

# **CANOPY**

*Community Development District*

*FEBRUARY 13, 2025*

# *AGENDA*

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

Thursday  
February 13, 2025  
1:00 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 12, 2024 Meeting
- IV. Ratification of Amendment to Truly Tailored Landscaping Agreement (*will be sent under separate cover*)
- V. Consideration of Resolution 2025-03, Approving a Request for Proposals for Landscape Maintenance Services (*will be sent under separate cover*)
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    1. Approval of Check Register Summary
    2. Balance Sheet & Income Statement
- VII. Other Business
- VIII. Supervisors Requests
- IX. Next Scheduled Meeting – April 9, 2025 at 6:00 p.m. at the Canopy Amenity Center
- X. 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 12, 2024 at 1:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Thomas Asbury, Jr.	Vice Chairman
David Brady	Supervisor
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Roy Van Wyk	District Counsel
Mary Grace Henley	District Counsel by telephone
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 1:03 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. deNagy administered the oath of office to Thomas Asbury, Jr. and Steve Durie.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the results of the Landowners Election**

Mr. deNagy stated the landowners' election was held November 14, 2024 and 403 votes were cast for Thomas Asbury, Jr. for seat 5.

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor Resolution 2025-01 was approved.

**C. General Information for New Supervisors**

Mr. Van Wyk gave an overview of the public records law, open meetings law, sunshine law, form 1 financial disclosure and ethics training.

Mr. Thomson joined the meeting at this time and Mr. deNagy administered the oath of office to him.

**D. Election of Officers, Resolution 2025-02**

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor Resolution 2025-02 was approved reflecting Jason Ghazvini as chairman, Thomas Asbury, Jr. vice chair, David Brady, Steve Durie and Toby Thomson assistant secretaries, James Oliver Secretary and Treasurer, Daniel Laughlin, Corbin deNagy, Darrin Mossing, Marilee Giles and Matthew Biagetti assistant secretaries and assistant treasurers.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 22, 2024 Meeting**

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the minutes of the August 22, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Minutes of the November 14, 2024 Landowners' Meeting**

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the minutes of the November 14, 2024 landowners' meeting were accepted.

**SIXTH ORDER OF BUSINESS**

**Ratification of Agreement with Governmental Management Services, LLC.**

On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the agreement with Governmental Management Services, LLC transferring services from the Central Florida Office to the North Florida Office was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Audit Engagement Letter with  
Grau & Associates for Fiscal Year 2024 Audit**

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the audit engagement letter with Grau & Associates to perform the fiscal year 2024 audit in an amount not to exceed \$4,600 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Amendment to Truly  
Tailored Landscaping for Price Increase**

Mr. deNagy stated we received a \$900 per year price increase from the landscape contractor. The total monthly cost is \$16,950 and the additional service is for Dove Pond and some of the trail system.

Mr. Ghazvini stated we had scope items being maintained by Premier staff or Premier Landscape crew and one of those items was the Dove Pond dam trailway that goes across and trail system that goes from next to the lift station in Canopy Unit 5, runs behind the houses and goes to the dam and greenway. This is working with Taylor to make this part of his scope as he cuts each time. That way it is on a better routine than what we had with our guys.

Mr. Durie asked who is responsible for maintaining the easements between houses as an example the easement that goes to the retention pond.

Mr. Ghazvini stated if your lot line is encumbered by an easement that is your responsibility to maintain that area. There is an easement on Ardmore that gives people access to the trail system, but the expectation is that is theirs to maintain.

Mr. deNagy stated I am working with Taylor and district counsel to update the scope of services.

Ms. Henley stated the invoice in the package is for \$16,950 but we have an updated invoice for \$16,850.





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

## **ELEVENTH ORDER OF BUSINESS            Other Business**

A resident asked is there an update on the speed bumps striping and reflectors? When will the retention pond be cleaned up?

Mr. Ghazvini stated one speed hump is missing on the plan. I'm hoping they install that next week and once that happens the striping will be done.

Some of the city staff wants us to clean up the pond and some of the city staff doesn't want to be responsible on the backend of the pond to do any cleanup themselves with the construction going on.

A resident stated there is trash in our yard every morning from the construction workers building houses across from us that needs to be dealt with. I heard that our mailboxes will not have the overhang and there is no pull out to get off the street. Will there be parking?

Mr. Ghazvini stated that pad sits on an easement for the City of Tallahassee and the city will not permit a structure over that. If homeowners reached out to the city and say you want it, I would be happy to build it. When we started the process we were not doing cluster mailboxes and after building started the post office made a change to cluster mailboxes and we had to build them where we could fit them.

A resident stated drivers of concrete trucks arriving very early are very loud, and there is a noise ordinance that you cannot make that kind of noise before 7 a.m.

A resident asked will shrubs be put up by the lift station to help mitigate the noise?

Mr. Ghazvini stated I will follow-up and see if I have it finalized. I will get the installation date out to everybody.

A resident stated the mailboxes on Sweet Valley Heights still do not have lights.

A resident asked are the umbrellas being replaced?

Mr. Ghazvini stated we replaced not just umbrellas but tables and chairs.

A resident stated at the amenity center we need someone on a regular basis who is responsible for checking the area for repairs, maintenance, etc.

A resident stated I think you have to hire a company to do the fertilization and pest control on the common areas because I don't think that Truly Tailored does that. Weeds have taken over the common areas.

Mr. Ghazvini stated staff will get proposals and bring them back to the next board meeting for consideration.

A resident stated many CDDs meet in the evening and there is no reason we can't do the same.

After discussion, staff was directed to look at adjusting the April meeting to accommodate a night meeting.

Mr. Van Wyk stated I have been doing this for 25 years and the attendance is about the same whether it is a day or evening meeting.

Mr. Durie asked can we have some delineation between the CDD and HOA? Now with Toby and I on the board, I'm nervous about getting inundated with HOA related questions. The amenity center is an example, the CDD maintains it and the HOA manages it, because Sue shows up. She is HOA not CDD.

Mr. Ghazvini stated she is getting compensated by the CDD.

Mr. Durie stated then she is paid from this budget. What about maintenance, janitorial? The trashcans are overflowing. I don't know how often it gets checked.

Mr. Ghazvini stated they clean it multiple times a week. That is CDD. The CDD has all the common areas. The only thing the HOA is doing for Canopy is architectural control. The HOA doesn't have any land or common space in Canopy to maintain.

**TWELFTH ORDER OF BUSINESS                      Supervisors Requests**

Mr. Thomson stated I live in Unit 4 where the road curves out and they installed a speed bump and people just drive that curve without the bump. I took a screenshot of the area and emailed it to Corbin. People speed around it to avoid it. What would be involved in putting an equivalent speed bump on the area that juts out?

Mr. Ghazvini stated we will talk to city streets and traffic and tell them what is going on. They are going to want to put a device to measure cars driving through and the speed. We will address it from an HOA perspective.

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – February 13, 2025  
at 1:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled for February 13, 2025 at 1:00 p.m. in the same location.

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the meeting adjourned at 2:25 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*SIXTH ORDER OF BUSINESS*

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# Canopy

## Community Development District

### Check Register Summary

December 1, 2024 to December 31, 2024

Bank	Date	Check No.'s	Amount
General Fund	12/6/24	565 (VOIDED)	\$ (3,800.00)
	12/2/24	665 - 672	\$ 15,785.99
	12/16/24	673 - 680	\$ 35,411.42
		Subtotal	\$ 47,397.41
			<b>\$ 47,397.41</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/06/24	00030	2/06/24	18147888	202402	330	53800	45505		NEW MOTOR & SEALS - PUMP	V	3,800.00-		
									PREMIER POOLS OF TALLAHASSEE			3,800.00-	000565
12/02/24	00018	11/21/24	6229-11-	202411	310	51300	31400		ARB SE2018 A1/2 A3/4	*	450.00		
									AMTEC			450.00	000665
12/02/24	00051	11/01/24	5	202411	310	51300	34000		NOV MANAGEMENT FEES	*	3,613.08		
		11/01/24	5	202411	310	51300	35100		NOV INFO TECH	*	346.42		
		11/01/24	5	202411	310	51300	31300		NOV DISSEM AGENT SERVICES	*	706.67		
		11/01/24	5	202411	310	51300	51000		OFFICE SUPPLIES	*	.39		
		11/01/24	5	202411	310	51300	42000		POSTAGE	*	82.95		
									GOVERNMENTAL MANAGEMENT SERVICES			4,749.51	000666
12/02/24	00039	11/18/24	10724	202410	310	51300	31500		OCT GENERAL COUNSEL	*	5,769.00		
									KILINSKI VAN WYK, PLLC			5,769.00	000667
12/02/24	00040	11/20/24	1778801	202412	330	53800	45900		DEC DUMPSTER	*	33.48		
									MARPAN SUPPLY COMPANY, INC.			33.48	000668
12/02/24	00030	12/01/24	18152766	202412	320	53800	60000		DEC FOUNT SERVICE	*	325.00		
									PREMIER POOLS OF TALLAHASSEE			325.00	000669
12/02/24	00028	11/22/24	5302	202411	330	53800	51200		NOV JANITORIAL	*	779.00		
									COLBY A CLAYTON DBA TALLAHASSEE			779.00	000670
12/02/24	00029	12/01/24	7925	202412	330	53800	34500		DEC SECURITY	*	180.00		
									TEKPRO INC.			180.00	000671
12/02/24	00027	11/25/24	4668	202412	320	53800	46200		DEC LANDSCAPE MAINTENANCE	*	3,500.00		
									TRULY TAILORED LANDSCAPING LLC			3,500.00	000672
12/16/24	00053	12/10/24	I373-109	202412	310	51300	49000		MEETING SIGNS ON CORO	*	75.35		
									FASTSIGNS - TALLAHASSEE			75.35	000673
									CANO CANOPY CDD				SRICE



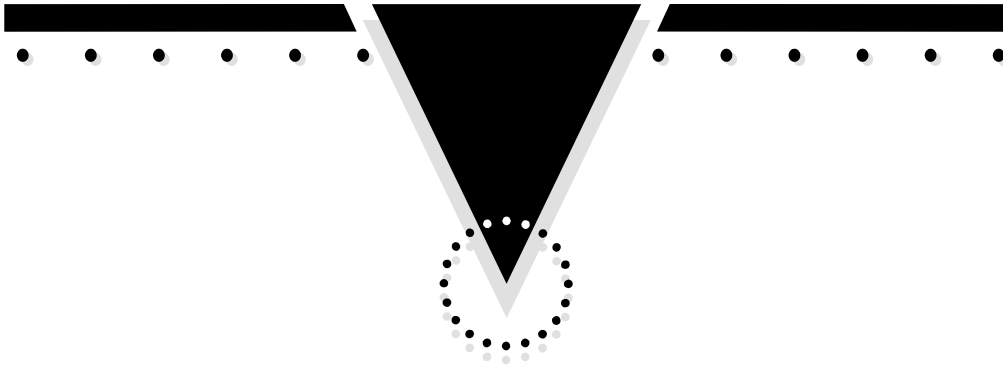
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/24	00045	11/29/24	33648	202411	330	53800	60000		NOV PREVENTATIVE MAINT	*	195.00		
									ALLWAYS IMPROVING LLC FITNESS PRO			195.00	000674
12/16/24	00051	12/01/24	6	202412	310	51300	34000		DEC MANAGEMENT FEES	*	3,613.08		
		12/01/24	6	202412	310	51300	35100		DEC INFO TECH	*	346.42		
		12/01/24	6	202412	310	51300	31300		DEC DISSEM AGENT SERVICES	*	706.67		
		12/01/24	6	202412	310	51300	51000		OFFICE SUPPLIES	*	.24		
		12/01/24	6	202412	310	51300	42000		POSTAGE	*	72.75		
		12/01/24	6	202412	310	51300	42500		COPIES	*	16.65		
		12/01/24	6	202412	310	51300	41000		TELEPHONE	*	.38		
									GOVERNMENTAL MANAGEMENT SERVICES			4,756.19	000675
12/16/24	00039	12/10/24	10904	202411	310	51300	31500		NOV GENERAL COUNSEL	*	2,105.00		
									KILINSKI VAN WYK, PLLC			2,105.00	000676
12/16/24	00030	12/01/24	18152493	202412	330	53800	45505		DEC POOL MAINTENANCE	*	2,300.00		
									PREMIER POOLS OF TALLAHASSEE			2,300.00	000677
12/16/24	00027	12/02/24	4669	202412	320	53800	46200		DEC LANDSCAPE MAINTENANCE	*	16,750.00		
									TRULY TAILORED LANDSCAPING LLC			16,750.00	000678
12/16/24	00017	11/25/24	7557003	202411	310	51300	32300		2018 TRUSTEE FEES FY25	*	8,346.14		
		11/25/24	7557003	202411	300	15500	10000		2018 TRUSTEE FEES FY26	*	758.74		
									US BANK			9,104.88	000679
12/16/24	00034	8/02/24	1100059	202408	330	53800	60000		HVAC SERVICE & REPAIR	*	125.00		
									WATTS COOLING HEATING & PLUMBING			125.00	000680

TOTAL FOR BANK A 47,397.41

TOTAL FOR REGISTER 47,397.41

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# **Canopy**

## **Community Development District**

Unaudited Financial Reporting  
December 31, 2024



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**Canopy**  
**Community Development District**  
Balance Sheet  
December 31, 2024

**Governmental Fund Types**

	<b><u>General Fund</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Reserve</u></b>	<b><u>Totals</u></b> <i>(memorandum only)</i>
<b><u>Assets</u></b>				
Cash				
Operating	\$749,091	----	----	\$749,091
Capital Projects	----	----	\$205	\$205
Welaunee	----	----	\$432	\$432
Assessment Receivable	\$26,051	\$32,969	----	\$59,020
Due from Developer	----	----	----	\$0
Due from General Fund	----	\$280,647	----	\$280,647
Due from Other	----	----	----	\$0
<b><u>Investments:</u></b>				
<b><u>Series 2018 A1 &amp; A2:</u></b>				
Reserve A1	----	\$82,103	----	\$82,103
Revenue A1	----	\$18,622	----	\$18,622
Revenue A2	----	\$71,447	----	\$71,447
Interest A2	----	----	----	\$0
Prepayment A2	----	\$88	----	\$88
Acquisition & Construction	----	----	\$8,250	\$8,250
<b><u>Series 2018 A3:</u></b>				
Reserve	----	\$104,688	----	\$104,688
Revenue	----	\$28,386	----	\$28,386
Interest	----	----	----	\$0
Acquisition & Construction	----	----	\$10,401	\$10,401
<b><u>Series 2018 A4:</u></b>				
Reserve	----	\$32,714	----	\$32,714
Revenue	----	\$44,079	----	\$44,079
Acquisition & Construction	----	----	\$7,183	\$7,183
Prepaid Expenses	\$759	----	----	\$759
<b>Total Assets</b>	<b>\$775,900</b>	<b>\$695,743</b>	<b>\$26,471</b>	<b>\$1,498,115</b>
<b><u>Liabilities</u></b>				
Accounts Payable	\$965	----	----	\$965
Due to Debt Service	\$280,647	----	----	\$280,647
Due to Developer	\$32,930	----	----	\$32,930
<b><u>Fund Equity</u></b>				
Fund Balances				
Unassigned	\$460,600	----	----	\$460,600
Nonspendable- Prepaid	\$759	----	----	\$759
Restricted for Capital Projects	----	----	\$26,471	\$26,471
Restricted for Debt Service	----	\$695,743	----	\$695,743
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$775,900</b>	<b>\$695,743</b>	<b>\$26,471</b>	<b>\$1,498,115</b>

**Canopy**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2024

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/24</b>	<b>Actuals 12/31/24</b>	<b>Variance</b>
<b>Revenues</b>				
Maintenance Assessments- Tax Roll	\$ 343,947	\$ 343,947	\$ 356,738	\$ 12,791
Maintenance Assessments- Direct Bills(Premier)	\$ 58,342	\$ 14,586	\$ -	\$ (14,586)
Maintenance Assessments- Direct Bills(Ox Bottom)	\$ 87,460	\$ 21,865	\$ 21,865	\$ (0)
Developer Contributions	\$ 213,336	\$ -	\$ -	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ 250	\$ 200	\$ (50)
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 146,550	\$ 146,550
<b>Total Revenue</b>	<b>\$ 704,085</b>	<b>\$ 380,648</b>	<b>\$ 525,352</b>	<b>\$ 144,705</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisor Fees	\$ 2,000	\$ 500	\$ -	\$ 500
FICA	\$ 153	\$ 38	\$ -	\$ 38
Engineering	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ (450)
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,480	\$ 2,120	\$ 2,120	\$ (0)
Amortization Schedule	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Attorney	\$ 35,000	\$ 35,000	\$ 7,874	\$ 27,126
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 10,000	\$ 10,000	\$ 9,105	\$ 895
Management Fees	\$ 43,358	\$ 10,839	\$ 10,839	\$ 0
Information Technology	\$ 4,157	\$ 1,039	\$ 1,039	\$ (0)
Travel	\$ 50	\$ 13	\$ -	\$ 13
Telephone	\$ 250	\$ 63	\$ 0	\$ 62
Postage	\$ 1,000	\$ 250	\$ 192	\$ 58
Printing & Binding	\$ 1,500	\$ 375	\$ 32	\$ 343
Insurance-Liability	\$ 6,500	\$ 6,500	\$ 5,781	\$ 719
Legal Advertising	\$ 2,500	\$ 625	\$ 311	\$ 314
Other Current Charges	\$ 3,000	\$ 750	\$ 219	\$ 531
Office Supplies	\$ 750	\$ 188	\$ 1	\$ 187
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Administration Subtotal</b>	<b>\$ 140,823</b>	<b>\$ 75,436</b>	<b>\$ 40,638</b>	<b>\$ 34,799</b>
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Porter Services	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Landscape Maintenance	\$ 185,000	\$ 46,250	\$ 49,650	\$ (3,400)
Landscape Contingency	\$ 17,500	\$ 4,375	\$ 3,500	\$ 875
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	\$ 2,775	\$ 350
Operating Supplies	\$ 1,250	\$ 313	\$ -	\$ 313
<b>Total Common Area Maintenance</b>	<b>\$ 281,750</b>	<b>\$ 70,438</b>	<b>\$ 55,925</b>	<b>\$ 14,513</b>

**Canopy**  
**Community Development District**  
 General Fund  
 Statement of Revenues & Expenditures  
 For the Period Ending December 31, 2024

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/24</b>	<b>Actuals 12/31/24</b>	<b>Variance</b>
<i>Amenity Center:</i>				
Amenity Management Staffing	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Janitorial	\$ 15,000	\$ 3,750	\$ 2,279	\$ 1,471
Landscape Maintenance	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Pool Maintenance	\$ 31,500	\$ 7,875	\$ 6,900	\$ 975
Pool Chemicals	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Pool Permits	\$ 750	\$ 188	\$ -	\$ 188
Utilities	\$ 39,500	\$ 9,875	\$ 9,137	\$ 738
Trash	\$ 2,400	\$ 600	\$ 100	\$ 500
Pest Control	\$ 1,200	\$ 300	\$ -	\$ 300
Termite Bond	\$ 750	\$ 188	\$ -	\$ 188
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,590	\$ 2,910
Cable/Internet	\$ 7,500	\$ 1,875	\$ 953	\$ 922
Access Cards	\$ 2,500	\$ 625	\$ -	\$ 625
Activities	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Security/Alarms/Repair	\$ 15,000	\$ 3,750	\$ 2,130	\$ 1,620
Repairs and Maintenance	\$ 15,000	\$ 3,750	\$ 585	\$ 3,165
Office Supplies	\$ 2,000	\$ 500	\$ -	\$ 500
Holiday Decorations	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
<b>Total Amenity Center</b>	<b>\$ 223,100</b>	<b>\$ 67,400</b>	<b>\$ 34,675</b>	<b>\$ 32,725</b>
<i>Other</i>				
Contingency	\$ 18,412	\$ 4,603	\$ 1,610	\$ 2,993
Capital Reserve	\$ 40,000	\$ 10,000	\$ -	\$ 10,000
<b>Total Other</b>	<b>\$ 58,412</b>	<b>\$ 14,603</b>	<b>\$ 1,610</b>	<b>\$ 12,993</b>
<b>Total Expenditures</b>	<b>\$ 704,085</b>	<b>\$ 213,274</b>	<b>\$ 132,847</b>	<b>\$ 82,036</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 392,505</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 68,854</b>	
<b>Ending Fund Balance</b>	<b>\$ 0</b>		<b>\$ 461,359</b>	

# Canopy

## Community Development District

Debt Service Fund Series 2018 A-1 & A-2

Statement of Revenues & Expenditures

For the Period Ending December 31, 2024

	Adopted Budget	Prorated Budget 12/31/24	Actual 12/31/24	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 94,279	\$ 91,529	\$ 91,529	\$ -
Special Assessments- Direct A1	\$ 70,029	\$ -	\$ -	\$ -
Special Assessments- Direct A2	\$ 182,000	\$ -	\$ -	\$ -
Special Assessments- Prepayments	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 2,000	\$ 500	\$ 2,826	\$ 2,326
<b>Total Revenues</b>	<b>\$ 348,308</b>	<b>\$ 92,029</b>	<b>\$ 94,355</b>	<b>\$ 2,326</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 600	\$ 150	\$ 976	\$ (826)
<u>Series 2018A-1</u>				
Interest-11/1	\$ 63,071	\$ 63,071	\$ 63,071	\$ -
Interest-5/1	\$ 63,071	\$ -	\$ -	\$ -
Principal-5/1	\$ 35,000	\$ -	\$ -	\$ -
<u>Series 2018A-2</u>				
Interest-11/1	\$ 70,418	\$ 70,418	\$ 70,418	\$ -
Interest-2/1	\$ -	\$ -	\$ -	\$ -
Special Call-2/1	\$ -	\$ -	\$ -	\$ -
Interest-5/1	\$ 70,418	\$ -	\$ -	\$ -
Principal-5/1	\$ 40,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 341,978</b>	<b>\$ 133,489</b>	<b>\$ 134,465</b>	<b>\$ (826)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 6,330</b>		<b>\$ (40,110)</b>	
<b>Beginning Fund Balance</b>	<b>\$ 228,988</b>		<b>\$ 303,900</b>	
<b>Ending Fund Balance</b>	<b>\$ 235,318</b>		<b>\$ 263,790</b>	

Due from Gf	\$ 91,529
Reserve A1	\$ 82,103
Revenue A1	\$ 18,622
Revenue A2	\$ 71,447
Interest A2	----
Prepayment A2	\$ 88
<b>Total</b>	<b>\$ 263,790</b>



# Canopy

## Community Development District

Debt Service Fund Series 2018 A-3  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2024

	Adopted Budget	Prorated Budget 12/31/24	Actual 12/31/24	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$ 106,997	\$ 106,997	\$ 132,841	\$ 25,844
Special Assessments- Direct Bills	\$ 102,378	\$ -	\$ -	\$ -
Interest Income	\$ 3,500	\$ 875	\$ 1,818	\$ 943
<b>Total Revenues</b>	<b>\$ 212,875</b>	<b>\$ 107,872</b>	<b>\$ 134,659</b>	<b>\$ 26,787</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$ 750	\$ 188	\$ 1,234	\$ (1,047)
<u>Series 2018A-3</u>				
Interest-11/1	\$ 81,875	\$ 81,875	\$ 81,875	\$ -
Interest-5/1	\$ 81,875	\$ -	\$ -	\$ -
Principal-5/1	\$ 45,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 209,500</b>	<b>\$ 82,063</b>	<b>\$ 83,109</b>	<b>\$ (1,047)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,375</b>		<b>\$ 51,549</b>	
<b>Beginning Fund Balance</b>	<b>\$ 119,669</b>		<b>\$ 241,565</b>	
<b>Ending Fund Balance</b>	<b>\$ 123,044</b>		<b>\$ 293,114</b>	

Due from GF	\$ 127,072
Reserve	\$ 104,688
Revenue	\$ 28,386
Interest	----
Assessment Receivable	\$ 32,969
<b>Total</b>	<b>\$ 293,114</b>

# Canopy

## Community Development District

Debt Service Fund Series 2018 A-4  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2024

	Adopted Budget	Prorated Budget 12/31/24	Actual 12/31/24	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 65,612	\$ 62,046	\$ 62,046	\$ -
Interest Income	\$ 500	\$ 125	\$ 1,091	\$ 966
<b>Total Revenues</b>	<b>\$ 66,112</b>	<b>\$ 62,171</b>	<b>\$ 63,137</b>	<b>\$ 966</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 250	\$ 63	\$ 389	\$ (327)
<u>Series 2018A-4</u>				
Interest-11/1	\$ 22,648	\$ 22,648	\$ 22,648	\$ -
Interest-5/1	\$ 22,648	\$ -	\$ -	\$ -
Principal-5/1	\$ 20,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 65,546</b>	<b>\$ 22,710</b>	<b>\$ 23,037</b>	<b>\$ (327)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 566</b>		<b>\$ 40,100</b>	
<b>Beginning Fund Balance</b>	<b>\$ 66,051</b>		<b>\$ 98,739</b>	
<b>Ending Fund Balance</b>	<b>\$ 66,617</b>		<b>\$ 138,839</b>	

Due from General	\$ 62,046
Reserve	\$ 32,714
Revenue	\$ 44,079
<b>Total</b>	<b>\$ 138,839</b>

**Canopy**  
**Community Development District**  
Capital Reserve Fund  
Statement of Revenues & Expenditures  
For the Period Ending December 31, 2024

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Capital Projects	Welaunee
<b><u>Revenues</u></b>					
Interest Income	\$89	\$113	\$213	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Interfund Transfer In	\$976	\$1,234	\$258	\$0	\$0
<b>Total Revenues</b>	<b>\$1,066</b>	<b>\$1,347</b>	<b>\$471</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenditures</u></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	\$120	\$120
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$120</b>	<b>\$120</b>
<b><u>Other Sources/(Uses)</u></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>\$1,066</b>	<b>\$1,347</b>	<b>\$471</b>	<b>(\$120)</b>	<b>(\$120)</b>
<b>Beginning Fund Balance</b>	<b>\$7,185</b>	<b>\$9,054</b>	<b>\$6,712</b>	<b>\$325</b>	<b>\$552</b>
<b>Ending Fund Balance</b>	<b>\$8,250</b>	<b>\$10,401</b>	<b>\$7,183</b>	<b>\$205</b>	<b>\$432</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		\$82,103
RESERVE FUND BALANCE		\$82,103
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)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$35,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,070,000</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)
LESS: SPECIAL CALL - 02/01/24		(\$10,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$35,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,300,000</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)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,620,000</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)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$890,000</b>

**Canopy**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments \$ 377,241.48 \$ 96,789.75 \$ 140,476.50 \$ 65,612.00 \$ 680,119.73  
 Net Assessments \$ 350,834.58 \$ 90,014.47 \$ 130,643.15 \$ 61,019.16 \$ 632,511.35

**ON ROLL ASSESSMENTS**

55.47%      14.23%      20.65%      9.65%      100.00%

Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	O&M Portion	2018A-1 Debt	2018A-3 Debt	2018A-4 Debt	Total
							Service Portion	Service Portion	Service Portion	
11/14/24	ACH	\$6,423.29	(\$192.70)	\$0.00	\$6,230.59	\$3,455.92	\$886.69	\$1,286.91	\$601.07	\$6,230.59
11/20/24	ACH	\$20,077.40	(\$602.32)	\$0.00	\$19,475.08	\$10,802.23	\$2,771.55	\$4,022.51	\$1,878.79	\$19,475.08
12/11/24	ACH	\$554,445.33	(\$16,633.36)	\$0.00	\$537,811.97	\$298,307.75	\$76,537.53	\$111,083.30	\$51,883.39	\$537,811.97
12/23/24	ACH	\$82,098.90	(\$2,462.97)	\$0.00	\$79,635.93	\$44,171.60	\$11,333.21	\$16,448.54	\$7,682.58	\$79,635.93
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 663,044.92</b>	<b>\$ (19,891.35)</b>	<b>\$ -</b>	<b>\$ 643,153.57</b>	<b>\$ 356,737.50</b>	<b>\$ 91,528.98</b>	<b>\$ 132,841.26</b>	<b>\$ 62,045.83</b>	<b>\$ 643,153.57</b>

**102%      Net Percent Collected**

**DIRECT BILL ASSESSMENTS**

Premier Investment Fund, LLC					
2024-01					
		Net Assessments:		\$58,341.96	\$58,341.96
Date Received	Due Date	Net Assessed	Amount Received	General Fund	
	10/1/24	\$4,861.83	\$0.00	\$4,861.83	
	11/1/24	\$4,861.83	\$0.00	\$4,861.83	
	12/1/24	\$4,861.83	\$0.00	\$4,861.83	
	1/1/25	\$4,861.83	\$0.00	\$4,861.83	
	2/1/25	\$4,861.83	\$0.00	\$4,861.83	
	3/1/25	\$4,861.83	\$0.00	\$4,861.83	
	4/1/25	\$4,861.83	\$0.00	\$4,861.83	
	5/1/25	\$4,861.83	\$0.00	\$4,861.83	
	6/1/25	\$4,861.83	\$0.00	\$4,861.83	
	7/1/25	\$4,861.83	\$0.00	\$4,861.83	
	8/1/25	\$4,861.83	\$0.00	\$4,861.83	
	9/1/25	\$4,861.83	\$0.00	\$4,861.83	
		<b>\$ 58,341.96</b>	<b>\$ -</b>	<b>\$ 58,341.96</b>	

Ox Bottom Mortgage Holdings, LLC					
2024-01					
		Net Assessments:		\$87,460.00	\$87,460.00
Date Received	Due Date	Net Assessed	Amount Received	General Fund	
11/15/24	10/1/24	\$7,288.33	\$7,288.33	\$7,288.33	
11/15/24	11/1/24	\$7,288.33	\$7,288.33	\$7,288.33	
12/18/24	12/1/24	\$7,288.33	\$7,288.33	\$7,288.33	
	1/1/25	\$7,288.33	\$0.00	\$7,288.33	
	2/1/25	\$7,288.33	\$0.00	\$7,288.33	
	3/1/25	\$7,288.33	\$0.00	\$7,288.33	
	4/1/25	\$7,288.33	\$0.00	\$7,288.33	
	5/1/25	\$7,288.33	\$0.00	\$7,288.33	
	6/1/25	\$7,288.33	\$0.00	\$7,288.33	
	7/1/25	\$7,288.33	\$0.00	\$7,288.33	
	8/1/25	\$7,288.33	\$0.00	\$7,288.33	
	9/1/25	\$7,288.33	\$0.00	\$7,288.33	
		<b>\$ 87,459.96</b>	<b>\$ 21,864.99</b>	<b>\$ 87,459.96</b>	

Ox Bottom Mortgage Holdings, LLC					
2024-02					
		Net Assessments:		\$67,518.25	\$67,518.25
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-1 Debt Service Fund	
	4/1/25	\$33,759.13	\$0.00	\$33,759.13	
	9/1/25	\$33,759.13	\$0.00	\$33,759.13	
		<b>\$ 67,518.25</b>	<b>\$ -</b>	<b>\$ 67,518.25</b>	

Ox Bottom Mortgage Holdings, LLC					
2024-03					
		Net Assessments:		\$182,000.00	\$182,000.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-2 Debt Service Fund	
	4/1/25	\$91,000.00	\$0.00	\$91,000.00	
	9/1/25	\$91,000.00	\$0.00	\$91,000.00	
		<b>\$ 182,000.00</b>	<b>\$ -</b>	<b>\$ 182,000.00</b>	

Premier Investment Fund, LLC					
2024-04					
		Net Assessments:		\$68,843.25	\$68,843.25
Date Received	Due Date	Net Assessed	Amount Received	Series 2018A-3 Debt Service Fund	
	4/1/25	\$68,843.25	\$0.00	\$68,843.25	
		<b>\$ 68,843.25</b>	<b>\$ -</b>	<b>\$ 68,843.25</b>	