

# **CANOPY**

*Community Development District*

*FEBRUARY 8, 2024*

# *AGENDA*

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

Thursday  
January 8, 2024  
2:00 p.m.

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

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the December 14, 2023 Meeting
- IV. Discussion Regarding Annual Ethics Training & Annual Form 1 Filing
- V. Consideration of Resolution 2024-01, General Election Resolution
- VI. Consideration of Acquisition/Due Diligence Package (*will be sent under separate cover*)
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    1. Approval of Check Register Summary
    2. Balance Sheet & Income Statement
- VIII. Other Business
- IX. Supervisors Requests
- X. Next Scheduled Meeting – April 11, 2024 @ 2:00 p.m. at Canopy Amenity Center
- XI. Adjournment

*THIRD ORDER OF BUSINESS*

Minutes of Meeting  
Canopy  
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Thursday, December 14, 2023 at 2:00 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:

Daniel McLaughlin	District Manager
Jennifer Kilinski	District Counsel
Corbin deNagy	GMS
Laura Kalinoski	Events Coordinator

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 2:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 9, 2023 Meeting**

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the minutes of the August 9, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2022 Audit Report**

Mr. Laughlin stated under the auditor’s opinion, it states the financial statements referred to above present fairly in all material respects the respective financial position of the governmental activities in each major fund of the district as of September 30, 2022 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Under internal controls, they did identify one deficiency, which is \$11,000 expensed in a different fiscal year. The response is that the district has taken further steps to ensure that this oversight is avoided in the future. It is a clean audit.

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the fiscal year 2022 audit report was accepted.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Ms. Castille asked is it the Canopy CDD that has the contract with Sandco to start doing the Welaunee Boulevard Extension?

Mr. Asbury stated no. We have completed Welaunee Boulevard to where we were obligated to do anything. Blueprint has now bid the new section out and I think they bid it from there to I-10 and then they will go from I-10 all the way up to Bannerman. Eventually, after they do that they will come back and ask for an interchange at I-10 and Welaunee.

Mr. Russell asked what is the status of Dempsey Mayo?

Mr. Ghazvini joined the meeting at this time.

Mr. Ghazvini stated in regard to the Dempsey Mayo roundabout, we are on the cusp of the county issuing the permit. But we are still back and forth with the county right now between the staff and engineer to get a permit issued.

Mr. Asbury stated you can only do that in the summer.

Mr. Ghazvini stated if we don’t get the permit issued soon, we won’t have enough time to order materials to be able to meet our tight window of build time over the summer to accommodate WT Moore.

**C. Manager**

**i. Approval of Check Register Summary**

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

**ii. Balance Sheet and Income Statement**

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

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 8, 2024 at 2:00 p.m. at the Canopy Amenity Center**

Mr. McLaughlin stated the next meeting is scheduled for February 8, 2024 at 2:00 p.m.

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the meeting adjourned at 2:12 p.m.

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

\_\_\_\_\_  
Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*



## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LEON COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Leon County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

**1. GENERAL ELECTION SEATS.** Seat 3, currently held by John “Al” Russell, and Seat 4, currently held by Colleen Castille, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Leon County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board may receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests

the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of February, 2024.

ATTEST:

**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Notice of Qualifying Period for Candidates for the Board of Supervisors of the Canopy Community Development District

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CANOPY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Canopy Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Leon County Supervisor of Elections located at 2990-1 Apalachee Parkway, Tallahassee, Florida 32301; Ph: (850) 606-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Leon County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Canopy Community Development District has two (2) seats up for election, specifically Seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Leon County Supervisor of Elections.

Publish on or before May 27, 2024.

*SEVENTH ORDER OF BUSINESS*

*C.*

*1.*

# Canopy

## Community Development District

### Check Register Summary

December 1, 2023 to December 31, 2023

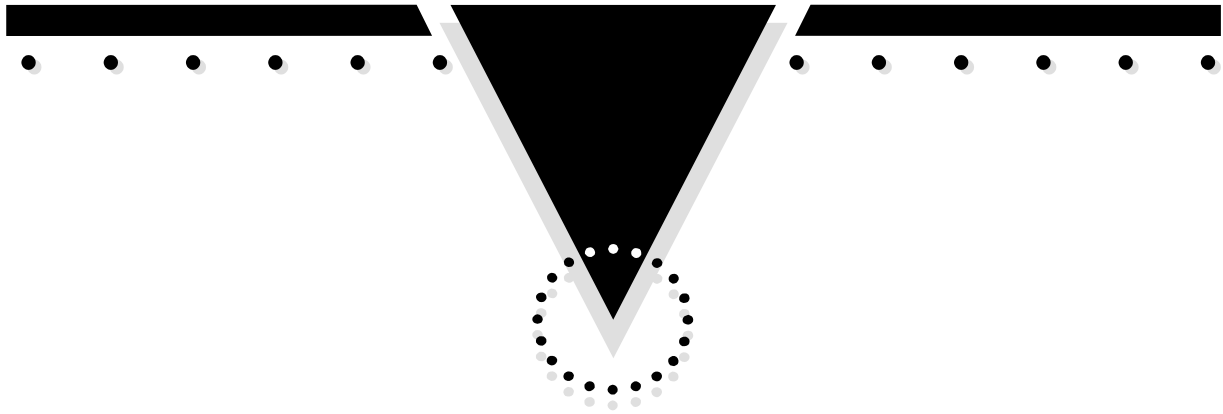
Bank	Date	Check No.'s		Amount
General Fund	12/11/23	525-532	\$	21,783.97
	12/28/23	533-534	\$	9,854.88
			\$	<b>31,638.85</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/23	00031	12/02/23	07569589	202312	330	53800	41000		DEC CABLE	*	317.60		
									DIRECTV			317.60	000525
12/11/23	00001	12/01/23	88	202312	310	51300	34000		DEC MANAGEMENT FEES	*	3,408.58		
		12/01/23	88	202312	310	51300	35100		DEC INFO TECH	*	326.83		
		12/01/23	88	202312	310	51300	31300		DEC DISSEM AGENT SERVICES	*	666.67		
		12/01/23	88	202312	310	51300	51000		OFFICE SUPPLIES	*	.18		
		12/01/23	88	202312	310	51300	42000		POSTAGE	*	46.18		
		12/01/23	88	202312	310	51300	42500		COPIES	*	3.45		
									GOVERNMENTAL MANAGEMENT SERVICES			4,451.89	000526
12/11/23	00040	11/20/23	1741855	202312	330	53800	45900		DEC DUMPSTER	*	33.48		
									MARPAN SUPPLY COMPANY, INC.			33.48	000527
12/11/23	00030	12/01/23	18146861	202312	330	53800	45505		DEC POOL MAINTENANCE	*	2,300.00		
									PREMIER POOLS OF TALLAHASSEE			2,300.00	000528
12/11/23	00033	10/06/23	I373-104	202310	310	51300	51000		MEETING SIGNS	*	81.00		
		12/04/23	I373-105	202312	310	51300	51000		MEETING SIGNS	*	81.00		
									RHONDA ALSTON			162.00	000529
12/11/23	00029	12/01/23	6219	202312	330	53800	34500		DEC SECURITY	*	180.00		
									TEKPRO INC.			180.00	000530
12/11/23	00027	12/01/23	3362	202312	320	53800	46200		DEC LANDSCAPE MAINTENANCE	*	14,100.00		
									TRULY TAILORED LANDSCAPING LLC			14,100.00	000531
12/11/23	00034	11/28/23	670464	202311	330	53800	60000		HVAC SERVICE & REPAIR	*	239.00		
									WATTS COOLING HEATING & PLUMBING			239.00	000532
12/28/23	00028	12/22/23	4678	202312	330	53800	51200		DEC JANITORIAL	*	750.00		
									COLBY A CLAYTON DBA TALLAHASSEE			750.00	000533
									CANO CANOPY CDD				AMOSSING



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/28/23	00017	11/25/23 7135344	202311 310-51300-32300		2018 TRUSTEE FEES	*	8,346.14	
		11/25/23 7135344	202311 300-15500-10000		2018 TRUSTEE FEES	*	758.74	
								9,104.88 000534
-----								
							TOTAL FOR BANK A	31,638.85
							TOTAL FOR REGISTER	31,638.85

2.



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

Unaudited Financial Reporting  
December 31, 2023



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**Canopy  
Community Development District**

Balance Sheet  
December 31, 2023

Governmental Fund Types

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<b><u>Assets</u></b>				
Cash				
Operating	\$511,276	---	---	\$511,276
Capital Projects	---	---	\$683	\$683
Welaunee	---	---	\$910	\$910
Assessment Receivable	\$35	---	---	\$35
Due from Developer	---	---	---	\$0
Due from General Fund	---	\$259,434	---	\$259,434
Due from Other	---	---	---	\$0
<b>Investments:</b>				
<b><u>Series 2018 A1 &amp; A2:</u></b>				
Reserve A1	---	\$82,146	---	\$82,146
Revenue A1	---	\$12,590	---	\$12,590
Revenue A2	---	\$68,177	---	\$68,177
Interest A2	---	---	---	\$0
Prepayment A2	---	\$9,442	---	\$9,442
Acquisition & Construction	---	---	\$3,693	\$3,693
<b><u>Series 2018 A3:</u></b>				
Reserve	---	\$104,688	---	\$104,688
Revenue	---	\$16,840	---	\$16,840
Interest	---	---	---	\$0
Acquisition & Construction	---	---	\$4,661	\$4,661
<b><u>Series 2018 A4:</u></b>				
Reserve	---	\$32,714	---	\$32,714
Revenue	---	\$35,189	---	\$35,189
Acquisition & Construction	---	---	\$5,189	\$5,189
Prepaid Expenses	\$759	---	---	\$759
<b>Total Assets</b>	<b>\$512,069</b>	<b>\$621,220</b>	<b>\$15,136</b>	<b>\$1,148,425</b>
<b><u>Liabilities</u></b>				
Accounts Payable	\$11,635	---	---	\$11,635
Retainage Payable	---	---	\$78,167	\$78,167
Contracts Payable	---	---	\$174,851	\$174,851
Due to Debt Service	\$259,434	---	---	\$259,434
Due to Developer/CDD	---	---	\$405,893	\$405,893
<b><u>Fund Equity</u></b>				
Fund Balances				
Unassigned	\$240,242	---	---	\$240,242
Nonspendable- Prepaid	\$759	---	---	\$759
Restricted for Capital Projects	---	---	(\$643,775)	(\$643,775)
Restricted for Debt Service	---	\$621,220	---	\$621,220
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$512,069</b>	<b>\$621,220</b>	<b>\$15,136</b>	<b>\$1,148,425</b>

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

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/23</b>	<b>Actuals 12/31/23</b>	<b>Variance</b>
<b>Revenues</b>				
Maintenance Assessments- Tax Roll	\$ 321,064	\$ 312,099	\$ 312,099	\$ -
Maintenance Assessments- Direct Bills(Premier)	\$ 166,905	\$ 41,726	\$ 41,726	\$ 0
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 85,340	\$ 21,335	\$ -	\$ (21,335)
Developer Contributions	\$ 71,553	\$ -	\$ 7,077	\$ 7,077
Miscellaneous Income (Rentals)	\$ 1,000	\$ -	\$ 75	\$ 75
<b>Total Revenue</b>	<b>\$ 645,862</b>	<b>\$ 375,160</b>	<b>\$ 360,977</b>	<b>\$ (14,183)</b>
<b>Expenditures</b>				
<i>Administrative</i>				
Engineering	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,000	\$ 2,000	\$ 2,000	\$ (0)
Amortization Schedule	\$ 2,000	\$ -	\$ -	\$ -
Attorney	\$ 35,000	\$ 8,750	\$ 1,135	\$ 7,615
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 10,000	\$ 9,001	\$ 9,001	\$ -
Management Fees	\$ 40,903	\$ 10,226	\$ 10,226	\$ 0
Information Technology	\$ 3,922	\$ 981	\$ 980	\$ 0
Travel	\$ 50	\$ 13	\$ -	\$ 13
Telephone	\$ 250	\$ 63	\$ 15	\$ 48
Postage	\$ 1,000	\$ 250	\$ 244	\$ 6
Printing & Binding	\$ 1,500	\$ 375	\$ 10	\$ 365
Insurance-Liability	\$ 6,500	\$ 6,500	\$ 5,576	\$ 924
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 3,000	\$ 750	\$ 116	\$ 634
Office Supplies	\$ 750	\$ 188	\$ 163	\$ 25
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Administration Subtotal</b>	<b>\$ 135,500</b>	<b>\$ 45,845</b>	<b>\$ 32,140</b>	<b>\$ 13,704</b>
<i>Common Area Maintenance:</i>				
Field Services	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Porter Services	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Landscape Maintenance	\$ 140,000	\$ 35,000	\$ 44,947	\$ (9,947)
Landscape Contingency	\$ 13,500	\$ 3,375	\$ 15,358	\$ (11,983)
Plant Replacement	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Irrigation - Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Irrigation - Water	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Irrigation - Electric	\$ 2,500	\$ 625	\$ -	\$ 625
Wetland Mitigation and Monitoring	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Dove Pond Dam Surety Bond	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Repairs and Maintenance	\$ 12,500	\$ 3,125	\$ -	\$ 3,125
Operating Supplies	\$ 1,250	\$ 313	\$ -	\$ 313
<b>Total Common Area Maintenance</b>	<b>\$ 232,750</b>	<b>\$ 58,188</b>	<b>\$ 60,305</b>	<b>\$ (2,118)</b>

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

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/23</b>	<b>Actuals 12/31/23</b>	<b>Variance</b>
<i>Amenity Center:</i>				
Amenity Management Staffing	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Janitorial	\$ 15,000	\$ 3,750	\$ 2,335	\$ 1,415
Landscape Maintenance	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Pool Maintenance	\$ 27,600	\$ 6,900	\$ 6,900	\$ -
Pool Chemicals	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Pool Permits	\$ 750	\$ 188	\$ -	\$ 188
Utilities	\$ 39,500	\$ 9,875	\$ 8,322	\$ 1,553
Trash	\$ 2,400	\$ 600	\$ 100	\$ 500
Pest Control	\$ 1,200	\$ 300	\$ -	\$ 300
Termite Bond	\$ 750	\$ 188	\$ -	\$ 188
Insurance - Property	\$ 15,500	\$ 15,500	\$ 14,381	\$ 1,119
Cable/Internet	\$ 7,500	\$ 1,875	\$ 941	\$ 934
Access Cards	\$ 2,500	\$ 625	\$ -	\$ 625
Activities	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Security/Alarms/Repair	\$ 15,000	\$ 3,750	\$ 540	\$ 3,210
Repairs and Maintenance	\$ 15,000	\$ 3,750	\$ 239	\$ 3,511
Office Supplies	\$ 2,000	\$ 500	\$ -	\$ 500
Holiday Decorations	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
<b>Total Amenity Center</b>	<b>\$ 219,200</b>	<b>\$ 66,425</b>	<b>\$ 33,759</b>	<b>\$ 32,666</b>
<i>Other</i>				
Contingency	\$ 18,412	\$ -	\$ -	\$ -
Capital Reserve	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Other</b>	<b>\$ 58,412</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 645,862</b>	<b>\$ 170,457</b>	<b>\$ 126,204</b>	<b>\$ 44,253</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 234,773</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 6,228</b>	
<b>Ending Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 241,000</b>	

**Canopy**  
**Community Development District**  
Debt Service Fund Series 2018 A-1 & A-2  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2023

	Adopted Budget	Prorated Budget 12/31/23	Actual 12/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 94,279	\$ 91,646	\$ 91,646	\$ -
Special Assessments- Direct A1	\$ 70,029	\$ 48,034	\$ 48,034	\$ -
Special Assessments- Direct A2	\$ 182,000	\$ 131,395	\$ 131,395	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ 9,333	\$ 9,333
Interest Income	\$ 2,000	\$ 500	\$ 2,330	\$ 1,830
<b>Total Revenues</b>	<b>\$ 348,308</b>	<b>\$ 271,575</b>	<b>\$ 282,739</b>	<b>\$ 11,163</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 600	\$ 150	\$ 1,093	\$ (943)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 64,121	\$ 64,121	\$ 64,121	\$ (0)
Interest-5/1	\$ 64,121	\$ -	\$ -	\$ -
Principal-5/1	\$ 35,000	\$ -	\$ -	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 72,109	\$ 72,109	\$ 71,801	\$ 308
Interest-5/1	\$ 72,109	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 347,460</b>	<b>\$ 136,230</b>	<b>\$ 137,016</b>	<b>\$ (636)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 848</b>		<b>\$ 145,723</b>	
<b>Beginning Fund Balance</b>	<b>\$ 214,178</b>		<b>\$ 118,278</b>	
<b>Ending Fund Balance</b>	<b>\$ 215,026</b>		<b>\$ 264,001</b>	
		Due from Gf	\$ 91,646	
		Reserve A1	\$ 82,146	
		Revenue A1	\$ 12,590	
		Revenue A2	\$ 68,177	
		Interest A2	----	
		Prepayment A2	\$ 9,442	
		<b>Total</b>	<b>\$ 264,001</b>	



**Canopy**  
**Community Development District**  
Debt Service Fund Series 2018 A-3  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2023

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/23</b>	<b>Actual 12/31/23</b>	<b>Variance</b>
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 111,997	\$ 104,009	\$ 104,009	\$ -
Special Assessments- Direct Bills	\$ 102,379	\$ 86,065	\$ 86,065	\$ -
Interest Income	\$ 1,000	\$ 250	\$ 1,827	\$ 1,577
<b>Total Revenues</b>	<b>\$ 215,375</b>	<b>\$ 190,323</b>	<b>\$ 191,900</b>	<b>\$ 1,577</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 750	\$ 21	\$ 1,393	\$ (1,372)
<b>Series 2018A-3</b>				
Interest-11/1	\$ 83,125	\$ 83,125	\$ 83,125	\$ -
Interest-5/1	\$ 83,125	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 207,000</b>	<b>\$ 83,146</b>	<b>\$ 84,518</b>	<b>\$ (1,372)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 8,375</b>		<b>\$ 107,382</b>	
<b>Beginning Fund Balance</b>	<b>\$ 95,288</b>		<b>\$ 118,155</b>	
<b>Ending Fund Balance</b>	<b>\$ 103,663</b>		<b>\$ 225,536</b>	
		Due from GF	\$ 104,009	
		Reserve	\$ 104,688	
		Revenue	\$ 16,840	
		Interest	----	
		<b>Total</b>	<b>\$ 225,536</b>	

# Canopy

## Community Development District

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

	Adopted Budget	Prorated Budget 12/31/23	Actual 12/31/23	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 65,612	\$ 63,779	\$ 63,779	\$ -
Interest Income	\$ 500	\$ 125	\$ 1,104	\$ 979
<b>Total Revenues</b>	<b>\$ 66,112</b>	<b>\$ 63,904</b>	<b>\$ 64,883</b>	<b>\$ 979</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 250	\$ 63	\$ 435	\$ (373)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 23,023	\$ 23,023	\$ 23,023	\$ -
Interest-5/1	\$ 23,023	\$ -	\$ -	\$ -
Principal-5/1	\$ 15,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 61,296</b>	<b>\$ 23,085</b>	<b>\$ 23,458</b>	<b>\$ (373)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 4,816</b>		<b>\$ 41,425</b>	
<b>Beginning Fund Balance</b>	<b>\$ 51,457</b>		<b>\$ 90,257</b>	
<b>Ending Fund Balance</b>	<b>\$ 56,273</b>		<b>\$ 131,683</b>	

Due from General	\$ 63,779
Reserve	\$ 32,714
Revenue	\$ 35,189
<b>Total</b>	<b>\$ 131,683</b>

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

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Capital Projects	Welaunee
<b>Revenues</b>					
Interest Income	\$39	\$49	\$64	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$1,093	\$1,393	\$435	\$0	\$0
<b>Total Revenues</b>	<b>\$1,132</b>	<b>\$1,442</b>	<b>\$500</b>	<b>\$0</b>	<b>\$0</b>
<b>Expenditures</b>					
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	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$114	\$114
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$114</b>	<b>\$114</b>
<b>Other Sources/(Uses)</b>					
Transfer In/Out	\$0	\$0	\$0	\$0	\$0
<b>Total Other Sources/ (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,132</b>	<b>\$1,442</b>	<b>\$500</b>	<b>(\$114)</b>	<b>(\$114)</b>
<b>Beginning Fund Balance</b>	<b>\$2,561</b>	<b>\$3,219</b>	<b>\$4,689</b>	<b>\$797</b>	<b>(\$657,887)</b>
<b>Ending Fund Balance</b>	<b>\$3,693</b>	<b>\$4,661</b>	<b>\$5,189</b>	<b>\$683</b>	<b>(\$658,001)</b>





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

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.000%, 6.150%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$82,146
RESERVE FUND BALANCE	\$82,146
BONDS OUTSTANDING - 11/08/18	\$2,225,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$25,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$30,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$35,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,105,000</b>

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.150%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	NOT SECURED - N/A
RESERVE FUND REQUIREMENT	\$0
RESERVE FUND BALANCE	\$0
BONDS OUTSTANDING - 11/08/18	\$5,480,000
LESS: SPECIAL CALL - 05/01/19	(\$110,000)
LESS: SPECIAL CALL - 08/01/19	(\$305,000)
LESS: SPECIAL CALL - 11/01/19	(\$405,000)
LESS: SPECIAL CALL - 02/01/20	(\$60,000)
LESS: SPECIAL CALL - 05/01/20	(\$10,000)
LESS: SPECIAL CALL - 08/01/20	(\$75,000)
LESS: SPECIAL CALL - 02/01/21	(\$30,000)
LESS: SPECIAL CALL - 05/01/21	(\$30,000)
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)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$45,000)
LESS: SPECIAL CALL - 05/01/23	(\$785,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,345,000</b>

SERIES 2018A-3, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	6.250%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$104,688
RESERVE FUND BALANCE	\$104,688
BONDS OUTSTANDING - 11/08/18	\$2,735,000
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,660,000</b>

SERIES 2018A-4, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	5.000%, 5.150%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$32,714
RESERVE FUND BALANCE	\$32,714
BONDS OUTSTANDING - 11/08/18	\$965,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$15,000)
LESS: PRINCIPAL PAYMENT - 05/01/23	(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$905,000</b>

**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 345,230.50 \$ 101,375.00 \$ 115,050.00 \$ 70,550.00 \$ 632,205.50  
 Net Assessments \$ 321,064.37 \$ 94,278.75 \$ 106,996.50 \$ 65,611.50 \$ 587,951.12

**ON ROLL ASSESSMENTS**

						54.61%	16.04%	18.20%	11.16%	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
11/15/23	ACH	\$710.47	(\$21.31)	\$0.00	\$689.16	\$376.33	\$110.51	\$125.41	\$76.91	\$689.16
11/28/23	ACH	\$52,181.66	(\$1,565.45)	\$0.00	\$50,616.21	\$27,640.15	\$8,116.38	\$9,211.24	\$5,648.44	\$50,616.21
12/13/23	ACH	\$344,185.57	(\$10,325.57)	\$0.00	\$333,860.00	\$182,312.01	\$53,534.90	\$60,756.50	\$37,256.59	\$333,860.00
12/22/23	ACH	\$192,131.94	(\$5,763.96)	\$0.00	\$186,367.98	\$101,770.56	\$29,884.36	\$33,915.61	\$20,797.45	\$186,367.98
<b>TOTAL</b>		<b>\$ 589,209.64</b>	<b>\$(17,676.29)</b>	<b>\$ -</b>	<b>\$ 571,533.35</b>	<b>\$ 312,099.05</b>	<b>\$ 91,646.15</b>	<b>\$ 104,008.76</b>	<b>\$ 63,779.39</b>	<b>\$ 571,533.35</b>

97% Net Percent Collected

**DIRECT BILL ASSESSMENTS**

Premier Investment Fund, LLC				
2024-01		Net Assessments	\$166,904.99	\$166,904.99
Date Received	Due Date	Net Assessed	Amount Received	General Fund
10/1/23	10/1/23	\$13,908.75	\$13,908.75	\$13,908.75
11/1/23	11/1/23	\$13,908.75	\$13,908.75	\$13,908.75
12/1/23	12/1/23	\$13,908.75	\$13,908.75	\$13,908.75
		<b>\$ 41,726.25</b>	<b>\$ 41,726.25</b>	<b>\$ 41,726.25</b>

Ox Bottom Mortgage Holdings, LLC				
2024-01		Net Assessments	\$85,339.59	\$85,339.59
Date Received	Due Date	Net Assessed	Amount Received	General Fund
		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Ox Bottom Mortgage Holdings, LLC				
2024-02		Net Assessments	\$70,029.00	\$70,029.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund
	4/1/24	\$5,835.75	\$0.00	\$0.00
	9/1/24	\$64,193.25	\$0.00	\$0.00
		<b>\$ 70,029.00</b>	<b>\$ -</b>	<b>\$ -</b>

Ox Bottom Mortgage Holdings, LLC				
2024-03		Net Assessments	\$42,070.88	\$42,070.88
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund
	4/1/24	\$3,505.91	\$0.00	\$0.00
	9/1/24	\$38,564.97	\$0.00	\$0.00
		<b>\$ 42,070.88</b>	<b>\$ -</b>	<b>\$ -</b>

Ox Bottom Mortgage Holdings, LLC				
2024-04		Net Assessments	\$60,307.63	\$60,307.63
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund
	4/1/24	\$5,025.64	\$0.00	\$0.00
	9/1/24	\$55,281.99	\$0.00	\$0.00
		<b>\$ 60,307.63</b>	<b>\$ -</b>	<b>\$ -</b>