



Canopy Community Development District

**Approved Budget
FY 2026**



Table of Contents

1-4	General Fund
5-12	General Fund Narrative
13-15	Assessment Area 1 - Special Assessment Bonds Series 2018A-4
16-18	Assessment Area 2 - Special Assessment Bonds Series 2018A-1
19-21	Assessment Area 2 - Special Assessment Bonds Series 2018A-2
22-24	Assessment Area 3 - Special Assessment Bonds Series 2018A-3
25	Capital Reserve Fund - General Fund
26	Assessment Chart

**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	Approved Budget FY 2026
Revenues					
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
Total Revenues	\$ 704,085	\$ 581,922	\$ 98,772	\$ 680,694	\$ 773,654

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
Total Administrative	\$ 140,823	\$ 72,877	\$ 51,612	\$ 124,489	\$ 144,649

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
Total Common Area	\$ 281,750	\$ 140,150	\$ 97,825	\$ 237,975	\$ 358,880

**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	Approved 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.

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	Approved Budget FY 2026
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
Total Revenues	\$ 132,137	\$ 134,086	\$ 1,524	\$ 135,610	\$ 135,146

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
Total Expenditures	\$ 65,546	\$ 23,501	\$ 43,075	\$ 66,576	\$ 64,545

Excess Revenues	\$ 66,591	\$ 110,585	-\$ 41,551	\$ 69,034	\$ 70,601
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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
Total Units	93				\$ 70,550
Less: Discounts & Collections					\$ (4,939)
Total Net Assessments					\$ 65,612

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 935,000	\$ 15,000	\$ 23,773	\$ -
11/1/22	\$ 920,000	\$ -	\$ 23,398	\$ 62,170
5/1/23	\$ 920,000	\$ 15,000	\$ 23,398	\$ -
11/1/23	\$ 905,000	\$ -	\$ 23,023	\$ 61,420
5/1/24	\$ 905,000	\$ 15,000	\$ 23,023	\$ -
11/1/24	\$ 890,000	\$ -	\$ 22,648	\$ 60,670
5/1/25	\$ 890,000	\$ 20,000	\$ 22,648	\$ -
11/1/25	\$ 870,000	\$ -	\$ 22,148	\$ 64,795
5/1/26	\$ 870,000	\$ 20,000	\$ 22,148	\$ -
11/1/26	\$ 850,000	\$ -	\$ 21,648	\$ 63,795
5/1/27	\$ 850,000	\$ 20,000	\$ 21,648	\$ -
11/1/27	\$ 830,000	\$ -	\$ 21,148	\$ 62,795
5/1/28	\$ 830,000	\$ 20,000	\$ 21,148	\$ -
11/1/28	\$ 810,000	\$ -	\$ 20,648	\$ 61,795
5/1/29	\$ 810,000	\$ 20,000	\$ 20,648	\$ -
11/1/29	\$ 790,000	\$ -	\$ 20,148	\$ 60,795
5/1/30	\$ 790,000	\$ 25,000	\$ 20,148	\$ -
11/1/30	\$ 765,000	\$ -	\$ 19,523	\$ 64,670
5/1/31	\$ 765,000	\$ 25,000	\$ 19,523	\$ -
11/1/31	\$ 740,000	\$ -	\$ 18,898	\$ 63,420
5/1/32	\$ 740,000	\$ 25,000	\$ 18,898	\$ -
11/1/32	\$ 715,000	\$ -	\$ 18,273	\$ 62,170
5/1/33	\$ 715,000	\$ 25,000	\$ 18,273	\$ -
11/1/33	\$ 690,000	\$ -	\$ 17,648	\$ 60,920
5/1/34	\$ 690,000	\$ 30,000	\$ 17,648	\$ -
11/1/34	\$ 660,000	\$ -	\$ 16,898	\$ 64,545
5/1/35	\$ 660,000	\$ 30,000	\$ 16,898	\$ -
11/1/35	\$ 630,000	\$ -	\$ 16,148	\$ 63,045
5/1/36	\$ 630,000	\$ 30,000	\$ 16,148	\$ -
11/1/36	\$ 600,000	\$ -	\$ 15,398	\$ 61,545
5/1/37	\$ 600,000	\$ 35,000	\$ 15,398	\$ -
11/1/37	\$ 565,000	\$ -	\$ 14,523	\$ 64,920
5/1/38	\$ 565,000	\$ 35,000	\$ 14,523	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 530,000	\$ -	\$ 13,648	\$ 63,170
5/1/39	\$ 530,000	\$ 35,000	\$ 13,648	\$ -
11/1/39	\$ 495,000	\$ -	\$ 12,746	\$ 61,394
5/1/40	\$ 495,000	\$ 40,000	\$ 12,746	\$ -
11/1/40	\$ 455,000	\$ -	\$ 11,716	\$ 64,463
5/1/41	\$ 455,000	\$ 40,000	\$ 11,716	\$ -
11/1/41	\$ 415,000	\$ -	\$ 10,686	\$ 62,403
5/1/42	\$ 415,000	\$ 45,000	\$ 10,686	\$ -
11/1/42	\$ 370,000	\$ -	\$ 9,528	\$ 65,214
5/1/43	\$ 370,000	\$ 45,000	\$ 9,528	\$ -
11/1/43	\$ 325,000	\$ -	\$ 8,369	\$ 62,896
5/1/44	\$ 325,000	\$ 45,000	\$ 8,369	\$ -
11/1/44	\$ 280,000	\$ -	\$ 7,210	\$ 60,579
5/1/45	\$ 280,000	\$ 50,000	\$ 7,210	\$ -
11/1/45	\$ 230,000	\$ -	\$ 5,923	\$ 63,133
5/1/46	\$ 230,000	\$ 55,000	\$ 5,923	\$ -
11/1/46	\$ 175,000	\$ -	\$ 4,506	\$ 65,429
5/1/47	\$ 175,000	\$ 55,000	\$ 4,506	\$ -
11/1/47	\$ 120,000	\$ -	\$ 3,090	\$ 62,596
5/1/48	\$ 120,000	\$ 60,000	\$ 3,090	\$ -
11/1/48	\$ 60,000	\$ -	\$ 1,545	\$ 64,635
5/1/49	\$ 60,000	\$ 60,000	\$ 1,545	\$ 61,545
Totals		\$ 935,000	\$ 825,925	\$ 1,760,925

Canopy Community Development District

Debt Service Fund Budget

Assessment Area 2 - Series 2018A-1 Bonds

Description	Adopted Budget FY 2025	Actual Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Revenues					
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
Total Revenues	\$ 388,105	\$ 226,690	\$ 22,937	\$ 249,627	\$ 252,581
Expenditure					
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
Total Expenditures	\$ 161,142	\$ 65,212	\$ 99,142	\$ 164,354	\$ 164,643
Excess Revenues	\$ 226,963	\$ 161,478	-\$ 76,205	\$ 85,273	\$ 87,938

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
Total	146		\$ 104,075

Total Net Assessment	\$ 96,790
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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	Approved Budget FY 2026
<u>Revenues</u>					
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
<u>Expenditure</u>					
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

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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	Approved Budget FY 2026
Revenues					
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
Total Revenues	\$ 409,908	\$ 281,628	\$ 72,203	\$ 353,831	\$ 353,875

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
Total Expenditures	\$ 209,500	\$ 84,595	\$ 128,235	\$ 212,830	\$ 211,688

Excess Revenues	\$ 200,408	\$ 197,033	\$ (56,032)	\$ 141,001	\$ 142,188
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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

Date	Balance	Principal	Interest	Annual
5/1/22	\$ 2,735,000	\$ 35,000	\$ 85,469	\$ 120,469
11/1/22	\$ 2,700,000		\$ 84,375	\$ -
5/1/23	\$ 2,700,000	\$ 40,000	\$ 84,375	\$ 208,750
11/1/23	\$ 2,660,000		\$ 83,125	\$ -
5/1/24	\$ 2,660,000	\$ 40,000	\$ 83,125	\$ 206,250
11/1/24	\$ 2,620,000		\$ 81,875	\$ -
5/1/25	\$ 2,620,000	\$ 45,000	\$ 81,875	\$ 208,750
11/1/25	\$ 2,575,000		\$ 80,469	\$ -
5/1/26	\$ 2,575,000	\$ 50,000	\$ 80,469	\$ 210,938
11/1/26	\$ 2,525,000		\$ 78,906	\$ -
5/1/27	\$ 2,525,000	\$ 50,000	\$ 78,906	\$ 207,813
11/1/27	\$ 2,475,000		\$ 77,344	\$ -
5/1/28	\$ 2,475,000	\$ 55,000	\$ 77,344	\$ 209,688
11/1/28	\$ 2,420,000		\$ 75,625	\$ -
5/1/29	\$ 2,420,000	\$ 55,000	\$ 75,625	\$ 206,250
11/1/29	\$ 2,365,000		\$ 73,906	\$ -
5/1/30	\$ 2,365,000	\$ 60,000	\$ 73,906	\$ 207,813
11/1/30	\$ 2,305,000		\$ 72,031	\$ -
5/1/31	\$ 2,305,000	\$ 65,000	\$ 72,031	\$ 209,063
11/1/31	\$ 2,240,000		\$ 70,000	\$ -
5/1/32	\$ 2,240,000	\$ 70,000	\$ 70,000	\$ 210,000
11/1/32	\$ 2,170,000		\$ 67,813	\$ -
5/1/33	\$ 2,170,000	\$ 75,000	\$ 67,813	\$ 210,625
11/1/33	\$ 2,095,000		\$ 65,469	\$ -
5/1/34	\$ 2,095,000	\$ 80,000	\$ 65,469	\$ 210,938
11/1/34	\$ 2,015,000		\$ 62,969	\$ -
5/1/35	\$ 2,015,000	\$ 85,000	\$ 62,969	\$ 210,938
11/1/35	\$ 1,930,000		\$ 60,313	\$ -
5/1/36	\$ 1,930,000	\$ 90,000	\$ 60,313	\$ 210,625
11/1/36	\$ 1,840,000		\$ 57,500	\$ -
5/1/37	\$ 1,840,000	\$ 95,000	\$ 57,500	\$ 210,000
11/1/37	\$ 1,745,000		\$ 54,531	\$ -
5/1/38	\$ 1,745,000	\$ 100,000	\$ 54,531	\$ 209,063
11/1/38	\$ 1,645,000		\$ 51,406	\$ -
5/1/39	\$ 1,645,000	\$ 110,000	\$ 51,406	\$ 212,813

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/39	\$ 1,535,000		\$ 47,969	\$ -
5/1/40	\$ 1,535,000	\$ 115,000	\$ 47,969	\$ 210,938
11/1/40	\$ 1,420,000		\$ 44,375	\$ -
5/1/41	\$ 1,420,000	\$ 120,000	\$ 44,375	\$ 208,750
11/1/41	\$ 1,300,000		\$ 40,625	\$ -
5/1/42	\$ 1,300,000	\$ 130,000	\$ 40,625	\$ 211,250
11/1/42	\$ 1,170,000		\$ 36,563	\$ -
5/1/43	\$ 1,170,000	\$ 140,000	\$ 36,563	\$ 213,125
11/1/43	\$ 1,030,000		\$ 32,188	\$ -
5/1/44	\$ 1,030,000	\$ 145,000	\$ 32,188	\$ 209,375
11/1/44	\$ 885,000		\$ 27,656	\$ -
5/1/45	\$ 885,000	\$ 155,000	\$ 27,656	\$ 210,313
11/1/45	\$ 730,000		\$ 22,813	\$ -
5/1/46	\$ 730,000	\$ 165,000	\$ 22,813	\$ 210,625
11/1/46	\$ 565,000		\$ 17,656	\$ -
5/1/47	\$ 565,000	\$ 175,000	\$ 17,656	\$ 210,313
11/1/47	\$ 390,000		\$ 12,188	\$ -
5/1/48	\$ 390,000	\$ 190,000	\$ 12,188	\$ 214,375
11/1/48	\$ 200,000		\$ 6,250	\$ -
5/1/49	\$ 200,000	\$ 200,000	\$ 6,250	\$ 212,500
Totals		\$ 2,735,000	\$ 3,057,344	\$ 5,792,344

Canopy
Community Development District
Capital Reserve Fund - General Fund

Adopted Budget FY 2025	Actual thru 4/30/25	Projected Next 5 Months	Total Projected @ 9/30/25	Approved Budget FY 2026
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Revenues

Operating Transfer In	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 50,000
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Carryforward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,711

Total Revenues	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 91,211
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Expenditures

Expenditures

Capital Outlay - GF	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 289	\$ -	\$ 289	\$ 300

Total Expenditures	\$ -	\$ 289	\$ -	\$ 289	\$ 300
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Excess Revenues/ (Expenditures)	\$ 40,000	\$ 39,711	\$ -	\$ 39,711	\$ 90,911
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**Canopy Community Development District
Assessment Chart**

Assessment Area 1 (Platted)

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

Assessment Area 2 (Platted)

Product Type	Units	O&M	Debt	Total
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
Subtotal A2 Units	146			

Assessment Area 3 (Platted)

Product Type	Units	O&M	Debt	Total
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
Subtotal A3 Units	224			

Total Units	463			
Apartments (1)	329	\$ 227	\$ 225	\$ 452

Total Developed Units	792			
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Assessments - Direct (Undeveloped)	484	\$ 166	N/A	\$ 166
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(1) No access to Amenities