110	UNIT 1 PH2-5	2	F	11	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0120	UNIT 1 PH2-5	2	F	12	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0130	UNIT 1 PH2-5	2	F	13	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0140	UNIT 1 PH2-5	2	F	14	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0150	UNIT 1 PH2-5	2	F	15	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0160	UNIT 1 PH2-5	2	F	16	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0170	UNIT 1 PH2-5	2	F	17	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0180	UNIT 1 PH2-5	2	F	18	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0190	UNIT 1 PH2-5	2	F	19	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0200	UNIT 1 PH2-5	2	F	20	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0210	UNIT 1 PH2-5	2	F	21	50'	1	1	100,191.77	121,244.17	8,926.34
111526 F0220	UNIT 1 PH2-5	2	F	22	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0010	UNIT 1 PH2-5	2	G	1	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0020	UNIT 1 PH2-5	2	G	2	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0030	UNIT 1 PH2-5	2	G	3	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0040	UNIT 1 PH2-5	2	G	4	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0050	UNIT 1 PH2-5	2	G	5	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0060	UNIT 1 PH2-5	2	G	6	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0070	UNIT 1 PH2-5	2	G	7	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0080	UNIT 1 PH2-5	2	G	8	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0090	UNIT 1 PH2-5	2	G	9	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0100	UNIT 1 PH2-5	2	G	10	50'	1	1	100,191.77	121,244.17	8,926.34
111526 G0110	UNIT 1 PH2-5	5	G	11	60'	1	1	120,230.13	145,493.00	10,711.61
TOTAL PLATTED							421	37,191,186.27	45,005,835.97	3,313,456.89
DIRECT BULK LANDS										
1114204050000	U8, U5 PH2				APTS/VARIOUS SINGLE FAMILY		120.44	22,491,184.33	27,217,054.74	2,003,796.52
1115204090000	U9 PH2				VARIOUS SINGLE FAMILY		8.57	1,600,377.36	1,936,650.28	142,581.67
1115204100000	U6 U7-PH2 PH 3				VARIOUS SINGLE FAMILY		37.68	7,036,431.63	8,514,933.77	626,893.50
1115204050000	U9-PH1-2 U7 PH1-3				VARIOUS SINGLE FAMILY		93.28	17,419,276.61	21,079,432.64	1,551,927.43
1115204050003	U3 PH2				VARIOUS SINGLE FAMILY		1.51	281,980.14	341,230.10	25,122.32
1115205010000	U4 PH 1				VARIOUS SINGLE FAMILY		26.13	4,879,563.65	5,904,862.51	434,732.67
TOTAL DIRECT BULK NET							287.61	53,708,813.73	64,994,164.03	4,785,054.11
TOTAL NET ASSESSMENTS							708.6	90,900,000.00	110,000,000.00	8,098,511.00

C.

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Canopy Community Development District (the "District") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities; roadways; water and wastewater facilities; off-site improvements; electrical utilities

(street lighting); recreational amenities; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the “Improvements.”

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the capital improvements (“Capital Improvements”), the nature and location of which is described in the *Engineer’s Report for Canopy Community Development District*, dated August 2017 (the “Engineer’s Report”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which the plans and specifications are on file at the office of the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District Records Offices”); (ii) the cost of such Capital Improvements be assessed against the lands specially benefited by such Capital Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “Bonds”).

(g) By Resolutions 2018-02 and 2023-03, the Board determined to provide the Capital Improvements and to defray the costs thereof by making Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Capital Improvements prior to the collection of such Assessments. Resolutions 2018-02 and 2023-03 were adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2023-03, Resolution 2023-03 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2023-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-03, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the

infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 23, 2023, at the time and place specified in Resolution 2023-03 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Capital Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

i. that the estimated costs of the Capital Improvements is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

ii. it is reasonable, proper, just and right to assess the cost of such Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the *Amended and Restated Master Special Assessment Methodology Report for Canopy Community Development District*, dated April 18, 2023 (the "Assessment Report," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "Assessments"); and

iii. the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

iv. it is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

v. that the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in Exhibit B;

vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

vii. it is reasonable, proper, just and right for the District to utilize the true-up

mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of Capital Improvements initially described in Resolution No. 2018-02, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Capital Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Capital Improvements, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in Exhibit B attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Capital Improvements project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Capital Improvements, as finally determined upon completion

thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Capital Improvements and the adoption by the Board of a resolution accepting the Capital Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Leon County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth (the "True-Up Methodology"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with landowner and/or developer that it intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed

by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Leon County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. These proceedings are intended to supplement the previous proceedings only as it related to Unit 8, as set forth in the *Assessment Methodology*.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 23rd day of May, 2023.

Attest:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report – Canopy Community Development District*, dated August 2017

Exhibit B: *Amended and Restated Master Special Assessment Methodology for Canopy Community Development District*, dated April 18, 2023

Exhibit A

Engineer's Report – Canopy Community Development District

Exhibit B

*Amended and Restated Master Special Assessment Methodology for
Canopy Community Development District*

SEVENTH ORDER OF BUSINESS

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Canopy Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August __, 2023
HOUR:	6:00 p.m.
LOCATION:	Canopy Amenity Center 2877 Crestline Road Tallahassee, Florida 32308

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Leon County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

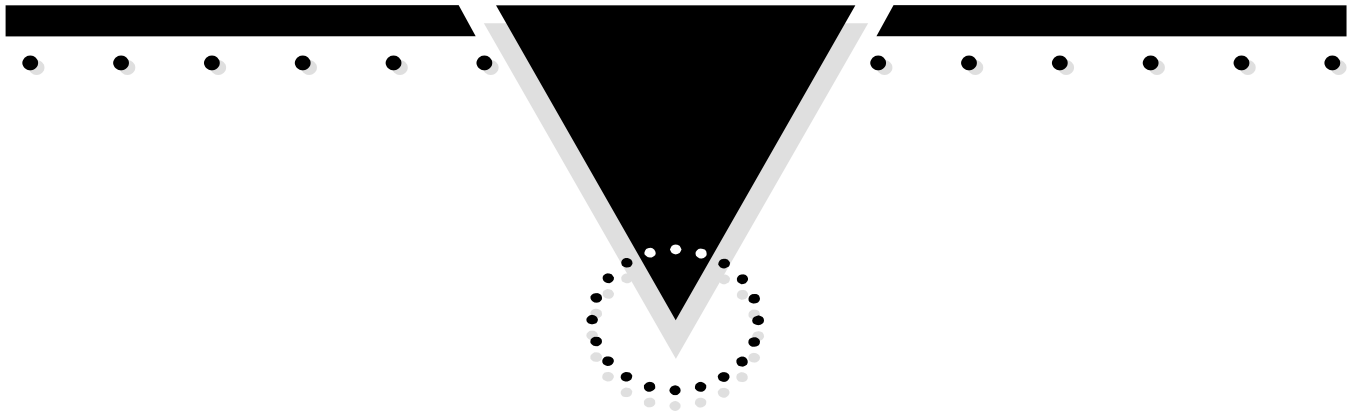
PASSED AND ADOPTED THIS 23rd DAY OF MAY 2023.

ATTEST:

**CANOPY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Canopy Community Development District

**Proposed Budget
FY 2024**



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**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
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Revenues

Maintenance Assessments	\$ 296,775	\$ 256,098	\$ 40,677	\$ 296,775	\$ 296,775
Developer Contributions	\$ 296,100	\$ 52,640	\$ 146,000	\$ 198,640	\$ 348,087
Miscellaneous Income (Rentals)	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Total Revenues	\$ 593,875	\$ 308,738	\$ 187,177	\$ 495,915	\$ 645,862

Expenditure

Administrative

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -
FICA	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 8,000	\$ 4,000	\$ 4,000	\$ 8,000	\$ 8,000
Amortization Schedule	\$ 2,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 2,000
Attorney	\$ 35,000	\$ 11,813	\$ 11,813	\$ 23,626	\$ 35,000
Annual Audit	\$ 5,000	\$ 2,000	\$ 3,000	\$ 5,000	\$ 5,000
Trustee Fees	\$ 10,000	\$ 8,700	\$ 1,300	\$ 10,000	\$ 10,000
Management Fees	\$ 38,588	\$ 19,294	\$ 19,294	\$ 38,588	\$ 40,903
Information Technology	\$ 3,700	\$ 1,850	\$ 1,850	\$ 3,700	\$ 3,922
Travel	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Telephone	\$ 250	\$ 70	\$ 180	\$ 250	\$ 250
Postage	\$ 500	\$ 460	\$ 460	\$ 920	\$ 1,000
Printing & Binding	\$ 1,500	\$ 137	\$ 137	\$ 274	\$ 1,500
Insurance-Liability	\$ 6,000	\$ 5,547	\$ -	\$ 5,547	\$ 6,500
Legal Advertising	\$ 2,500	\$ 1,178	\$ 1,178	\$ 2,356	\$ 2,500
Other Current Charges	\$ 1,000	\$ 315	\$ 315	\$ 630	\$ 3,000
Office Supplies	\$ 500	\$ 331	\$ 331	\$ 662	\$ 750
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 129,713	\$ 59,820	\$ 50,883	\$ 110,703	\$ 135,500

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	\$ 96,000	\$ 55,350	\$ 84,600	\$ 139,950	\$ 140,000
Landscape Contingency	\$ 10,600	\$ 13,377	\$ -	\$ 13,377	\$ 13,500
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	\$ 8,800	\$ 1,850	\$ 6,950	\$ 8,800	\$ 5,000
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	\$ 189,650	\$ 70,577	\$ 133,675	\$ 204,252	\$ 232,750

**Canopy Community Development District
General Fund Budget**

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
<u><i>Amenity Center</i></u>					
Amenity Management Staffing	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 35,000
Janitorial	\$ 15,000	\$ 5,091	\$ 4,500	\$ 9,591	\$ 15,000
Landscape Maintenance	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Pool Maintenance	\$ 25,000	\$ 13,800	\$ 13,800	\$ 27,600	\$ 27,600
Pool Chemicals	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Pool Permits	\$ 750	\$ -	\$ 400	\$ 400	\$ 750
Utilities	\$ 23,000	\$ 16,594	\$ 16,594	\$ 33,188	\$ 39,500
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	\$ 15,000	\$ 10,305	\$ -	\$ 10,305	\$ 15,500
Cable/Internet	\$ 7,500	\$ 1,776	\$ 1,800	\$ 3,576	\$ 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	\$ 1,080	\$ 2,160	\$ 15,000
Repairs and Maintenance	\$ 15,000	\$ 500	\$ 500	\$ 1,000	\$ 15,000
Office Supplies	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Holiday Decorations	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Total Amenity	\$ 199,600	\$ 49,146	\$ 80,349	\$ 129,495	\$ 219,200
<u><i>Other</i></u>					
Contingency	\$ 18,412	\$ -	\$ 9,206	\$ 9,206	\$ 18,412
Capital Reserve (1)	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Total Other	\$ 58,412	\$ -	\$ 49,206	\$ 49,206	\$ 58,412
Total Maintenance	\$ 447,662	\$ 119,723	\$ 263,230	\$ 382,953	\$ 510,362
Total Expenditures	\$ 577,375	\$ 179,543	\$ 314,113	\$ 493,656	\$ 645,862
Excess Revenues (Expenditures)	\$ 16,500	\$ 129,195	-\$ 126,936	\$ 2,259	\$ -

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 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 64,107	\$ 1,505	\$ 65,612	\$ 65,612
Interest Income	\$ 50	\$ 899	\$ 450	\$ 1,349	\$ 500
Carry Forward Surplus	\$ 51,457	\$ 51,491	\$ -	\$ 51,491	\$ 56,164
Total Revenues	\$ 117,119	\$ 116,497	\$ 1,954	\$ 118,451	\$ 122,276

Expenditure					
Interest - 11/1	\$ 23,398	\$ 23,398	\$ -	\$ 23,398	\$ 23,023
Principal - 5/1	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Interest - 5/1	\$ 23,398	\$ -	\$ 23,398	\$ 23,398	\$ 23,023
Transfer Out	\$ 25	\$ 327	\$ 164	\$ 491	\$ 250
Total Expenditures	\$ 61,821	\$ 23,725	\$ 38,562	\$ 62,287	\$ 61,295

Excess Revenues	\$ 55,298	\$ 92,772	-\$ 36,608	\$ 56,164	\$ 60,981
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Beginning Fund Balance	\$ 84,205	Interest - 11/1	\$ 22,648
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	<u>\$ 51,491</u>		

Assessments Area I

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
<u>Revenues</u>					
Assessments - Tax Roll (Platted Lots)	\$ 68,239	\$ 66,674	\$ 1,565	\$ 68,239	\$ 68,239
Assessments - Direct (Unplatted Lots)	\$ 96,069	\$ -	\$ 96,069	\$ 96,069	\$ 96,069
Interest Income	\$ 50	\$ 1,231	\$ 5	\$ 1,236	\$ 500
Carry Forward Surplus	\$ 75,558	\$ 75,627	\$ -	\$ 75,627	\$ 74,596
Total Revenues	\$ 239,916	\$ 143,532	\$ 97,639	\$ 241,171	\$ 239,404
<u>Expenditure</u>					
Interest - 11/1	\$ 65,171	\$ 65,171	\$ -	\$ 65,171	\$ 64,121
Principal - 5/1	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Interest - 5/1	\$ 65,171	\$ -	\$ 65,171	\$ 65,171	\$ 64,121
Transfer Out	\$ 25	\$ 822	\$ 411	\$ 1,233	\$ 600
Total Expenditures	\$ 165,342	\$ 65,993	\$ 100,582	\$ 166,575	\$ 163,843
Excess Revenues	\$ 74,574	\$ 77,539	-\$ 2,943	\$ 74,596	\$ 75,561
Interest - 11/1					\$ 63,071

**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 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
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Revenues

Assessments - Direct (Unplatted Lots)	\$ 284,088	\$ -	\$ 210,000	\$ 210,000	\$ 182,000
Assessments - Prepayments	\$ -	\$ 860,977	\$ -	\$ 860,977	\$ -
Interest Income	\$ 50	\$ 2,225	\$ 1,113	\$ 3,338	\$ 1,500
Carry Forward Surplus	\$ 138,620	\$ 366,045	\$ -	\$ 366,045	\$ 76,423
Total Revenues	\$ 422,758	\$ 1,229,247	\$ 211,113	\$ 1,440,360	\$ 259,923

Expenditure

Interest - 11/1	\$ 114,544	\$ 107,164	\$ -	\$ 107,164	\$ 72,109
Special Call - 11/1	\$ -	\$ 165,000	\$ -	\$ 165,000	\$ -
Interest 2/1	\$ -	\$ 2,229	\$ -	\$ 2,229	\$ -
Special Call - 2/1	\$ -	\$ 145,000	\$ -	\$ 145,000	\$ -
Interest - 5/1	\$ 114,544	\$ -	\$ 114,544	\$ 114,544	\$ 72,109
Special Call - 5/1	\$ -	\$ -	\$ 785,000	\$ 785,000	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ 45,000	\$ 45,000	\$ 40,000
Total Expenditures	\$ 284,088	\$ 419,393	\$ 944,544	\$ 1,363,937	\$ 184,218

Excess Revenues	\$ 138,670	\$ 809,854	-\$ 733,431	\$ 76,423	\$ 75,706
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Interest - 11/1 \$ 70,879

**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	\$ -	\$ 72,109	\$ -
5/1/24	\$ 3,670,000	\$ 40,000	\$ 72,109	\$ 184,218
11/1/24	\$ 3,630,000		\$ 70,879	\$ -
5/1/25	\$ 3,630,000	\$ 40,000	\$ 70,879	\$ 181,758
11/1/25	\$ 3,590,000		\$ 69,649	\$ -
5/1/26	\$ 3,590,000	\$ 40,000	\$ 69,649	\$ 179,298
11/1/26	\$ 3,550,000		\$ 68,419	\$ -
5/1/27	\$ 3,550,000	\$ 45,000	\$ 68,419	\$ 181,838
11/1/27	\$ 3,505,000		\$ 67,035	\$ -
5/1/28	\$ 3,505,000	\$ 50,000	\$ 67,035	\$ 184,070
11/1/28	\$ 3,455,000		\$ 65,498	\$ -
5/1/29	\$ 3,455,000	\$ 50,000	\$ 65,498	\$ 180,995
11/1/29	\$ 3,405,000		\$ 63,960	\$ -
5/1/30	\$ 3,405,000	\$ 55,000	\$ 63,960	\$ 182,920
11/1/30	\$ 3,350,000		\$ 62,269	\$ -
5/1/31	\$ 3,350,000	\$ 60,000	\$ 62,269	\$ 184,538
11/1/31	\$ 3,290,000		\$ 60,424	\$ -
5/1/32	\$ 3,290,000	\$ 60,000	\$ 60,424	\$ 180,848
11/1/32	\$ 3,230,000		\$ 58,579	\$ -
5/1/33	\$ 3,230,000	\$ 65,000	\$ 58,579	\$ 182,158
11/1/33	\$ 3,165,000		\$ 56,580	\$ -
5/1/34	\$ 3,165,000	\$ 70,000	\$ 56,580	\$ 183,160
11/1/34	\$ 3,095,000		\$ 54,428	\$ -
5/1/35	\$ 3,095,000	\$ 75,000	\$ 54,428	\$ 183,855
11/1/35	\$ 3,020,000		\$ 52,121	\$ -
5/1/36	\$ 3,020,000	\$ 80,000	\$ 52,121	\$ 184,243
11/1/36	\$ 2,940,000		\$ 49,661	\$ -
5/1/37	\$ 2,940,000	\$ 85,000	\$ 49,661	\$ 184,323
11/1/37	\$ 2,855,000	\$ -	\$ 47,048	\$ -
5/1/38	\$ 2,855,000	\$ 90,000	\$ 47,048	\$ 184,095
11/1/38	\$ 2,765,000		\$ 44,280	\$ -
5/1/39	\$ 2,765,000	\$ 95,000	\$ 44,280	\$ 183,560
11/1/39	\$ 2,670,000		\$ 41,359	\$ -
5/1/40	\$ 2,670,000	\$ 100,000	\$ 41,359	\$ 182,718
11/1/40	\$ 2,570,000		\$ 38,284	\$ -
5/1/41	\$ 2,570,000	\$ 105,000	\$ 38,284	\$ 181,568
11/1/41	\$ 2,465,000		\$ 35,055	\$ -
5/1/42	\$ 2,465,000	\$ 115,000	\$ 35,055	\$ 185,110
11/1/42	\$ 2,350,000		\$ 31,519	\$ -
5/1/43	\$ 2,350,000	\$ 120,000	\$ 31,519	\$ 183,038
11/1/43	\$ 2,230,000		\$ 27,829	\$ -
5/1/44	\$ 2,230,000	\$ 130,000	\$ 27,829	\$ 185,658
11/1/44	\$ 2,100,000		\$ 23,831	\$ -
5/1/45	\$ 2,100,000	\$ 135,000	\$ 23,831	\$ 182,663
11/1/45	\$ 1,965,000		\$ 19,680	\$ -
5/1/46	\$ 1,965,000	\$ 145,000	\$ 19,680	\$ 184,360
11/1/46	\$ 1,820,000		\$ 15,221	\$ -
5/1/47	\$ 1,820,000	\$ 155,000	\$ 15,221	\$ 185,443

**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	\$ 1,665,000		\$ 10,455	\$ -
5/1/48	\$ 1,665,000	\$ 165,000	\$ 10,455	\$ 185,910
11/1/48	\$ 1,500,000		\$ 5,381	\$ -
5/1/49	\$ 1,500,000	\$ 175,000	\$ 5,381	\$ 185,763
Totals		\$ 2,400,000	\$ 2,652,188	\$ 5,052,188

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments - Tax Roll (Platted Lots)	\$ 37,247	\$ 36,392	\$ 855	\$ 37,247	\$ 37,247
Assessments - Direct (Unplatted Lots)	\$ 177,129	\$ -	\$ 177,129	\$ 177,129	\$ 177,129
Interest Income	\$ 50	\$ 1,354	\$ 677	\$ 2,031	\$ 1,000
Carry Forward Surplus	\$ 95,288	\$ 95,286	\$ -	\$ 95,286	\$ 101,371
Total Revenues	\$ 309,714	\$ 133,032	\$ 178,661	\$ 311,693	\$ 316,747

Expenditure

Interest - 11/1	\$ 84,375	\$ 84,375	\$ -	\$ 84,375	\$ 83,125
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Interest - 5/1	\$ 84,375	\$ -	\$ 84,375	\$ 84,375	\$ 83,125
Transfer Out	\$ 50	\$ 1,048	\$ 524	\$ 1,572	\$ 750
Total Expenditures	\$ 208,800	\$ 85,423	\$ 124,899	\$ 210,322	\$ 207,000

Excess Revenues	\$ 100,914	\$ 47,609	\$ 53,762	\$ 101,371	\$ 109,747
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Beginning Fund Balance	\$ 199,974
Less: Debt Service Reserve	<u>\$ (104,688)</u>
Carry Forward Surplus	<u><u>\$ 95,286</u></u>

Interest - 11/1 \$ 81,875

**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

EIGHTH ORDER OF BUSINESS

FACILITY RENTAL POLICIES

1. Patrons may reserve the pavilion adjacent to the tennis facilities ("Rental Space") for private events. Reservations must be made and approved at least two (2) weeks and no more than four (4) months prior to the event. In addition, each household may rent the Rental Space only once per quarter of the calendar year. Persons interested in doing so should contact the Special Events Coordinator regarding the anticipated date and time of the event to determine availability by sending an e-mail to, lifestyleatcanopy@gmail.com.

2. Please note that the Rental Space is unavailable for private events on the following holidays:

Easter Sunday	Thanksgiving
Memorial Day Weekend	Christmas Eve
4th of July	Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day

3. The Patron renting any portion of the Rental Space shall be responsible for any and all damage and expenses arising from the event, and shall be required to clean up the Rental Space and restore it to its same condition as prior to the event.
4. Patrons interested in reserving the Rental Space must submit a completed Amenity Central Rental Application and Agreement to the Special Events Coordinator by submitting a hardcopy via e-mail to lifestyleatcanopy@gmail.com.
5. At the time of submittal, Patron will be required to pay to the *Canopy Community Development District* an amount of **\$200.00** for the Rental Space and an additional fee of **\$50/hour**, for a minimum of two hours, for a party attendant. For a reservation of two hours, then, the fee would be payable in advance of \$300. For three hours it would be \$350 and for four hours, \$400. The Special Events Coordinator will review and approve the Rental Space Rental Application and Agreement on a case-by-case basis and shall have the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.
6. When not the subject of a reservation, the Rental Space and all other areas of the District facilities are available on a first come, first serve basis.
7. Rental Space Cleaning Requirements:
 - a) Ensure that all garbage is removed and placed in the dumpster.
 - b) Remove all displays, favors or remnants of the event.
 - c) Restore all items to their original position.
 - d) Wipe off tables.
 - e) Ensure that no damage has occurred to the Rental Space and its property.
 - f) Patron and Patron's guests are required to adhere to all Rental Space rules and regulations.

- g) Failure to comply with such rules and regulations may result in additional fees to the Patron.
8. If additional cleaning is required, the Patron reserving the area under the Pavilion area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.
9. General Policies:
- a) Patrons are responsible for ensuring that their guests adhere to the policies set forth herein and may have no more than four (4) guests, consistent with the terms and conditions of the District's adopted amenity rules.
 - b) Certain areas of the Rental Space may be rented after its normal operating hours until 12 a.m.
 - c) The volume of live or recorded music must not violate applicable Leon County noise ordinances.

CANOPY CDD AMENITY RENTAL APPLICATION AND AGREEMENT

Name of Applicant: _____ Today's Date: _____

Street Address: _____

Contact: Phone: _____ Email: _____

Rental Area: The rental area is limited to the pavilion by the tennis courts.

Duration: ☐ Two Hours ☐ Three Hours ☐ Four Hours

Intended Use: _____

Date of Event: _____ Time: _____ to _____ Estimated Attendance: _____

Event Host (if different from above): _____ Phone /Email: _____

Indemnification:

I agree to indemnify, defend and hold harmless the Canopy Community Development District ("District"), Canopy Homeowners' Association, Inc., and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, and if alcohol is present, arising out of, or in connection with the, the consumption or provision of alcohol. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Rules (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising my minor children and guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. _____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee have been received by the Amenity Manager.
2. _____ There is a maximum of four guests permitted, consistent with the District's adopted policy.
3. _____ The rental duration includes set-up and post-event clean up and applies to all guests in attendance. Standard Guest policy applies outside the scheduled rental time and to all other District amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
4. _____ The interior and exterior of the Amenities are under closed circuit television surveillance.
5. _____ A Fee made out to "Canopy Community Development District" shall be provided to the Amenity Manager upon submitting this reservation request.
6. _____ Rental Fee: A non-refundable Rental Fee will be charged for rental of the Amenities. Additionally, a \$50/hour facility attendant fee shall be paid along with the Rental Fee (minimum of two hours). A check shall be made out to the "Canopy Community Development District" and submitted to District Staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Fee.
7. _____ Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District is required.
8. _____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
9. _____ I have reviewed, fully understand, and agree to abide by, the Amenity Rules.

10. ____ I understand that at the conclusion of my rental period, I am responsible for the following clean-up tasks:
- Remove all garbage, place in dumpster, and replace garbage liners;
 - Remove all decorations, event displays, and materials;
 - Return all furniture and other items to their original position;
 - Wipe off table tops;
 - Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the Amenity Manager.

Alcohol:

Will alcohol be served/consumed? Check one: ☐ Yes, served; ☐ Yes, BYOB; ☐ No

If you answered "yes" for either served or BYOB alcohol above, please initial below:

- ____ I understand that if I intend to personally serve or sell alcohol, I must hire a licensed and insured vendor of alcoholic beverages, and must provide proof of this to the Amenity Manager prior to the event.
- ____ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District's property.
- ____ If event liability insurance coverage is required, the Canopy CDD is to be named on the policy as an additional insured party as follows: Canopy Community Development District and its supervisors, District Manager, Amenity Manager, agents, officers, staff, and contractors
- ____ I have reviewed and agree to comply with the insurance requirements below:

	BYOB	Served/Sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired
Insurance	None required if resident only and with up to four authorized guests. Otherwise, a Homeowner's Insurance Rider/Endorsement providing special event coverage	Event liability insurance: <ul style="list-style-type: none">\$250,000 Property Damage;\$1,000,000 Personal Injury,Alcohol RiderDistrict named as additional insured

District Use Only:

Fee Amount: \$ _____ Check # _____ Date: _____
Facility Attendant Amount: \$ _____ Check #: _____ Date: _____

Insurance Certificate Provided: Yes ____/N/A ____ Proof of Licensed and Insured Alcohol Vendor Provided: Yes ____/N/A ____
Bounce House/Outside Vendor Insurance Certificate Provided: Yes ____/N/A ____
Amenity Manager Staff Initials: _____

NINTH ORDER OF BUSINESS

C.

1.

Canopy

Community Development District

Summary of Operating Checks

March 1, 2023 to March 31, 2023

Bank	Date	Check No.'s	Amount
General Fund	3/10/23	418-422	\$ 11,146.23
	3/28/23	423-430	\$ 19,241.47
		Subtotal	\$ 30,387.70
			\$ 30,387.70

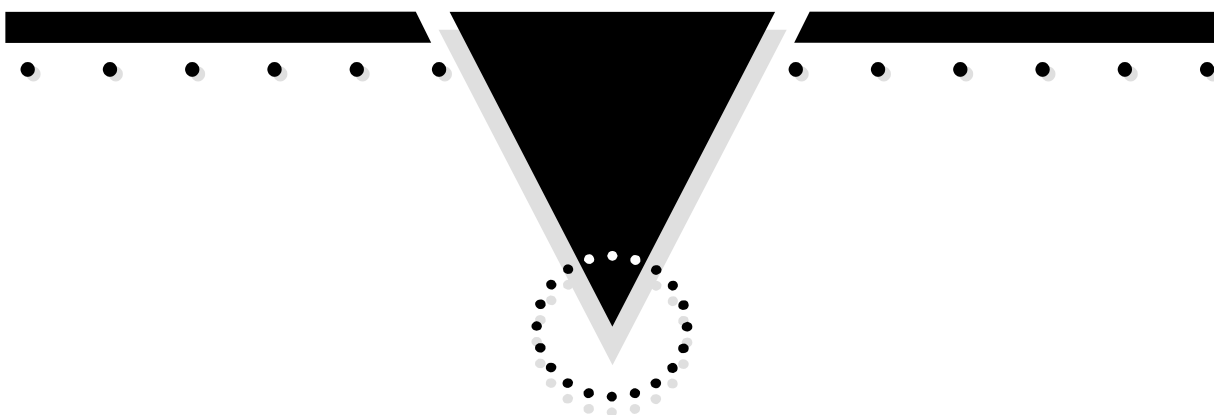
*** CHECK DATES 03/01/2023 - 03/31/2023 ***
CANOPY CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/10/23	00031	3/02/23 07569589	202303 330-53800-41000	MAR CABLE	*	299.75	
				DIRECTV			299.75 000418
3/10/23	00030	3/01/23 18143117	202303 330-53800-45505	MAR POOL MAINTENANCE	*	2,300.00	
				PREMIER POOLS OF TALLAHASSEE			2,300.00 000419
3/10/23	00021	2/28/23 00053884	202302 310-51300-48000	02.13 NOT OF MEETING	*	116.48	
				TALLAHASSEE MEDIA GROUP			116.48 000420
3/10/23	00029	3/01/23 5047	202303 330-53800-34500	MAR SECURITY	*	180.00	
				TEKPRO INC.			180.00 000421
3/10/23	00027	3/01/23 2122	202303 320-53800-46200	MAR LANDSCAPE MAINTENANCE	*	8,250.00	
				TRULY TAILORED LANDSCAPING LLC			8,250.00 000422
3/28/23	00022	2/23/23 02232023	202303 300-20700-10100	02.23 FY23 ASSESSMENTS	*	1,036.02	
				CANOPY CDD			1,036.02 000423
3/28/23	00026	2/23/23 02232023	202303 300-20700-10100	02.23 FY23 ASSESSMENTS	*	588.13	
				CANOPY CDD			588.13 000424
3/28/23	00010	2/23/23 02232023	202303 300-20700-10100	02.23 FY23 ASSESSMENTS	*	1,077.51	
				CANOPY CDD			1,077.51 000425
3/28/23	00015	1/31/23 17511535	202303 310-51300-32200	FY22 AUDIT	*	2,000.00	
				CARR RIGGS & INGRAM			2,000.00 000426
3/28/23	00001	3/01/23 78	202303 310-51300-34000	MAR MANAGEMENT FEES	*	3,215.67	
		3/01/23 78	202303 310-51300-35100	MAR INFO TECH	*	308.33	
		3/01/23 78	202303 310-51300-31300	MAR DISSEMINATION AGENT	*	666.67	
		3/01/23 78	202303 310-51300-51000	OFFICE SUPPLIES	*	.42	
		3/01/23 78	202303 310-51300-42000	POSTAGE	*	90.94	

CANO CANOPY CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/23 78	202303 310-51300-42500		*	50.70	
		COPIES					
		3/01/23 78	202303 310-51300-41000		*	69.58	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES							4,402.31 000427
3/28/23 00039		3/15/23 6164	202302 310-51300-31500		*	3,537.50	
		FEB GENERAL COUNSEL					
KILINSKI VAN WYK, PLLC							3,537.50 000428
3/28/23 00028		3/22/23 4218	202303 330-53800-51200		*	750.00	
		MAR JANITORIAL					
COLBY A CLAYTON DBA TALLAHASSEE							750.00 000429
3/28/23 00027		3/13/23 2168	202303 320-53800-46200		*	5,850.00	
		MAR LANDSCAPE MAINTENANCE					
TRULY TAILORED LANDSCAPING LLC							5,850.00 000430
TOTAL FOR BANK A						30,387.70	
TOTAL FOR REGISTER						30,387.70	

2.



Canopy

Community Development District

Unaudited Financial Reporting
March 31, 2023



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Canopy Community Development District

Balance Sheet

March 31, 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	\$136,112	---	---	\$136,112
Capital Projects	---	---	\$1,025	\$1,025
Welaunee	---	---	\$1,317	\$1,317
Assessment Receivable	---	---	---	\$0
Due from Developer	---	---	---	\$0
Due from General Fund	---	\$2,022	---	\$2,022
Due from Other	---	---	---	\$0
<u>Investments:</u>				
<u>Series 2018 A1 & A2:</u>				
Reserve A1	---	\$82,146	---	\$82,146
Revenue A1	---	\$76,732	---	\$76,732
Revenue A2	---	\$22,474	---	\$22,474
Interest A2	---	---	---	\$0
Prepayment A2	---	\$787,380	---	\$787,380
Acquisition & Construction	---	---	\$894	\$894
<u>Series 2018 A3:</u>				
Reserve	---	\$104,688	---	\$104,688
Revenue	---	\$47,171	---	\$47,171
Acquisition & Construction	---	---	\$1,118	\$1,118
<u>Series 2018 A4:</u>				
Reserve	---	\$32,714	---	\$32,714
Revenue	---	\$91,995	---	\$91,995
Acquisition & Construction	---	---	\$3,953	\$3,953
Prepaid Expenses	\$655	---	---	\$655
Total Assets	\$136,767	\$1,247,323	\$8,307	\$1,392,397
<u>Liabilities</u>				
Accounts Payable	\$1,135	---	---	\$1,135
Retainage Payable	---	---	\$78,167	\$78,167
Contracts Payable	---	---	\$174,851	\$174,851
Due to Debt Service	\$2,022	---	---	\$2,022
Due to Developer/CDD	---	---	\$405,893	\$405,893
<u>Fund Equity</u>				
Fund Balances				
Unassigned	\$132,955	---	---	\$132,955
Nonspendable- Prepaid	\$655	---	---	\$655
Restricted for Capital Projects	---	---	(\$650,604)	(\$650,604)
Restricted for Debt Service	---	\$1,247,323	---	\$1,247,323
Total Liabilities, Fund Equity, Other	\$136,767	\$1,247,323	\$8,307	\$1,392,397

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 03/31/23	Actuals 03/31/23	Variance
Revenues				
Maintenance Assessments- Tax Roll	\$ 201,190	\$ 196,576	\$ 196,576	\$ -
Maintenance Assessments- Direct Bills	\$ 95,585	\$ 59,522	\$ 59,522	\$ -
Developer Contributions	\$ 296,100	\$ 52,640	\$ 52,640	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ -	\$ -	\$ -
Total Revenue	\$ 593,875	\$ 308,738	\$ 308,738	\$ -
Expenditures				
<u>Administrative</u>				
Engineering	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 4,000	\$ 4,500	\$ (500)
Amortization Schedule	\$ 500	\$ 500	\$ 500	\$ -
Attorney	\$ 35,000	\$ 17,500	\$ 11,813	\$ 5,687
Annual Audit	\$ 5,000	\$ 2,500	\$ 2,000	\$ 500
Trustee Fees	\$ 10,000	\$ 10,000	\$ 8,700	\$ 1,300
Management Fees	\$ 38,588	\$ 19,294	\$ 19,294	\$ (0)
Information Technology	\$ 3,700	\$ 1,850	\$ 1,850	\$ 0
Travel	\$ 50	\$ 25	\$ -	\$ 25
Telephone	\$ 250	\$ 125	\$ 70	\$ 55
Postage	\$ 500	\$ 250	\$ 460	\$ (210)
Printing & Binding	\$ 1,500	\$ 750	\$ 137	\$ 613
Insurance-Liability	\$ 6,000	\$ 6,000	\$ 5,547	\$ 453
Legal Advertising	\$ 2,500	\$ 1,250	\$ 1,178	\$ 72
Other Current Charges	\$ 2,500	\$ 1,250	\$ 315	\$ 935
Office Supplies	\$ 500	\$ 250	\$ 331	\$ (81)
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Administration Subtotal	\$ 129,713	\$ 74,669	\$ 59,820	\$ 14,849
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Porter Services	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Landscape Maintenance	\$ 96,000	\$ 48,000	\$ 55,350	\$ (7,350)
Landscape Contingency	\$ 10,600	\$ 10,600	\$ 13,377	\$ (2,777)
Plant Replacement	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Irrigation - Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Irrigation - Water	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Irrigation - Electric	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Wetland Mitigation and Monitoring	\$ 8,800	\$ 4,400	\$ 1,850	\$ 2,550
Lake Maintenance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Dove Pond Dam Surety Bond	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Repairs and Maintenance	\$ 12,500	\$ 6,250	\$ -	\$ 6,250
Operating Supplies	\$ 1,250	\$ 625	\$ -	\$ 625
Total Common Area Maintenance	\$ 189,650	\$ 100,125	\$ 70,577	\$ 29,548

Canopy
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 03/31/23	Actuals 03/31/23	Variance
<u><i>Amenity Center:</i></u>				
Amenity Management Staffing	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Janitorial	\$ 15,000	\$ 7,500	\$ 5,091	\$ 2,409
Landscape Maintenance	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Pool Maintenance	\$ 25,000	\$ 12,500	\$ 13,800	\$ (1,300)
Pool Chemicals	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Pool Permits	\$ 750	\$ 375	\$ -	\$ 375
Pool - Electric	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Pool - Water	\$ 1,000	\$ 500	\$ -	\$ 500
Water/Sewer	\$ 23,000	\$ 11,500	\$ 16,594	\$ (5,094)
Gas	\$ 500	\$ 250	\$ -	\$ 250
Trash	\$ 2,400	\$ 1,200	\$ -	\$ 1,200
Pest Control	\$ 1,200	\$ 600	\$ -	\$ 600
Termite Bond	\$ 750	\$ 375	\$ -	\$ 375
Insurance - Property	\$ 15,000	\$ 15,000	\$ 10,305	\$ 4,696
Cable/Internet	\$ 7,500	\$ 3,750	\$ 1,776	\$ 1,974
Access Cards	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Activities	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Security/Alarms/Repair	\$ 15,000	\$ 7,500	\$ 1,080	\$ 6,420
Repairs and Maintenance	\$ 15,000	\$ 7,500	\$ 500	\$ 7,000
Office Supplies	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Holiday Decorations	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Total Amenity Center	\$ 216,100	\$ 115,550	\$ 49,146	\$ 66,404
<u><i>Other</i></u>				
Contingency	\$ 18,412	\$ -	\$ -	\$ -
Capital Reserve	\$ 40,000	\$ -	\$ -	\$ -
Total Other	\$ 58,412	\$ -	\$ -	\$ -
Total Expenditures	\$ 593,875	\$ 290,344	\$ 179,543	\$ 110,801
Excess Revenues/ (Expenditures)	\$ -		\$ 129,195	
Beginning Fund Balance	\$ -		\$ 4,414	
Ending Fund Balance	\$ -		\$ 133,610	

Canopy

Community Development District

Debt Service Fund Series 2018 A-1 & A-2
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 68,239	\$ 66,674	\$ 66,674	\$ -
Special Assessments- Direct A1	\$ 96,069	\$ -	\$ -	\$ -
Special Assessments- Direct A2	\$ 284,088	\$ -	\$ -	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 860,977	\$ 860,977
Interest Income	\$ 100	\$ 50	\$ 3,456	\$ 3,406
Total Revenues	\$ 448,496	\$ 66,724	\$ 931,107	\$ 864,383
<u>Expenditures</u>				
Interfund Transfer Out	\$ 25	\$ 13	\$ 822	\$ (810)
<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	\$ 485,386	\$ (305,659)
Excess Revenues/(Expenditures)	\$ (934)		\$ 445,721	
Beginning Fund Balance	\$ 214,178		\$ 523,819	
Ending Fund Balance	\$ 213,244		\$ 969,540	

Due from Gf	\$ 807
Reserve A1	\$ 82,146
Revenue A1	\$ 76,732
Revenue A2	\$ 22,474
Interest A2	----
Prepayment A2	\$ 787,380
Total	\$ 969,540

Canopy

Community Development District

Debt Service Fund Series 2018 A-3
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$ 37,247	\$ 36,392	\$ 36,392	\$ -
Special Assessments- Direct Bills	\$ 177,129	\$ -	\$ -	\$ -
Interest Income	\$ 50	\$ 25	\$ 1,354	\$ 1,329
Total Revenues	\$ 214,425	\$ 36,417	\$ 37,747	\$ 1,329
<u>Expenditures</u>				
Interfund Transfer Out	\$ 50	\$ 1	\$ 1,048	\$ (1,047)
<u>Series 2018A-3</u>				
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	\$ 85,423	\$ (1,047)
Excess Revenues/(Expenditures)	\$ 5,625		\$ (47,676)	
Beginning Fund Balance	\$ 95,288		\$ 199,974	
Ending Fund Balance	\$ 100,913		\$ 152,298	
	Due from GF		\$ 440	
	Reserve		\$ 104,688	
	Revenue		\$ 47,171	
	Total		\$ 152,298	

Canopy

Community Development District

Debt Service Fund Series 2018 A-4
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
Revenues				
Special Assessments- Tax Roll	\$ 65,612	\$ 64,107	\$ 64,107	\$ -
Interest Income	\$ 250	\$ 125	\$ 899	\$ 774
Total Revenues	\$ 65,862	\$ 64,232	\$ 65,005	\$ 774
Expenditures				
Interfund Transfer Out	\$ -	\$ -	\$ 327	\$ (327)
<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	\$ 23,725	\$ (327)
Excess Revenues/(Expenditures)	\$ 4,066		\$ 41,281	
Beginning Fund Balance	\$ 51,457		\$ 84,205	
Ending Fund Balance	\$ 55,523		\$ 125,485	
		Due from General	\$ 776	
		Reserve	\$ 32,714	
		Revenue	\$ 91,995	
		Total	\$ 125,485	

Canopy
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For the Period Ending March 31, 2023

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Capital Projects	Welaunee
<u>Revenues</u>					
Interest Income	\$4	\$0	\$37	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$822	\$1,048	\$327	\$0	\$0
Total Revenues	\$826	\$1,048	\$365	\$0	\$0
<u>Expenditures</u>					
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	\$228	\$468
Total Expenditures	\$0	\$0	\$0	\$228	\$454,526
<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)	\$826	\$1,048	\$365	(\$228)	(\$454,526)
Beginning Fund Balance	\$68	\$70	\$3,588	\$1,253	(\$203,068)
Ending Fund Balance	\$894	\$1,118	\$3,953	\$1,025	(\$657,594)

October	November	December	January	February	March	April	May	June	July	August	September	Total
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[illegible][illegible]

Administration Subtotal	\$ 16,358	\$ 14,566	\$ 8,185	\$ 5,484	\$ 8,151	\$ 7,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,820
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**Canopy
Community Development District
Month by Month**

[illegible]

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
3/17/23	ACH	\$4,536.47	(\$136.09)	\$0.00	\$4,400.38	\$2,378.04	\$806.57	\$440.25	\$775.52	\$4,400.38
TOTAL		\$ 374,978.16	\$ (11,228.87)	\$ -	\$ 363,749.29	\$ 196,576.28	\$ 66,673.84	\$ 36,392.33	\$ 64,106.84	\$363,749.29

98%	Net Percent Collected
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DIRECT BILL ASSESSMENTS

Ox Bottom Mortgage Holdings, LLC				
2023-01	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	\$9,920.27
11/14/22	11/1/22	\$9,920.27	\$9,920.27	\$9,920.27
12/8/22	12/1/22	\$9,920.27	\$9,920.27	\$9,920.27
1/1/23	1/1/23	\$9,920.27	\$9,920.27	\$9,920.27
2/9/23	2/1/23	\$9,920.27	\$9,920.27	\$9,920.27
3/13/23	3/1/23	\$9,920.27	\$9,920.27	\$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	\$ 59,521.62	\$ 59,521.62

Ox Bottom Mortgage Holdings, LLC				
2023-02	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	\$0.00
	9/1/23	\$48,034.50	\$0.00	\$0.00
		\$ 96,069.00	\$ -	\$ -

Ox Bottom Mortgage Holdings, LLC				
2023-03	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	\$0.00
	4/1/23	\$131,395.00	\$0.00	\$0.00
	7/1/23	\$ -	\$0.00	\$0.00
	9/1/23	\$131,395.00	\$0.00	\$0.00
		\$ 262,790.00	\$ -	\$ -

Ox Bottom Mortgage Holdings, LLC				
2023-04	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	\$0.00
	9/1/23	\$88,564.25	\$0.00	\$0.00
		\$ 177,128.50	\$ -	\$ -