

# ***CANOPY***

*Community Development District*

*JUNE 12, 2025*

## *AGENDA*

# Canopy Community Development District

475 West Town Place  
Suite 114  
St. Augustine, Florida 32092

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June 5, 2025

Board of Supervisors  
Canopy Community Development District

Dear Board Members:

The Canopy Community Development District Board of Supervisors Meeting is scheduled for **Thursday, June 12, 2025 at 1:00 p.m.** at the **Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida 32308.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period (*regarding agenda items listed below*)
- III. Approval of Minutes of the April 9, 2025 Meeting
- IV. Consideration of Proposals:
  - A. Weed Control Services
  - B. Integrated Pest Management (IPM) Services
- V. Ratification of Agreement with Leon County Tax Collector for Uniform Collection
- VI. Consideration of Proposal for Legal Services with Kilinski Van Wyk
- VII. Discussion of Pool Repair
- VIII. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 13, 2025)
- IX. Staff Reports
  - A. Attorney
  - B. Engineer

C. District Manager

1. Report on the Number of Registered Voters (528)

2. Annual Form 1 Filing & Annual Ethics Training

3. Approval of Check Register Summary

4. Balance Sheet & Income Statement

X. Other Business

XI. Supervisors Requests

XII. Next Scheduled Meeting: August 13, 2025 @ 6:00 p.m. at the Canopy  
Amenity Center

XIII. 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 Wednesday, April 9, 2025 at 6:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Tom Asbury	Vice Chairman
David Brady	Supervisor
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Jennifer Kilinski	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident stated I would like to ask if there are plans to have more beautification projects around the neighborhood.

A resident asked are you going to deal with the trees that were knocked down by the hurricane last fall by the lake?

Mr. Ghazvini stated I have reached out to a couple of tree companies; I haven't gotten a bid, but I will follow-up on that.

A resident stated there is a big weed problem that needs to be dealt with.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of Minutes of the February 13, 2025 Meeting**
- B. Balance Sheet as of February 28, 2025 and Statement of Revenues & Expenditures for the Period Ending February 28, 2025**
- C. Allocation of Assessment Receipts**
- D. Check Register**

On MOTION by Mr. Durie seconded by Mr. Brady with all in favor the consent agenda items were approved.

#### **FOURTH ORDER OF BUSINESS**

##### **Ratification of Amendment to Truly Tailored Landscaping Agreement**

Mr. deNagy stated we opened irrigation and landscape maintenance services up to bid and that was because this board approved a dollar amount above the bid threshold of \$195,000. Subsequent to that meeting your landscape contractor, Truly Tailored agreed to reduce the price below the bid threshold to \$194,880.00. There was also an amendment to the scope of work, and there was a slight adjustment in the statutory language.

Ms. Kilinski stated there were statutory changes that we clarified in that amendment. We talked extensively last time about the bid process; we had a good scope of services and to the extent we do need to go through the bidding process in the future we would use that as a starting point.

On MOTION by Mr. Asbury seconded by Mr. Brady with all in favor the amendment to the landscaping agreement with Truly Tailored was ratified.

#### **FIFTH ORDER OF BUSINESS**

##### **Discussion of Common Area Turf Maintenance**

Mr. deNagy stated this is between the amenity center and Blue Blossoms, just outside this parking lot where the gas line was put in. This has come up at several meetings and Supervisor Thomson asked to have this on the agenda. This is discussion of the board as to how you would like to proceed.

Mr. Ghazvini stated Corbin reached out to me in preparation of the meeting and I have numbers and costs. It ends up being from a sod and material basis about \$2,700 and between the equipment and time it is about \$500. About \$3,200 is what would be needed to go in and replace or fill those areas with centipede sod between the clubhouse and the homes.

Ms. Kilinski stated because it is in front of the board and on the agenda and you want to approve it, I think we can approve a not to exceed number tonight. We don't need a formal scope; we can do a small draft agreement to get the work done.

Mr. Ghazvini stated after we sod it, I want to make it clear that we may lose some.

On MOTION by Mr. Durie seconded by Mr. Brady with all in favor staff was authorized to have the gas line area sodded in an amount not to exceed \$3,200.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Events Storage**

Ms. Kalinoski stated since we stated doing events we have accumulated things. I have been storing all our event stuff in my personal storage and we are outgrowing that space. Now is the time to start looking at getting storage closer to this area. I have called around and it is around \$250 per month for a 10 X 10 storage unit.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor staff was authorized to obtain a storage unit in an amount not to exceed \$3,500 per year.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposals for Integrated Pest Management (IPM) Services**

Mr. deNagy stated because of resident complaints about ants I contacted several pest management companies and heard back from two, one of which was Paul's Termite and Pest Control. I looked at quarterly pest and ant control service here at the amenity center for \$300 per visit and five mailbox locations at \$120 per quarter for pest and ant control. Next was Arrow Exterminators for quarterly service for the amenity center and mailbox kiosks and that was \$1,000 a year. If there is something different you want to see let me know.

Mr. Durie requested more information about the treatments.

Mr. deNagy stated I will bring back more information at the next meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Weed Control Services**

After discussion of the areas of concern, the board took the following action.



On MOTION by Mr. Thomson seconded by Mr. Brady with all in favor Jason Ghazvini was authorized to be the point person to obtain no less than three bids for the priority list of rights of ways, common areas and stormwater miscellaneous areas for weed control services and the chairman was authorized to approve an amount not to exceed \$75,000.

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

Ms. Kilinski stated as a reminder we have ethics training requirements again and you have until December 31, 2025 to complete the training. If you need us to recirculate the email with the links just let me know. You also should have been getting updates on the legislative session. Bills are moving rapidly through the senate and house, and we will provide a recap of anything that may affect special districts.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Durie asked about beatification and landscaping lighting in the round-a-bouts.

Mr. deNagy stated I reached out to the city and explained exactly what I was looking to do, adding solar lighting in the roundabouts at Welaunee and Dempsey Mayo and was told they had to be powered, cast lights. There is no power over there and you would have to bore under Welaunee and right now they are not interested in doing that. I didn't think the board would be interested in boring under Welaunee but if that is something you are interested in, we can bring back.

Mr. Durie stated not interested at this time.

At the June 12<sup>th</sup> meeting I will have the proposed budget for fiscal year 2026, the high-water mark that we will approve at that meeting. Residents can provide feedback at that meeting or any time after that meeting up to the budget adoption at the August meeting, they can send it to me.

**TENTH ORDER OF BUSINESS****Other Business**

Additional audience comments: Manner the meeting was held is atrocious not allowing residents to comments on items as they come up, budget for sod is wasted, consider ornamental rocks, turf may not survive, many companies that do weed and feed also do exterminating service at the same time, not opposed to having a storage unit onsite to save money, some perennials have survived and some have not and they need to be filled in, move all meetings to 6 p.m., availability of agenda, update of the retention pond cleaning, sod on retention pond bank, finish infrastructure before finishing ponds, mailbox kiosk relocation, a lot of litter, status of extension of roadway, what is in the murky retention pond, midges and clumps of algae, snipe signs in common areas, future fire station, move broken equipment, paint retaining wall between walking trail and private property, thanks for installing shrubs.

**ELEVENTH ORDER OF BUSINESS****Supervisors Requests**

Additional supervisor comments: Budget for maintenance person, get an arborist to assess the trees and bushes that are under duress.

**TWELFTH ORDER OF BUSINESS****Next Scheduled Meeting – June 12, 2025 at  
1:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting will be held June 12, 2025 at 1:00 p.m. in the same location.

The meeting adjourned at 7:28 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

*B.*



Corbin deNagy <cdenagy@gmsnf.com>

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**Quote from Paul's Termite and Pest control.**

1 message

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**Josh Sims** <josh@paulspest.com>  
To: cdenagy@gmsnf.com

Tue, Apr 1, 2025 at 2:42 PM

Quarterly pest and ant control service would be \$300 per visit for the CDD.  
The mail box locations (5) would \$120 quarterly for pest and ant control.  
If you have any questions please don't hesitate to reach out and thanks for letting us provide you with an estimate for pest control services.

Joshua Sims  
Route manager  
(850)-241-8025



## SERVICE AGREEMENT FOR INTEGRATED PEST MANAGEMENT, MOSQUITO, FIRE ANT, BED BUG, & RODENT CONTROL

Denagy Corbin		
Billing Name		
2877 Crestline Rd	Billing Apt/Bldg	
Billing Address, Number	Street	Apt/Bldg #
Tallahassee	FL	32308-4621
City	State	Zip Code
904-710-0083	Billing Home Phone	Billing Work Phone
Billing Phone	Home	Work
Billing Cell Phone	cdenagy@gmsnf.com	
Cell Phone	Email Address	
Attention Property Manager Commercial Accounts Manager		
Attention (Property Manager / Commercial Accounts Manager)		

- [illegible]

## Complete Form

COMPANY Rep. Initials

Customer's Initials

4. **CHEMICAL SENSITIVITY:** If Customer or other occupants of the structure(s), or adjacent buildings, believe they are or may be sensitive to pesticides or their odors, or if Customer or other occupants have consulted with a medical doctor, or other healthcare provider, regarding such sensitivity, Customer must notify COMPANY in writing, in advance of treatment of the structure(s). COMPANY reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide such notification represents Customer's assumption of risk and waiver of any claims against COMPANY in connection with such sensitivity.
5. **APPLICABLE.** This Agreement should be governed by and construed under the laws of the state in which this Agreement was executed without regards to its conflicts of laws principles.
- 6.**INSURED FOR YOUR PROTECTION:** The COMPANY maintains insurance in all states where the COMPANY provides service. Information about this coverage is available from the COMPANY.
7. **ACCEPTED IN ALL ITS TERMS AND CONDITIONS** without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the Service Center Manager.

One Time Service(s)

1. **NO GUARANTEE:** The customer understands and acknowledges that the COMPANY does not provide any guarantee for the services rendered under this agreement. Furthermore, the customer understands and agrees that additional services will require additional cost unless specified in this agreement.
2. The COMPANY agrees to provide service as indicated on the reverse side of this agreement. Additional treatments for pest services will be rendered at an ADDITIONAL CHARGE, unless otherwise noted in this agreement.
3. Payment is due upon completion of service.
4. All materials will be applied within the guidelines of state and federal regulations. All service(s) will be performed in a professional manner using EPA registered and/or exempt products and materials. While the COMPANY will exercise due caution when providing service in all areas including those inhabited by humans or domesticated animals, the customer agrees to keep areas vacated during treatment until applied materials have dried or longer if instructed by the COMPANY.
5. Prior to the COMPANY rendering service, customer agrees to notify the COMPANY of any occupant at the premises to be serviced, who may be an expectant mother, allergic or sensitive to chemicals, and/or the arrival of newborn infants.
6. It is understood and agreed that this is the entire agreement of the parties; and that the COMPANY and the customer are bound only by the terms and conditions of this agreement and not by any other representation, warranty or agreement, oral or otherwise. The customer and the COMPANY agree that any controversy or claim between them shall be settled by private, binding arbitration or, if agreeable to the parties, mediation followed by arbitration should mediation not result in a settlement of the dispute. The parties shall submit their claim to a private arbitration or mediation provider. Any arbitrator shall have no authority to award any damages other than the actual monetary loss sustained. In no event shall the arbitrator have the authority to award any punitive or exemplary damages, treble or multiplied damages under any law or theory, damages for mental or emotional distress of any kind, or any costs or attorney's fees incurred by the parties.
7. The COMPANY maintains insurance in all states where the COMPANY provides service. Information about this coverage is available from the COMPANY.
8. When a check is provided as payment, the Customer agrees that the COMPANY is authorized to use check information to make a one-time electronic funds transfer from Customer's account or to process the payment as a check transaction. For inquiries, please call 1-888-GO-ARROW.

NOTICE OF CANCELLATION

DATE OF TRANSACTION: Date of Transaction

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETURN OR DISPOSE OF THE GOODS WITHOUT FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO Address for Cancellation Notice

NO LATER THAN MIDNIGHT OF Due Date for Cancellation Notice

DATE - *Three (3) Days After Date Of Transaction*

I HEREBY CANCEL THIS TRANSACTION

DATE

CUSTOMER'S SIGNATURE

CORRESPONDING INFORMATION FOR THIS COMPANY AND DATE OF THIS TRANSACTION ARE LOCATED ON THE REVERSE SIDE OF THIS PAGE.

## *FIFTH ORDER OF BUSINESS*



**Mailing Address**

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

[www.lcontaxcollector.net](http://www.lcontaxcollector.net)



**Main Office**

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

(Overnight/Express Mail Accepted)

March 31, 2025

Governmental Management Services, LLC (GMC)  
For: Canopy Community Development District  
Attn: Sheryl Fulks  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

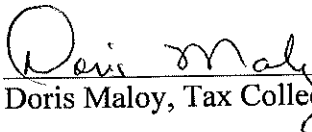
RE: 2025- Canopy CDD Uniform Method for Collection

Dear Ms. Fulks:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and distributed. This Agreement shall be in place for the Canopy CDD Assessment Roll for the year 2025.

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

Sincerely,

  
Doris Maloy, Tax Collector

AGREED this 1st day of May, 2025.

DocuSigned by:



172B7269F53E4A8...

Signature of Chairman  
Canopy Community Development District

## *SIXTH ORDER OF BUSINESS*



**KILINSKI  
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

April 8, 2025

Board of Supervisors  
Canopy Community Development District  
c/o Corbin deNagy, District Manager

**Re: Kilinski | Van Wyk PLLC**

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Canopy Community Development District. A member of our Firm has serviced the District since its establishment. This letter addresses proposed adjustments to our hourly rates for the fiscal year beginning October 1, 2025. Since Kilinski | Van Wyk's initial engagement in 2021, we have maintained consistent hourly rates despite rising business expenses, inflationary pressures, and increased experience and expertise within our team. For reference, our new client rates for partners is \$365-\$400; of counsel lawyers are billed at \$350-\$365; associates are billed at \$275-\$325; and paralegals are billed at \$190-\$200/hour.

To manage this necessary adjustment responsibly and minimize immediate impact, we propose implementing the rate increase gradually over two phases, as outlined below:

	Current	FY 2025/2026	Calendar Year 2027
Partners	300	350	350-375
Of Counsel/Senior Attorneys	300	335-350	350-365
Associates	280	280-305	280-325
Paralegals	185	190	190-195

As demonstrated, the second adjustment will not take effect until January 1, 2027, providing further relief from an immediate increase. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice. We have a local office in Tallahassee and utilize local resources for meeting attendance and associates and paralegals for the majority of ongoing work with partner oversight to keep costs as low as possible.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at [jennifer@cddlwyers.com](mailto:jennifer@cddlwyers.com). You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_

Very truly yours,

Kilinski | Van Wyk PLLC

*Jennifer Kilinski*

Jennifer L. Kilinski

*EIGHTH ORDER OF BUSINESS*

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026 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, prior to June 15, 2025, prepared and submitted to the Board of Supervisors (“**Board**”) of the Canopy Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); 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 2026 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: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: Canopy Amenity Center  
2877 Crestline Road  
Tallahassee, FL 32308

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tallahassee and Leon County at least sixty (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 (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (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 12TH DAY OF JUNE 2025.**

ATTEST:

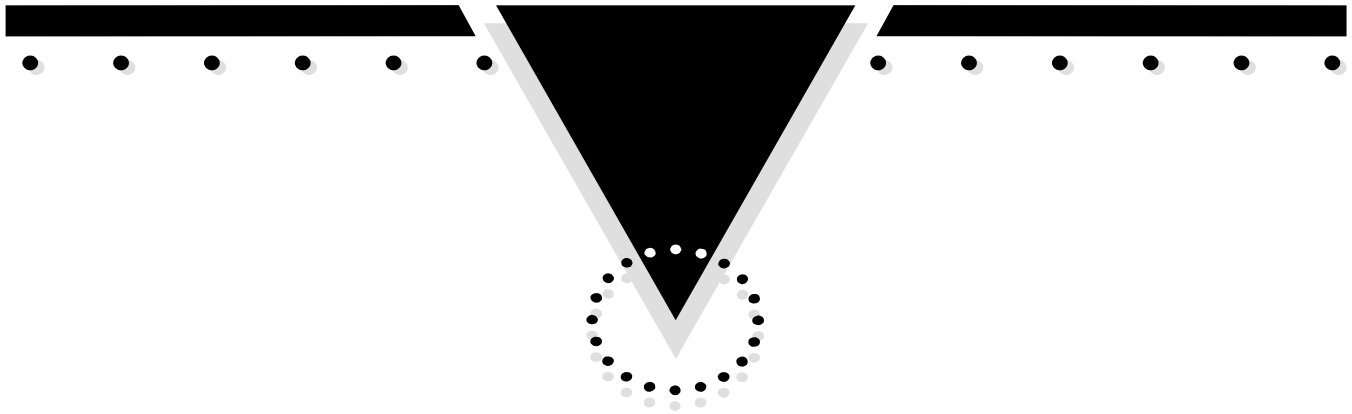
**CANOPY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2026



# **Canopy Community Development District**

**Proposed Budget  
FY 2026**



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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Maintenance Assessments - Tax Roll	\$ 343,947	\$ 377,672	\$ -	\$ 377,672	\$ 377,241
Maintenance Assessments - Direct (Apartments)	\$ 58,342	\$ -	\$ 58,342	\$ 58,342	\$ 74,555
Maintenance Assessments - Direct (Ox Bottom)	\$ 87,460	\$ 51,018	\$ 36,442	\$ 87,460	\$ 84,498
Interest - SBA	\$ -	\$ 2,790	\$ 3,488	\$ 6,278	\$ 10,000
Developer Contributions	\$ 213,336	\$ -	\$ -	\$ -	\$ 77,310
Miscellaneous Income (Rentals)	\$ 1,000	\$ 3,892	\$ 500	\$ 4,392	\$ 3,500
Miscellaneous Revenue - POA Cost Share	\$ -	\$ 146,550	\$ -	\$ 146,550	\$ 146,550
<b>Total Revenues</b>	<b>\$ 704,085</b>	<b>\$ 581,922</b>	<b>\$ 98,772</b>	<b>\$ 680,694</b>	<b>\$ 773,654</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 2,000	\$ 1,200	\$ 800	\$ 2,000	\$ 3,200
FICA	\$ 153	\$ 92	\$ 61	\$ 153	\$ 245
Engineering	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 10,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Dissemination	\$ 8,480	\$ 4,947	\$ 3,535	\$ 8,482	\$ 8,900
Amortization Schedule	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Attorney	\$ 35,000	\$ 19,168	\$ 13,691	\$ 32,859	\$ 39,000
Annual Audit	\$ 5,000	\$ -	\$ 4,500	\$ 4,500	\$ 4,600
Trustee Fees	\$ 10,000	\$ 9,105	\$ 895	\$ 10,000	\$ 10,500
Management Fees	\$ 43,358	\$ 25,292	\$ 18,065	\$ 43,357	\$ 46,000
Information Technology	\$ 4,157	\$ 2,425	\$ 1,730	\$ 4,155	\$ 4,360
Travel	\$ 50	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 250	\$ 48	\$ 125	\$ 173	\$ 150
Postage	\$ 1,000	\$ 551	\$ 394	\$ 945	\$ 1,000
Printing & Binding	\$ 1,500	\$ 48	\$ 34	\$ 82	\$ 750
Insurance-Liability	\$ 6,500	\$ 5,781	\$ -	\$ 5,781	\$ 6,070
Legal Advertising	\$ 2,500	\$ 311	\$ 222	\$ 533	\$ 1,500
Other Current Charges	\$ 3,000	\$ 782	\$ 559	\$ 1,341	\$ 3,000
Office Supplies	\$ 750	\$ 2	\$ 1	\$ 3	\$ 250
Dues	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 140,823</b>	<b>\$ 72,877</b>	<b>\$ 51,612</b>	<b>\$ 124,489</b>	<b>\$ 144,649</b>

Maintenance

Common Area:

Field Services	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 30,000
Porter Services	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 185,000	\$ 116,290	\$ 81,200	\$ 197,490	\$ 194,880
Landscape Contingency	\$ 17,500	\$ 19,460	\$ -	\$ 19,460	\$ 25,000
Plant Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Irrigation - Repairs	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Irrigation - Water	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Irrigation - Electric	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Wetland Mitigation and Monitoring	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Dove Pond Dam Surety Bond	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 12,500	\$ 4,400	\$ 6,250	\$ 10,650	\$ 15,000
Operating Supplies	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 1,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Common Area</b>	<b>\$ 281,750</b>	<b>\$ 140,150</b>	<b>\$ 97,825</b>	<b>\$ 237,975</b>	<b>\$ 358,880</b>

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>Amenity Center</u>					
Amenity Management Staffing	\$ 35,000	\$ -	\$ 17,500	\$ 17,500	\$ 35,000
Janitorial	\$ 15,000	\$ 9,007	\$ 3,750	\$ 12,757	\$ 17,500
Landscape Maintenance	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 31,500	\$ 16,750	\$ 13,000	\$ 29,750	\$ 31,500
Pool Chemicals	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Pool Permits	\$ 750	\$ -	\$ 400	\$ 400	\$ 750
Utilities	\$ 39,500	\$ 20,662	\$ 14,759	\$ 35,421	\$ 39,500
Trash	\$ 2,400	\$ 234	\$ 165	\$ 399	\$ 2,400
Pest Control	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Termite Bond	\$ 750	\$ -	\$ 375	\$ 375	\$ 375
Insurance - Property	\$ 15,500	\$ 12,590	\$ -	\$ 12,590	\$ 15,500
Cable/Internet	\$ 7,500	\$ 2,240	\$ 1,615	\$ 3,855	\$ 3,900
Access Cards	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Activities	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 39,000
Security/Alarms/Repair	\$ 15,000	\$ 2,850	\$ 900	\$ 3,750	\$ 4,000
Repairs and Maintenance	\$ 15,000	\$ 2,703	\$ 2,000	\$ 4,703	\$ 15,000
Office Supplies	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Holiday Decorations	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Amenity Center	\$ 223,100	\$ 67,036	\$ 67,314	\$ 134,350	\$ 220,125
<u>Other</u>					
Contingency	\$ 18,412	\$ 1,610	\$ 9,206	\$ 10,816	\$ -
Capital Reserve	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 50,000
Total Other	\$ 58,412	\$ 41,610	\$ 9,206	\$ 50,816	\$ 50,000
Total Maintenance	\$ 563,262	\$ 248,796	\$ 174,345	\$ 423,141	\$ 629,005
Total Expenditures	\$ 704,085	\$ 321,673	\$ 225,957	\$ 547,630	\$ 773,654
Excess Revenues (Expenditures)	\$ -	\$ 260,249	-\$ 127,186	\$ 133,064	\$ -

# **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.

##### *Miscellaneous Income – POA Cost Share*

Contributions from the Canopy Property Owners Association (POA) for their equitable share in costs of the District's Operation and Maintenance Activities as outlined in the Declaration of Covenants, Conditions and Restrictions of Canopy Commercial Property Owners Association, Inc.

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#### **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 estimate based upon 2 Supervisors electing payment for attending 8 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 Halff Associates, Inc.

# **Canopy**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### 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.

#### 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.

#### Amortization Schedule

The fee to provide amortization schedule (payment schedule) for the District's Bond Issues.

#### Attorney

The District's legal counsel, Kilinski Van Wyk, 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 Grau & Associates for these services. (NTE \$4,600/year per most recent audit engagement letter)

#### 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, 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.

#### Telephone

Telephone and fax machine.

# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### Postage

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

#### Printing & Binding

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

#### Insurance - Liability

The amount budgeted represents the estimated cost for General Liability insurance.

#### 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 Florida Department of Commerce 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.

#### Landscape Maintenance

The District will incur landscaping maintenance expenses, which include mowing, edging, weed-eating, pruning, removing trash and debris from roads, sidewalks, and multi-use trails

# **Canopy**

## **Community Development District**

### GENERAL FUND BUDGET

#### 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

#### Weed Control

To record the cost of weed control, fertilization, and pest control.

#### 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.

##### 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 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.

##### Water/Sewer

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

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

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 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.

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.

**Canopy**  
**Community Development District**  
GENERAL FUND BUDGET

*Holiday Decorations*

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

*Contingency*

Unscheduled repairs and maintenance to the District's facilities

**Other**

*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 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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#### Revenues

Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 65,412	\$ 200	\$ 65,612	\$ 65,612
Interest Income	\$ 500	\$ 2,649	\$ 1,325	\$ 3,974	\$ 500
Carry Forward Surplus	\$ 66,025	\$ 66,025	\$ -	\$ 66,025	\$ 69,034
<b>Total Revenues</b>	<b>\$ 132,137</b>	<b>\$ 134,086</b>	<b>\$ 1,524</b>	<b>\$ 135,610</b>	<b>\$ 135,146</b>

#### Expenditure

Interest - 11/1	\$ 22,648	\$ 22,648	\$ -	\$ 22,648	\$ 22,148
Principal - 5/1	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 22,648	\$ -	\$ 22,648	\$ 22,648	\$ 22,148
Transfer Out	\$ 250	\$ 853	\$ 427	\$ 1,280	\$ 250
<b>Total Expenditures</b>	<b>\$ 65,546</b>	<b>\$ 23,501</b>	<b>\$ 43,075</b>	<b>\$ 66,576</b>	<b>\$ 64,545</b>

<b>Excess Revenues</b>	<b>\$ 66,591</b>	<b>\$ 110,585</b>	<b>-\$ 41,551</b>	<b>\$ 69,034</b>	<b>\$ 70,601</b>
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Beginning Fund Balance	\$ 98,739	Interest - 11/1	\$ 21,648
Less: Debt Service Reserve	\$ (32,714)		
Carry Forward Surplus	<u>\$ 66,025</u>		

#### Assessments Area I

Product Type	Units	O&M	Debt	Total	Debt Total
Single Family - 40'	19	\$ 878	\$ 650	\$ 1,528	\$ 12,350
Single Family - 50'	47	\$ 878	\$ 750	\$ 1,628	\$ 35,250
Single Family - 60'	27	\$ 878	\$ 850	\$ 1,728	\$ 22,950
<b>Total Units</b>	<b>93</b>				<b>\$ 70,550</b>
Less: Discounts & Collections					\$ (4,939)
<b>Total Net Assessments</b>					<b>\$ 65,612</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 935,000</b>	<b>\$ 825,925</b>	<b>\$ 1,760,925</b>

## Canopy Community Development District

### Debt Service Fund Budget

#### Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 94,279	\$ 96,494	\$ -	\$ 96,494	\$ 96,790
Assessments - Direct (Unplatted Lots)	\$ 70,029	\$ 47,263	\$ 20,255	\$ 67,518	\$ 67,518
Interest Income	\$ 2,000	\$ 3,754	\$ 2,681	\$ 6,435	\$ 3,000
Carry Forward Surplus	\$ 221,797	\$ 79,179	\$ -	\$ 79,179	\$ 85,273
<b>Total Revenues</b>	<b>\$ 388,105</b>	<b>\$ 226,690</b>	<b>\$ 22,937</b>	<b>\$ 249,627</b>	<b>\$ 252,581</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 63,071	\$ 63,071	\$ -	\$ 63,071	\$ 62,021
Principal - 5/1	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	\$ 40,000
Interest - 5/1	\$ 63,071	\$ -	\$ 63,071	\$ 63,071	\$ 62,021
Transfer Out	\$ 600	\$ 2,141	\$ 1,071	\$ 3,212	\$ 600
<b>Total Expenditures</b>	<b>\$ 161,142</b>	<b>\$ 65,212</b>	<b>\$ 99,142</b>	<b>\$ 164,354</b>	<b>\$ 164,643</b>
<b>Excess Revenues</b>	<b>\$ 226,963</b>	<b>\$ 161,478</b>	<b>-\$ 76,205</b>	<b>\$ 85,273</b>	<b>\$ 87,938</b>

Interest - 11/1      \$      60,821

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	31	\$ 450	\$ 13,950
Single Family - 30'	21	\$ 550	\$ 11,550
Single Family - 30' (Attached	0	\$ 450	\$ -
Single Family - 40'	14	\$ 650	\$ 9,100
Single Family - 40' (Attached	0	\$ 550	\$ -
Single Family - 50'	24	\$ 750	\$ 18,000
Single Family - 60'	26	\$ 850	\$ 22,100
Single Family - 70'	29	\$ 1,000	\$ 29,000
Single Family - 80'	0	\$ 1,000	\$ -
Church	0.5	\$ 750	\$ 375
<b>Total</b>	<b>146</b>		<b>\$ 104,075</b>

<b>Total Net Assessment</b>	<b>\$ 96,790</b>
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**Canopy Community Development District  
Series 2018A-1, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,170,000	\$ 30,000	\$ 66,071	\$ -
11/1/22	\$ 2,140,000	\$ -	\$ 65,171	\$ 161,243
5/1/23	\$ 2,140,000	\$ 35,000	\$ 65,171	\$ -
11/1/23	\$ 2,105,000	\$ -	\$ 64,121	\$ 164,293
5/1/24	\$ 2,105,000	\$ 35,000	\$ 64,121	\$ -
11/1/24	\$ 2,070,000	\$ -	\$ 63,071	\$ 162,193
5/1/25	\$ 2,070,000	\$ 35,000	\$ 63,071	\$ -
11/1/25	\$ 2,035,000	\$ -	\$ 62,021	\$ 160,093
5/1/26	\$ 2,035,000	\$ 40,000	\$ 62,021	\$ -
11/1/26	\$ 1,995,000	\$ -	\$ 60,821	\$ 162,843
5/1/27	\$ 1,995,000	\$ 40,000	\$ 60,821	\$ -
11/1/27	\$ 1,955,000	\$ -	\$ 59,621	\$ 160,443
5/1/28	\$ 1,955,000	\$ 45,000	\$ 59,621	\$ -
11/1/28	\$ 1,910,000	\$ -	\$ 58,271	\$ 162,893
5/1/29	\$ 1,910,000	\$ 45,000	\$ 58,271	\$ -
11/1/29	\$ 1,865,000	\$ -	\$ 56,921	\$ 160,193
5/1/30	\$ 1,865,000	\$ 50,000	\$ 56,921	\$ -
11/1/30	\$ 1,815,000	\$ -	\$ 55,421	\$ 162,343
5/1/31	\$ 1,815,000	\$ 50,000	\$ 55,421	\$ -
11/1/31	\$ 1,765,000	\$ -	\$ 53,921	\$ 159,343
5/1/32	\$ 1,765,000	\$ 55,000	\$ 53,921	\$ -
11/1/32	\$ 1,710,000	\$ -	\$ 52,271	\$ 161,193
5/1/33	\$ 1,710,000	\$ 60,000	\$ 52,271	\$ -
11/1/33	\$ 1,650,000	\$ -	\$ 50,471	\$ 162,743
5/1/34	\$ 1,650,000	\$ 65,000	\$ 50,471	\$ -
11/1/34	\$ 1,585,000	\$ -	\$ 48,521	\$ 163,993
5/1/35	\$ 1,585,000	\$ 65,000	\$ 48,521	\$ -
11/1/35	\$ 1,520,000	\$ -	\$ 46,571	\$ 160,093
5/1/36	\$ 1,520,000	\$ 70,000	\$ 46,571	\$ -
11/1/36	\$ 1,450,000	\$ -	\$ 44,471	\$ 161,043
5/1/37	\$ 1,450,000	\$ 75,000	\$ 44,471	\$ -
11/1/37	\$ 1,375,000	\$ -	\$ 42,221	\$ 161,693
5/1/38	\$ 1,375,000	\$ 80,000	\$ 42,221	\$ -
11/1/38	\$ 1,295,000	\$ -	\$ 39,821	\$ 162,043
5/1/39	\$ 1,295,000	\$ 85,000	\$ 39,821	\$ -
11/1/39	\$ 1,210,000	\$ -	\$ 37,208	\$ 162,029
5/1/40	\$ 1,210,000	\$ 90,000	\$ 37,208	\$ -
11/1/40	\$ 1,120,000	\$ -	\$ 34,440	\$ 161,648
5/1/41	\$ 1,120,000	\$ 95,000	\$ 34,440	\$ -
11/1/41	\$ 1,025,000	\$ -	\$ 31,519	\$ 160,959
5/1/42	\$ 1,025,000	\$ 100,000	\$ 31,519	\$ -
11/1/42	\$ 925,000	\$ -	\$ 28,444	\$ 159,963
5/1/43	\$ 925,000	\$ 110,000	\$ 28,444	\$ -
11/1/43	\$ 815,000	\$ -	\$ 25,061	\$ 163,505
5/1/44	\$ 815,000	\$ 115,000	\$ 25,061	\$ -
11/1/44	\$ 700,000	\$ -	\$ 21,525	\$ 161,586
5/1/45	\$ 700,000	\$ 125,000	\$ 21,525	\$ -
11/1/45	\$ 575,000	\$ -	\$ 17,681	\$ 164,206
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 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>Revenues</u></b>					
Assessments - Direct (Unplatted Lots)	\$ 182,000	\$ 127,400	\$ 54,600	\$ 182,000	\$ 182,000
Assessments - Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 1,500	\$ 2,208	\$ 1,577	\$ 3,786	\$ 1,500
Carry Forward Surplus	\$ 173,923	\$ 140,675	\$ -	\$ 140,675	\$ 145,625
Total Revenues	\$ 357,423	\$ 270,283	\$ 56,177	\$ 326,461	\$ 329,125
<b><u>Expenditure</u></b>					
Interest - 11/1	\$ 70,418	\$ 70,418	\$ -	\$ 70,418	\$ 69,188
Interest - 5/1	\$ 70,418	\$ -	\$ 70,418	\$ 70,418	\$ 69,188
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Total Expenditures	\$ 180,836	\$ 70,418	\$ 110,418	\$ 180,836	\$ 178,375
Excess Revenues	\$ 176,587	\$ 199,865	-\$ 54,241	\$ 145,625	\$ 150,750

Interest - 11/1 \$ 67,958

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/24	\$ 2,325,000	\$ 35,000	\$ 71,494	\$ 106,494
11/1/24	\$ 2,290,000		\$ 70,418	\$ -
5/1/25	\$ 2,290,000	\$ 40,000	\$ 70,418	\$ 180,835
11/1/25	\$ 2,250,000		\$ 69,188	\$ -
5/1/26	\$ 2,250,000	\$ 40,000	\$ 69,188	\$ 178,375
11/1/26	\$ 2,210,000		\$ 67,958	\$ -
5/1/27	\$ 2,210,000	\$ 45,000	\$ 67,958	\$ 180,915
11/1/27	\$ 2,165,000		\$ 66,574	\$ -
5/1/28	\$ 2,165,000	\$ 45,000	\$ 66,574	\$ 178,148
11/1/28	\$ 2,120,000		\$ 65,190	\$ -
5/1/29	\$ 2,120,000	\$ 50,000	\$ 65,190	\$ 180,380
11/1/29	\$ 2,070,000		\$ 63,653	\$ -
5/1/30	\$ 2,070,000	\$ 55,000	\$ 63,653	\$ 182,305
11/1/30	\$ 2,015,000		\$ 61,961	\$ -
5/1/31	\$ 2,015,000	\$ 55,000	\$ 61,961	\$ 178,923
11/1/31	\$ 1,960,000		\$ 60,270	\$ -
5/1/32	\$ 1,960,000	\$ 60,000	\$ 60,270	\$ 180,540
11/1/32	\$ 1,900,000		\$ 58,425	\$ -
5/1/33	\$ 1,900,000	\$ 65,000	\$ 58,425	\$ 181,850
11/1/33	\$ 1,835,000		\$ 56,426	\$ -
5/1/34	\$ 1,835,000	\$ 70,000	\$ 56,426	\$ 182,853
11/1/34	\$ 1,765,000		\$ 54,274	\$ -
5/1/35	\$ 1,765,000	\$ 75,000	\$ 54,274	\$ 183,548
11/1/35	\$ 1,690,000		\$ 51,968	\$ -
5/1/36	\$ 1,690,000	\$ 80,000	\$ 51,968	\$ 183,935
11/1/36	\$ 1,610,000		\$ 49,508	\$ -
5/1/37	\$ 1,610,000	\$ 85,000	\$ 49,508	\$ 184,015
11/1/37	\$ 1,525,000	\$ -	\$ 46,894	\$ -
5/1/38	\$ 1,525,000	\$ 90,000	\$ 46,894	\$ 183,788
11/1/38	\$ 1,435,000		\$ 44,126	\$ -
5/1/39	\$ 1,435,000	\$ 95,000	\$ 44,126	\$ 183,253
11/1/39	\$ 1,340,000		\$ 41,205	\$ -
5/1/40	\$ 1,340,000	\$ 100,000	\$ 41,205	\$ 182,410
11/1/40	\$ 1,240,000		\$ 38,130	\$ -
5/1/41	\$ 1,240,000	\$ 105,000	\$ 38,130	\$ 181,260
11/1/41	\$ 1,135,000		\$ 34,901	\$ -
5/1/42	\$ 1,135,000	\$ 115,000	\$ 34,901	\$ 184,803
11/1/42	\$ 1,020,000		\$ 31,365	\$ -
5/1/43	\$ 1,020,000	\$ 120,000	\$ 31,365	\$ 182,730
11/1/43	\$ 900,000		\$ 27,675	\$ -
5/1/44	\$ 900,000	\$ 125,000	\$ 27,675	\$ 180,350
11/1/44	\$ 775,000		\$ 23,831	\$ -
5/1/45	\$ 775,000	\$ 135,000	\$ 23,831	\$ 182,663
11/1/45	\$ 640,000		\$ 19,680	\$ -
5/1/46	\$ 640,000	\$ 145,000	\$ 19,680	\$ 184,360
11/1/46	\$ 495,000		\$ 15,221	\$ -
5/1/47	\$ 495,000	\$ 155,000	\$ 15,221	\$ 185,442
11/1/47	\$ 340,000		\$ 10,455	\$ -
5/1/48	\$ 340,000	\$ 165,000	\$ 10,455	\$ 185,910
11/1/48	\$ 175,000		\$ 5,381	\$ -

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/49	\$ 175,000	\$ 175,000	\$ 5,381	\$ 185,763
Totals		\$ 2,325,000	\$ 2,340,844	\$ 4,665,844



# Canopy Community Development District

## Debt Service Fund Budget

### Assessment Area 3 - Series 2018A-3 Bonds

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 106,997	\$ 140,048	\$ -	\$ 140,048	\$ 140,477
Assessments - Direct (Unplatted Lots)	\$ 102,378	\$ -	\$ 68,843	\$ 68,843	\$ 68,898
Interest Income	\$ 3,500	\$ 4,703	\$ 3,359	\$ 8,062	\$ 3,500
Carry Forward Surplus	\$ 197,033	\$ 136,877	\$ -	\$ 136,877	\$ 141,001
<b>Total Revenues</b>	<b>\$ 409,908</b>	<b>\$ 281,628</b>	<b>\$ 72,203</b>	<b>\$ 353,831</b>	<b>\$ 353,875</b>

#### **Expenditure**

Interest - 11/1	\$ 81,875	\$ 81,875	\$ -	\$ 81,875	\$ 80,469
Principal - 5/1	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 50,000
Interest - 5/1	\$ 81,875	\$ -	\$ 81,875	\$ 81,875	\$ 80,469
Transfer Out	\$ 750	\$ 2,720	\$ 1,360	\$ 4,080	\$ 750
<b>Total Expenditures</b>	<b>\$ 209,500</b>	<b>\$ 84,595</b>	<b>\$ 128,235</b>	<b>\$ 212,830</b>	<b>\$ 211,688</b>

<b>Excess Revenues</b>	<b>\$ 200,408</b>	<b>\$ 197,033</b>	<b>\$ (56,032)</b>	<b>\$ 141,001</b>	<b>\$ 142,188</b>
------------------------	-------------------	-------------------	--------------------	-------------------	-------------------

Beginning Fund Balance	\$ 241,565
Less: Debt Service Reserve	<u>\$ (104,688)</u>
Carry Forward Surplus	<u><u>\$ 136,877</u></u>

Interest - 11/1 \$ 78,906

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 2,735,000</b>	<b>\$ 3,057,344</b>	<b>\$ 5,792,344</b>

**Canopy**  
**Community Development District**  
Capital Reserve Fund - General Fund

	<b>Adopted Budget FY 2025</b>	<b>Actual thru 4/30/25</b>	<b>Projected Next 5 Months</b>	<b>Total Projected @ 9/30/25</b>	<b>Proposed Budget FY 2026</b>
<b>Revenues</b>					
Operating Transfer In	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 50,000
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Carryforward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,711
<b>Total Revenues</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 91,211</b>
<b>Expenditures</b>					
<u><b>Expenditures</b></u>					
Capital Outlay - GF	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 289	\$ -	\$ 289	\$ 300
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 289</b>	<b>\$ -</b>	<b>\$ 289</b>	<b>\$ 300</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 40,000</b>	<b>\$ 39,711</b>	<b>\$ -</b>	<b>\$ 39,711</b>	<b>\$ 90,911</b>

**Canopy Community Development District  
Assessment Chart**

**Assessment Area 1 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 40'	19	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	47	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	27	\$ 878	\$ 850	\$ 1,728
<b>Subtotal A1 Units</b>	<b>93</b>			

**Assessment Area 2 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	31	\$ 878	\$ 450	\$ 1,328
Single Family - 30'	21	\$ 878	\$ 550	\$ 1,428
Single Family - 40'	14	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	24	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	26	\$ 878	\$ 850	\$ 1,728
Single Family - 70'	1	\$ 878	\$ 1,000	\$ 1,878
Single Family - 70'/80'	28	\$ 878	\$ 1,000	\$ 1,878
Church	1	\$ -	\$ 375	\$ 375
<b>Subtotal A2 Units</b>	<b>146</b>			

**Assessment Area 3 (Platted)**

<b>Product Type</b>	<b>Units</b>	<b>O&amp;M</b>	<b>Debt</b>	<b>Total</b>
Single Family - 20'	0	\$ 878	\$ 450	\$ 1,328
Single Family - 30' - Attached	30	\$ 878	\$ 450	\$ 1,328
Single Family - 30'	120	\$ 878	\$ 550	\$ 1,428
Single Family - 40'	0	\$ 878	\$ 650	\$ 1,528
Single Family - 50'	5	\$ 878	\$ 750	\$ 1,628
Single Family - 60'	8	\$ 878	\$ 850	\$ 1,728
Single Family - 70'	35	\$ 878	\$ 1,000	\$ 1,878
Single Family - 70'/80'	9	\$ 878	\$ 1,000	\$ 1,878
Single Family - 80'	17	\$ 878	\$ 1,000	\$ 1,878
<b>Subtotal A3 Units</b>	<b>224</b>			

<b>Total Units</b>	<b>463</b>			
<b>Apartments (1)</b>	<b>329</b>	<b>\$ 227</b>	<b>\$ 225</b>	<b>\$ 452</b>

<b>Total Developed Units</b>	<b>792</b>			
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<b>Assessments - Direct (Undeveloped)</b>	<b>484</b>	<b>\$ 166</b>	<b>N/A</b>	<b>\$ 166</b>
-------------------------------------------	------------	---------------	------------	---------------

(1) No access to Amenities

## *NINTH ORDER OF BUSINESS*

*1.*



**MARK S. EARLEY**  
SUPERVISOR OF ELECTIONS  
LEON COUNTY, FLORIDA

April 23, 2025

Canopy Community Development District  
ATTN: Sarah Sweeting  
475 West Town Place, Ste. 114  
St. Augustine, Florida 32092

Dear Ms. Sweeting:

Our office received your request for the number of registered voters who reside within the Canopy Community Development District as of April 15, 2025.

The number of active registered voters residing within the Canopy Community Development District as of April 15, 2025 is 528.

I hope you have found this information to be helpful. If you have any questions or concerns, please contact us at [Vote@LeonVotes.gov](mailto:Vote@LeonVotes.gov) or (850) 606-8683.

Sincerely,

Mark S. Earley  
Leon County Supervisor of Elections



3.

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

Check Register Summary

April 1, 2025 to April 30, 2025

Bank	Date	Check No.'s	Amount
General Fund	4/2/25	718 - 723	\$ 24,664.48
	4/21/25	724 - 727	\$ 5,494.18
	4/22/25	728 - 729	\$ 174,662.78
	4/29/25	730	\$ 122.40
Subtotal			\$ 204,943.84
			<b>\$ 204,943.84</b>

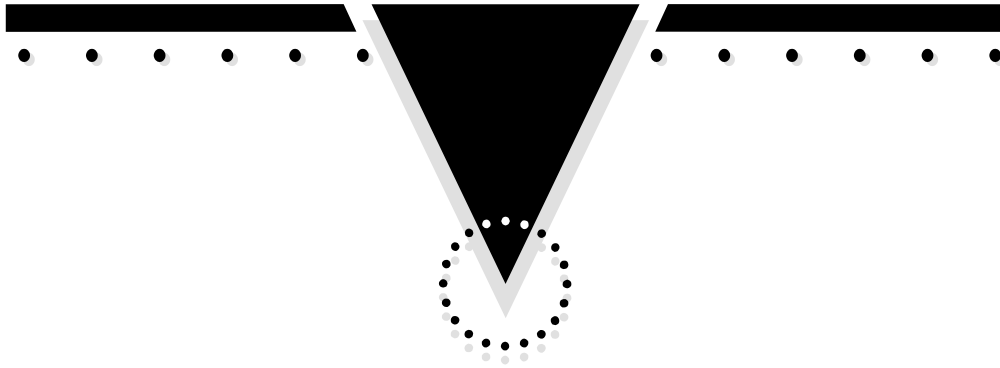
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/02/25	00045	3/24/25 34512	202503 330-53800-60000		*	195.00	
		MAR PREVENTATIVE MAINT					
		3/31/25 34606	202503 330-53800-60000		*	115.00	
		EQUIPMENT REPAIR					
				ALLWAYS IMPROVING LLC FITNESS PRO			310.00 000718
4/02/25	00040	3/20/25 1790427	202504 330-53800-45900		*	33.48	
		APR DUMPSTER					
				MARPAN SUPPLY COMPANY, INC.			33.48 000719
4/02/25	00030	4/01/25 18154445	202504 330-53800-45505		*	2,600.00	
		APR POOL MAINTENANCE					
		4/01/25 18154680	202504 320-53800-60000		*	325.00	
		APR FOUNT SERVICE					
				PREMIER POOLS OF TALLAHASSEE			2,925.00 000720
4/02/25	00056	2/27/25 I-6969	202502 310-51300-49000		*	108.00	
		MEETING SIGNS					
				CG SHOCKLEY ENTERPRISES LLC			108.00 000721
4/08/25	00056	2/27/25 I-6969	202502 310-51300-49000		V	108.00-	
		MEETING SIGNS					
				CG SHOCKLEY ENTERPRISES LLC			108.00-000721
4/02/25	00028	3/24/25 5540	202503 330-53800-51200		*	4,150.00	
		MAR JANITORIAL					
				COLBY A CLAYTON			4,150.00 000722
4/02/25	00029	4/01/25 8517	202504 330-53800-34500		*	180.00	
		APR SECURITY					
				TEKPRO INC.			180.00 000723
4/02/25	00027	3/28/25 4961	202504 320-53800-46200		*	16,240.00	
		APR LANDSCAPE MAINTENANCE					
		3/28/25 4961	202504 320-53800-46300		*	826.00	
		PINESTRAW INSTALL					
				TRULY TAILORED LANDSCAPING LLC			17,066.00 000724
4/21/25	00051	4/01/25 10	202504 310-51300-34000		*	3,613.08	
		APR MANAGEMENT FEES					
		4/01/25 10	202504 310-51300-35100		*	346.42	
		APR INFO TECH					
		4/01/25 10	202504 310-51300-31300		*	706.67	
		APR DISSEMINATION SRVC					
		4/01/25 10	202504 310-51300-51000		*	.15	
		OFFICE SUPPLIES					

CANO CANOPY CDD SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/25 10	202504 310-51300-42000		*	121.49	
		POSTAGE					
		4/01/25 10	202504 310-51300-41000		*	20.37	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES							4,808.18 000725
4/21/25 00039		4/11/25 11858	202503 310-51300-31500		*	436.00	
		MARCH GENERAL COUNSEL FEE					
KILINSKI VAN WYK PLLC							436.00 000726
4/21/25 00058		3/31/25 13212	202503 320-53800-60000		*	250.00	
		ROLL OFF CONTAINER DUMP					
PRO-WASTE AND HAULING LLC							250.00 000727
4/22/25 00025		4/01/25 04012025	202504 300-20700-10100		*	127,400.00	
		OX BOT DIR ASS 04.01					
CANOPY CDD							127,400.00 000728
4/22/25 00010		4/01/25 01012025	202504 300-20700-10100		*	47,262.78	
		OX BOT DIR ASS 04.01					
CANOPY CDD							47,262.78 000729
4/29/25 00059		3/31/25 03312025	202503 300-21700-10000		*	122.40	
		Q12025 941					
UNITED STATES TREASURY							122.40 000730
TOTAL FOR BANK A						204,943.84	
TOTAL FOR REGISTER						204,943.84	

CANO CANOPY CDD SRICE

4.



# **Canopy**

## **Community Development District**

Unaudited Financial Reporting  
April 30, 2025



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5	Debt Service Statement Series 2018 A1 & A2
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8	Capital Projects Fund
9 - 10	Month to Month
11	Long Term Debt
12	Assessment Receipts Schedule

**Canopy**  
**Community Development District**  
Balance Sheet  
April 30, 2025

**Governmental Fund Types**

	<u><b>General Fund</b></u>	<u><b>Debt Service</b></u>	<u><b>Capital Reserve</b></u>	<u><b>Capital Projects</b></u>	<u><b>Totals (memorandum only)</b></u>
<b><u>Assets</u></b>					
Cash					
Operating	\$84,221	----	----	----	\$84,221
SBA	\$252,790	----	----	----	\$252,790
Capital Reserve	----	----	\$40,036	----	\$40,036
Welaunee	----	----	----	\$263	\$263
Assessment Receivable	\$26,051	\$32,969	----	----	\$59,020
Due from Developer	----	----	----	----	\$0
Due from General Fund	----	\$5,796	----	----	\$5,796
Due from Debt Service	\$5,769	----	----	----	\$5,769
Due from Other	----	----	----	----	\$0
<b>Investments:</b>					
<b><u>Series 2018 A1 &amp; A2:</u></b>					
Reserve A1	----	\$82,103	----	----	\$82,103
Revenue A1	----	\$161,478	----	----	\$161,478
Revenue A2	----	\$199,866	----	----	\$199,866
Interest A2	----	----	----	----	\$0
Prepayment A2	----	\$89	----	----	\$89
Acquisition & Construction	----	----	----	\$9,539	\$9,539
<b><u>Series 2018 A3:</u></b>					
Reserve	----	\$104,688	----	----	\$104,688
Revenue	----	\$167,145	----	----	\$167,145
Interest	----	----	----	----	\$0
Acquisition & Construction	----	----	----	\$12,042	\$12,042
<b><u>Series 2018 A4:</u></b>					
Reserve	----	\$32,714	----	----	\$32,714
Revenue	----	\$109,329	----	----	\$109,329
Acquisition & Construction	----	----	----	\$7,752	\$7,752
Prepaid Expenses	\$759	----	----	----	\$759
<b>Total Assets</b>	<b>\$369,590</b>	<b>\$896,177</b>	<b>\$40,036</b>	<b>\$29,596</b>	<b>\$1,335,399</b>
<b><u>Liabilities</u></b>					
Accounts Payable	\$1,699	----	----	----	\$1,699
Due to Debt Service	\$5,796	----	----	----	\$5,796
Due to Capital	----	----	----	----	\$0
Due to Developer	\$32,930	----	----	----	\$32,930
Due to General Fund	----	\$5,769	----	----	\$5,769
FICA Payable	\$61	----	----	----	\$61
<b><u>Fund Equity</u></b>					
Fund Balances					
Unassigned	\$328,344	----	\$40,036	----	\$368,380
Nonspendable- Prepaid	\$759	----	----	----	\$759
Restricted for Capital Projects	----	----	----	\$29,596	\$29,596
Restricted for Debt Service	----	\$890,408	----	----	\$890,408
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$369,590</b>	<b>\$896,177</b>	<b>\$40,036</b>	<b>\$29,596</b>	<b>\$1,335,399</b>



**Canopy**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For the Period Ending April 30, 2025

	Adopted Budget	Prorated Budget 04/30/25	Actuals 04/30/25	Variance
<b>Revenues</b>				
Maintenance Assessments- Tax Roll	\$ 343,947	\$ 343,947	\$ 377,672	\$ 33,725
Maintenance Assessments- Direct Bills(Premier	\$ 58,342	\$ 34,033	\$ -	\$ (34,033)
Maintenance Assessments- Direct Bills(Ox Bottc	\$ 87,460	\$ 51,018	\$ 51,018	\$ (0)
Interest - SBA	\$ -	\$ -	\$ 2,790	\$ 2,790
Developer Contributions	\$ 213,336	\$ -	\$ -	\$ -
Miscellaneous Income (Rentals)	\$ 1,000	\$ 583	\$ 3,892	\$ 3,309
Miscellaneous Revenue - POA Cost Share	\$ -	\$ -	\$ 146,550	\$ 146,550
<b>Total Revenue</b>	<b>\$ 704,085</b>	<b>\$ 429,582</b>	<b>\$ 581,923</b>	<b>\$ 152,341</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisor Fees	\$ 2,000	\$ 1,167	\$ 1,200	\$ (33)
FICA	\$ 153	\$ 89	\$ 92	\$ (3)
Engineering	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 8,480	\$ 4,947	\$ 4,947	\$ (0)
Amortization Schedule	\$ 2,000	\$ -	\$ -	\$ -
Attorney	\$ 35,000	\$ 20,417	\$ 19,168	\$ 1,248
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 10,000	\$ 10,000	\$ 9,105	\$ 895
Management Fees	\$ 43,358	\$ 25,292	\$ 25,292	\$ 0
Information Technology	\$ 4,157	\$ 2,425	\$ 2,425	\$ (0)
Travel	\$ 50	\$ 29	\$ -	\$ 29
Telephone	\$ 250	\$ 146	\$ 48	\$ 98
Postage	\$ 1,000	\$ 583	\$ 551	\$ 32
Printing & Binding	\$ 1,500	\$ 875	\$ 48	\$ 827
Insurance-Liability	\$ 6,500	\$ 6,500	\$ 5,781	\$ 719
Legal Advertising	\$ 2,500	\$ 1,458	\$ 311	\$ 1,148
Other Current Charges	\$ 3,000	\$ 1,750	\$ 782	\$ 968
Office Supplies	\$ 750	\$ 438	\$ 2	\$ 435
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Administration Subtotal</b>	<b>\$ 140,823</b>	<b>\$ 84,984</b>	<b>\$ 72,877</b>	<b>\$ 13,399</b>
<u>Common Area Maintenance:</u>				
Field Services	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Porter Services	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Landscape Maintenance	\$ 185,000	\$ 107,917	\$ 116,290	\$ (8,373)
Landscape Contingency	\$ 17,500	\$ 10,208	\$ 19,460	\$ (9,252)
Plant Replacement	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Irrigation - Repairs	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Irrigation - Water	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Irrigation - Electric	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Wetland Mitigation and Monitoring	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Lake Maintenance	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Dove Pond Dam Surety Bond	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Repairs and Maintenance	\$ 12,500	\$ 7,292	\$ 4,400	\$ 2,892
Operating Supplies	\$ 1,250	\$ 729	\$ -	\$ 729
<b>Total Common Area Maintenance</b>	<b>\$ 281,750</b>	<b>\$ 164,354</b>	<b>\$ 140,150</b>	<b>\$ 24,204</b>
<u>Amenity Center:</u>				
Amenity Management Staffing	\$ 35,000	\$ 20,417	\$ -	\$ 20,417
Janitorial	\$ 15,000	\$ 8,750	\$ 9,007	\$ (257)
Landscape Maintenance	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Pool Maintenance	\$ 31,500	\$ 18,375	\$ 16,750	\$ 1,625
Pool Chemicals	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Pool Permits	\$ 750	\$ 438	\$ -	\$ 438
Utilities	\$ 39,500	\$ 23,042	\$ 20,662	\$ 2,380
Trash	\$ 2,400	\$ 1,400	\$ 234	\$ 1,166
Pest Control	\$ 1,200	\$ 700	\$ -	\$ 700
Termite Bond	\$ 750	\$ 438	\$ -	\$ 438
Insurance - Property	\$ 15,500	\$ 15,500	\$ 12,590	\$ 2,910
Cable/Internet	\$ 7,500	\$ 4,375	\$ 2,240	\$ 2,135
Access Cards	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Activities	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Security/Alarms/Repair	\$ 15,000	\$ 8,750	\$ 2,850	\$ 5,900
Repairs and Maintenance	\$ 15,000	\$ 8,750	\$ 2,703	\$ 6,047
Office Supplies	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Holiday Decorations	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
<b>Total Amenity Center</b>	<b>\$ 223,100</b>	<b>\$ 136,600</b>	<b>\$ 67,036</b>	<b>\$ 69,564</b>
<u>Other</u>				
Contingency	\$ 18,412	\$ 10,740	\$ 1,610	\$ 9,130
Capital Reserve	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
<b>Total Other</b>	<b>\$ 58,412</b>	<b>\$ 50,740</b>	<b>\$ 41,610</b>	<b>\$ 9,130</b>
<b>Total Expenditures</b>	<b>\$ 704,085</b>	<b>\$ 385,939</b>	<b>\$ 321,673</b>	<b>\$ 107,167</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 0</b>		<b>\$ 260,250</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 68,854</b>	
<b>Ending Fund Balance</b>	<b>\$ 0</b>		<b>\$ 329,103</b>	

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## Community Development District

Capital Reserve  
Statement of Revenues & Expenditures  
For the Period Ending April 30, 2025

7

### Revenues

	Adopted Budget	Prorated Budget 4/30/25	Actual 4/30/25	Variance
Operating Transfer In	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ -</b>

### Expenditures

Capital Outlay	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 289	\$ 289	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 289</b>	<b>\$ 289</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 40,000</b>		<b>\$ 39,711</b>	
<b>Beginning Fund Balance</b>	<b>\$ -</b>		<b>\$ 325</b>	
<b>Ending Fund Balance</b>	<b>\$ 40,000</b>		<b>\$ 40,036</b>	

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## Community Development District

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

Statement of Revenues & Expenditures

For the Period Ending April 30, 2025

	Adopted Budget	Prorated Budget 4/30/25	Actual 4/30/25	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 94,279	\$ 94,279	\$ 96,494	\$ 2,215
Special Assessments- Direct A1	\$ 70,029	\$ -	\$ 47,263	\$ 47,263
Special Assessments- Direct A2	\$ 182,000	\$ -	\$ 127,400	\$ 127,400
Special Assessments- Prepayments	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 2,000	\$ 1,167	\$ 5,962	\$ 4,796
<b>Total Revenues</b>	<b>\$ 348,308</b>	<b>\$ 95,445</b>	<b>\$ 277,119</b>	<b>\$ 181,674</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 600	\$ 2,141	\$ 2,141	\$ -
<b><u>Series 2018A-1</u></b>				
Interest-11/1	\$ 63,071	\$ 63,071	\$ 63,071	\$ -
Interest-5/1	\$ 63,071	\$ -	\$ -	\$ -
Principal-5/1	\$ 35,000	\$ -	\$ -	\$ -
<b><u>Series 2018A-2</u></b>				
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>\$ 135,630</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 6,330</b>		<b>\$ 141,489</b>	
<b>Beginning Fund Balance</b>	<b>\$ 228,988</b>		<b>\$ 303,900</b>	
<b>Ending Fund Balance</b>	<b>\$ 235,318</b>		<b>\$ 445,389</b>	

Due from Gf	\$ 1,852
Reserve A1	\$ 82,103
Revenue A1	\$ 161,478
Revenue A2	\$ 199,866
Interest A2	----
Prepayment A2	\$ 89
<b>Total</b>	<b>\$ 445,389</b>

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## Community Development District

Debt Service Fund Series 2018 A-3  
Statement of Revenues & Expenditures  
For the Period Ending April 30, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/25</b>	<b>Actual 4/30/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 106,997	\$ 106,997	\$ 140,048	\$ 33,051
Special Assessments- Direct Bills	\$ 102,378	\$ -	\$ -	\$ -
Interest Income	\$ 3,500	\$ 2,042	\$ 4,703	\$ 2,662
<b>Total Revenues</b>	<b>\$ 212,875</b>	<b>\$ 109,039</b>	<b>\$ 144,751</b>	<b>\$ 35,712</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 750	\$ 2,720	\$ 2,720	\$ -
<b><u>Series 2018A-3</u></b>				
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>\$ 84,595</b>	<b>\$ 84,595</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,375</b>		<b>\$ 60,156</b>	
<b>Beginning Fund Balance</b>	<b>\$ 119,669</b>		<b>\$ 241,565</b>	
<b>Ending Fund Balance</b>	<b>\$ 123,044</b>		<b>\$ 301,721</b>	

Due From GF	\$ 2,688
Due to GF	\$ (5,769)
Reserve	\$ 104,688
Revenue	\$ 167,145
Interest	----
Assessment Receivable	\$ 32,969
<b>Total</b>	<b>\$ 301,721</b>

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## Community Development District

Debt Service Fund Series 2018 A-4  
Statement of Revenues & Expenditures  
For the Period Ending April 30, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/25</b>	<b>Actual 4/30/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$ 65,612	\$ 65,412	\$ 65,412	\$ -
Interest Income	\$ 500	\$ 292	\$ 2,649	\$ 2,357
<b>Total Revenues</b>	<b>\$ 66,112</b>	<b>\$ 65,703</b>	<b>\$ 68,060</b>	<b>\$ 2,357</b>
<b><u>Expenditures</u></b>				
Interfund Transfer Out	\$ 250	\$ 853	\$ 853	\$ -
<b><u>Series 2018A-4</u></b>				
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>\$ 23,501</b>	<b>\$ 23,501</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 566</b>		<b>\$ 44,560</b>	
<b>Beginning Fund Balance</b>	<b>\$ 66,051</b>		<b>\$ 98,739</b>	
<b>Ending Fund Balance</b>	<b>\$ 66,617</b>		<b>\$ 143,299</b>	

Due from General	\$ 1,256
Reserve	\$ 32,714
Revenue	\$ 109,329
<b>Total</b>	<b>\$ 143,299</b>

# Canopy

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For the Period Ending April 30, 2025

	Series 2018 A-1 & A-2	Series 2018 A-3	Series 2018 A-4	Welaunee
<b><u>Revenues</u></b>				
Interest Income	\$213	\$268	\$186	\$0
Developer Contributions	\$0	\$0	\$0	\$0
Interfund Transfer In	\$2,141	\$2,720	\$853	\$0
<b>Total Revenues</b>	<b>\$2,354</b>	<b>\$2,988</b>	<b>\$1,040</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Capital Outlay- Construction	\$0	\$0	\$0	\$0
Capital Outlay- General	\$0	\$0	\$0	\$0
Capital Outlay-3A	\$0	\$0	\$0	\$0
Capital Outlay-3B	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$289
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$289</b>
<b><u>Other Sources/(Uses)</u></b>				
Transfer In/Out	\$0	\$0	\$0	\$0
<b>Total Other Sources/ (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,354</b>	<b>\$2,988</b>	<b>\$1,040</b>	<b>(\$289)</b>
<b>Beginning Fund Balance</b>	<b>\$7,185</b>	<b>\$9,054</b>	<b>\$6,712</b>	<b>\$552</b>
<b>Ending Fund Balance</b>	<b>\$9,539</b>	<b>\$12,042</b>	<b>\$7,752</b>	<b>\$263</b>

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

<b>Total Revenue</b>	\$ -	\$ 29,035	\$ 496,318	\$ 13,374	\$ 16,859	\$ 10,850	\$ 15,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581,923
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[illegible]

Administration Subtotal	\$ 20,053	\$ 15,692	\$ 10,672	\$ 7,378	\$ 7,576	\$ 5,254	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,877
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October	November	December	January	February	March	April	May	June	July	August	September	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 15,950	\$ 16,950	\$ 16,750	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,290
\$ -	\$ -	\$ 3,500	\$ 15,134	\$ -	\$ -	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,460
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,125	\$ 325	\$ 325	\$ 325	\$ 400	\$ 575	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 18,075	\$ 17,275	\$ 20,575	\$ 32,259	\$ 17,200	\$ 17,375	\$ 17,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,150
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 750	\$ 779	\$ 750	\$ 1,078	\$ 750	\$ 4,150	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,007
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,650	\$ 2,600	\$ -	\$ -	\$ -	\$ -	\$ 16,750
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,739	\$ 2,646	\$ 3,753	\$ 3,072	\$ 2,837	\$ 2,651	\$ 2,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,662
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 12,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,590
\$ 318	\$ 318	\$ 318	\$ 318	\$ 323	\$ 323	\$ 323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,770	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,850
\$ 195	\$ 195	\$ 195	\$ 967	\$ -	\$ 310	\$ 841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,703
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 20,695	\$ 6,451	\$ 7,529	\$ 7,948	\$ 6,424	\$ 10,298	\$ 7,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,036
\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610
\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
\$ 1,610	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,610
\$ 60,433	\$ 39,418	\$ 38,775	\$ 87,585	\$								



**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 \$ 405,636.00 \$ 104,075.00 \$ 151,050.00 \$ 70,550.00 \$ 731,311.00  
Net Assessments \$ 377,241.48 \$ 96,789.75 \$ 140,476.50 \$ 65,611.50 \$ 680,119.23

**ONROLL ASSESSMENTS**

						55.47%	14.23%	20.65%	9.65%	100.00%
						2018A-1 Debt	2018A-3 Debt	2018A-4 Debt		
Date	Distribution	Gross Amount	Commissions	Interest	Net Receipts	O&M Portion	Service Portion	Service Portion	Service Portion	Total
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	\$10,802.24	\$2,771.56	\$4,022.52	\$1,878.77	\$19,475.09
12/11/24	ACH	\$554,445.33	(\$16,633.36)	\$0.00	\$537,811.97	\$298,307.97	\$76,537.59	\$111,083.38	\$51,883.04	\$537,811.98
12/23/24	ACH	\$82,098.90	(\$2,462.97)	\$0.00	\$79,635.93	\$44,171.63	\$11,333.22	\$16,448.55	\$7,682.52	\$79,635.92
1/26/25	ACH	\$11,253.67	(\$337.61)	\$0.00	\$10,916.06	\$6,054.79	\$1,553.50	\$2,254.68	\$1,053.08	\$10,916.05
2/5/25	Bank Interest	\$1,583.03	\$0.00	\$0.00	\$1,583.03	\$1,583.03	\$0.00	\$0.00	\$0.00	\$1,583.03
2/19/25	ACH	\$6,460.96	(\$193.83)	\$0.00	\$6,267.13	\$3,476.19	\$891.89	\$1,294.46	\$604.59	\$6,267.13
3/6/25	ACH	\$4,835.15	(\$145.05)	\$0.00	\$4,690.10	\$2,601.46	\$667.46	\$968.73	\$452.46	\$4,690.11
4/7/25	ACH	\$13,418.38	(\$402.55)	\$0.00	\$13,015.83	\$7,219.49	\$1,852.32	\$2,688.38	\$1,255.64	\$13,015.83
<b>TOTAL</b>		<b>\$ 700,596.11</b>	<b>\$ (20,970.39)</b>	<b>\$ -</b>	<b>\$ 679,625.72</b>	<b>\$ 377,672.72</b>	<b>\$ 96,494.23</b>	<b>\$ 140,047.61</b>	<b>\$ 65,411.17</b>	<b>\$ 679,625.73</b>

**100% 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
1/22/25	1/1/25	\$7,288.33	\$7,288.33	\$7,288.33
2/19/25	2/1/25	\$7,288.33	\$7,288.33	\$7,288.33
3/20/25	3/1/25	\$7,288.33	\$7,288.33	\$7,288.33
4/7/25	4/1/25	\$7,288.33	\$7,288.33	\$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>\$ 51,018.31</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
4/7/25	4/1/25	\$47,262.78	\$47,262.78	\$47,262.78
	9/1/25	\$20,255.47	\$0.00	\$20,255.47
<b>\$ 67,518.25</b>	<b>\$ 47,262.78</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
4/7/25	4/1/25	\$127,400.00	\$127,400.00	\$127,400.00
	9/1/25	\$54,600.00	\$0.00	\$54,600.00
<b>\$ 182,000.00</b>	<b>\$ 127,400.00</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>		