



# Canopy Community Development District

Approved Budget  
FY 2027



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**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Maintenance Assessments - Tax Roll	\$ 563,295	\$ 383,394	\$ 179,901	\$ 563,295	\$ 615,773
Maintenance Assessments - Direct (Ox Bottom)	63,044	36,776	26,268	63,044	50,775
Interest - SBA	10,000	1,885	943	2,828	5,000
Developer Contributions	48,795	-	-	-	84,459
Miscellaneous Income (Rentals)	3,500	10,100	500	10,600	3,500
Miscellaneous Revenue - HOA Cost Share	-	-	-	-	1,000
Miscellaneous Revenue - POA Cost Share	85,020	115,785	-	115,785	115,785
<b>Total Revenues</b>	<b>\$ 773,654</b>	<b>\$ 547,940</b>	<b>\$ 207,612</b>	<b>\$ 755,552</b>	<b>\$ 876,292</b>

**Expenditures**

Administrative

Supervisor Fees	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 8,000
FICA	245	122	123	245	612
Engineering	10,000	-	5,000	5,000	10,000
Arbitrage	450	450	-	450	450
Assessment Roll	2,500	2,500	-	2,500	3,000
Dissemination	8,900	4,450	4,452	8,902	9,000
Amortization Schedule	2,000	350	250	600	2,000
Attorney	39,000	31,780	31,780	63,560	46,000
Annual Audit	4,600	-	4,700	4,700	4,700
Trustee Fees	10,500	9,920	-	9,920	10,500
Management Fees	46,000	23,000	22,998	45,998	48,700
Information Technology	4,360	2,180	2,178	4,358	4,500
Telephone	150	29	29	58	150
Postage	1,000	499	499	998	3,000
Printing & Binding	750	113	113	226	500
Insurance-Liability	6,070	2,521	2,520	5,041	5,600
Legal Advertising	1,500	-	750	750	1,500
Other Current Charges	3,000	431	431	862	3,000
Office Supplies	250	3	3	6	250
Dues	175	175	-	175	175
<b>Total Administrative</b>	<b>\$ 144,649</b>	<b>\$ 80,123</b>	<b>\$ 77,426</b>	<b>\$ 157,549</b>	<b>\$ 161,637</b>

Maintenance

Common Area:

Field Services	\$ 30,000	\$ 8,333	\$ 10,002	\$ 18,335	\$ 28,000
Landscape Maintenance	194,880	97,440	97,440	194,880	206,880
Landscape Contingency	25,000	24,840	-	24,840	25,000
Plant Replacement	7,500	-	1,000	1,000	7,500
Weed Control	75,000	25,367	49,311	74,678	77,250
Irrigation - Repairs	-	4,230	-	4,230	5,000
Wetland Maintenance	-	2,900	-	2,900	-
Utilities	-	-	-	-	10,800
Stormwater Maintenance	-	-	-	-	5,000
Common Area Maintenance	-	-	-	-	5,000
Repairs and Maintenance	15,000	6,614	7,500	14,114	15,000
Operating Supplies	1,500	-	750	750	1,500
Contingency	10,000	-	1,000	1,000	10,000
<b>Total Common Area</b>	<b>\$ 358,880</b>	<b>\$ 169,724</b>	<b>\$ 167,003</b>	<b>\$ 336,727</b>	<b>\$ 396,930</b>

**Canopy Community Development District  
General Fund Budget**

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<i><u>Amenity Center</u></i>					
Amenity Management Staffing	\$ 35,000	\$ 4,580	\$ 4,580	\$ 9,160	\$ 35,000
Lifestyle/Events Coordinator	-	-	-	-	40,000
Janitorial	17,500	4,792	4,500	9,292	17,500
Pool Maintenance	31,500	15,600	15,600	31,200	32,100
Pool Permits	750	-	750	750	750
Utilities	39,500	9,136	9,136	18,272	34,000
Trash	2,400	203	198	401	400
Pest Control	1,200	150	600	750	1,200
Termite Bond	375	-	188	188	375
Insurance - Property	15,500	12,936	-	12,936	20,000
Cable/Internet	3,900	1,705	1,710	3,415	3,900
Access Cards	2,500	-	1,250	1,250	2,500
Special Events	39,000	11,210	19,500	30,710	41,000
Security/Alarms/Repair	4,000	1,080	1,080	2,160	3,000
Repairs and Maintenance	15,000	11,918	2,000	13,918	15,000
Office Supplies	2,000	-	1,000	1,000	1,000
Holiday Decorations	5,000	283	1,000	1,283	15,000
Contingency	5,000	575	-	575	5,000
<b>Total Amenity Center</b>	<b>\$ 220,125</b>	<b>\$ 74,168</b>	<b>\$ 63,092</b>	<b>\$ 137,260</b>	<b>\$ 267,725</b>
<i><u>Other</u></i>					
Capital Reserve	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
<b>Total Other</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Maintenance</b>	<b>\$ 629,005</b>	<b>\$ 293,892</b>	<b>\$ 230,095</b>	<b>\$ 523,987</b>	<b>\$ 714,655</b>
<b>Total Expenditures</b>	<b>\$ 773,654</b>	<b>\$ 374,015</b>	<b>\$ 307,521</b>	<b>\$ 681,536</b>	<b>\$ 876,292</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 173,925</b>	<b>-\$ 99,909</b>	<b>\$ 74,016</b>	<b>\$ -</b>

**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.

*Miscellaneous Income*

Income received from rentals and other miscellaneous income.

*Miscellaneous Income – HOA Cost Share*

Contributions from the Canopy Home Owners Association (HOA) for their equitable share in costs of the District's Operation and Maintenance Activities as outlined in the Cost-Share Agreement for Enhanced Common Area Maintenance with the Canopy Home Homeowners' Association, Inc.

*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 4 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.

# **Canopy**

## **Community Development District**

GENERAL FUND BUDGET

### 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 Half Associates, Inc.

### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the new Special Assessment Revenue Bonds.

### Assessment Roll

The fee to provide Assessment Roll Certification for the District.

### 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 \$4,700/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.

# Canopy

## Community Development District

GENERAL FUND BUDGET

### 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.

### 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

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

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 trail

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.

Irrigation - Repairs

To record the cost of repairs to the irrigation system.

Wetland Maintenance

To record the cost of maintenance in the wetlands.

Utilities

To record the cost of utilities including electric, water, sewer, trash, stormwater fee and fire service.

Stormwater Maintenance

To record the cost of maintenance to the stormwater system.

Common Area Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Repairs and Maintenance

Cost of repairs and maintenance throughout the District.

Operating Supplies

Purchase of supplies for the District.

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

Contingency

Unscheduled repairs and maintenance to the District's facilities

**Amenity Center:**

Amenity Management Staffing

Staff cost associated with helping and running the amenity center.

Lifestyle/Events Coordinator

Staff cost associated with planning events for the district.

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.

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.

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

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.

Special Events

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.

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 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 65,612	\$ 44,572	\$ 21,040	\$ 65,612	\$ 65,612
Interest Income	\$ 500	\$ 1,816	\$ 908	\$ 2,724	\$ 1,500
Carry Forward Surplus	\$ 70,528	\$ 70,293	\$ -	\$ 70,293	\$ 73,424
<b>Total Revenues</b>	<b>\$ 136,640</b>	<b>\$ 116,681</b>	<b>\$ 21,948</b>	<b>\$ 138,629</b>	<b>\$ 140,535</b>

<b>Expenditure</b>					
Interest - 11/1	\$ 22,148	\$ 22,148	\$ -	\$ 22,148	\$ 21,648
Principal - 5/1	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 22,148	\$ -	\$ 22,148	\$ 22,148	\$ 21,648
Transfer Out	\$ 250	\$ 606	\$ 303	\$ 909	\$ 750
<b>Total Expenditures</b>	<b>\$ 64,546</b>	<b>\$ 22,754</b>	<b>\$ 42,451</b>	<b>\$ 65,205</b>	<b>\$ 64,045</b>

<b>Excess Revenues</b>	<b>\$ 72,094</b>	<b>\$ 93,927</b>	<b>-\$ 20,504</b>	<b>\$ 73,424</b>	<b>\$ 76,490</b>
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Beginning Fund Balance	\$ 103,007		Interest - 11/1	\$ 21,148
Less: Debt Service Reserve	\$ (32,714)			
Carry Forward Surplus	<u>\$ 70,293</u>			

#### Assessments Area I

Product Type	Units	O&M	Debt	Total	Debt Total
Single Family - 40'	19	\$ 991	\$ 650	\$ 1,641	\$ 12,350
Single Family - 50'	47	\$ 991	\$ 750	\$ 1,741	\$ 35,250
Single Family - 60'	27	\$ 991	\$ 850	\$ 1,841	\$ 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 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 119,807	\$ 81,388	\$ 38,419	\$ 119,807	\$ 119,807
Assessments - Direct (Unplatted Lots)	\$ 44,501	\$ 31,150	\$ 13,351	\$ 44,501	\$ 44,501
Interest Income	\$ 3,000	\$ 2,637	\$ 1,318	\$ 3,955	\$ 3,000
Carry Forward Surplus	\$ 84,723	\$ 86,871	\$ -	\$ 86,871	\$ 88,811
<b>Total Revenues</b>	<b>\$ 252,031</b>	<b>\$ 202,046</b>	<b>\$ 53,088</b>	<b>\$ 255,134</b>	<b>\$ 256,118</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 62,021	\$ 62,021	\$ -	\$ 62,021	\$ 60,821
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Interest - 5/1	\$ 62,021	\$ -	\$ 62,021	\$ 62,021	\$ 60,821
Transfer Out	\$ 600	\$ 1,521	\$ 761	\$ 2,282	\$ 600
<b>Total Expenditures</b>	<b>\$ 164,042</b>	<b>\$ 63,542</b>	<b>\$ 102,782</b>	<b>\$ 166,324</b>	<b>\$ 162,243</b>
<b>Excess Revenues</b>	<b>\$ 87,989</b>	<b>\$ 138,504</b>	<b>-\$ 49,693</b>	<b>\$ 88,811</b>	<b>\$ 93,876</b>

Interest - 11/1     \$     59,621

Product Type	Platted Units	Debt	Total Platted
Single Family - 20'	31	\$ 450	\$ 13,950
Single Family - 30'	66	\$ 550	\$ 36,300
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'	1	\$ 1,000	\$ 1,000
Single Family - 80'	28	\$ 1,000	\$ 28,000
Church	0.5	\$ 750	\$ 375
<b>Total</b>	<b>191</b>		<b>\$ 128,825</b>
<b>Total Net Assessment</b>		<b>\$ 119,807</b>	

**Canopy Community Development District  
Series 2018A-1, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 2,170,000</b>	<b>\$ 2,360,906</b>	<b>\$ 4,530,906</b>

**Canopy Community Development District**  
**Debt Service Fund Budget**  
**Assessment Area 2 - Series 2018A-2 Bonds**

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Prepayments	\$ 182,000	\$ 125,156	\$ 54,600	\$ 179,756	\$ 182,000
Assessments - Prepayments	\$ -	\$ 75,388	\$ -	\$ 75,388	\$ -
Interest Income	\$ 1,500	\$ 2,417	\$ 483	\$ 2,901	\$ 1,500
Carry Forward Surplus	\$ 145,758	\$ 152,014	\$ -	\$ 152,014	\$ 141,683
<b>Total Revenues</b>	<b>\$ 329,258</b>	<b>\$ 354,975</b>	<b>\$ 55,083</b>	<b>\$ 410,059</b>	<b>\$ 325,183</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 69,188	\$ 67,958	\$ -	\$ 67,958	\$ 63,960
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest 2/1	\$ -	\$ 1,230	\$ -	\$ 1,230	\$ -
Special Call - 2/1	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
Interest - 5/1	\$ 69,188	\$ -	\$ 69,188	\$ 69,188	\$ 63,960
Principal - 5/1	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
<b>Total Expenditures</b>	<b>\$ 178,376</b>	<b>\$ 159,188</b>	<b>\$ 109,188</b>	<b>\$ 268,376</b>	<b>\$ 167,920</b>
<b>Excess Revenues</b>	<b>\$ 150,882</b>	<b>\$ 195,787</b>	<b>-\$ 54,105</b>	<b>\$ 141,683</b>	<b>\$ 157,263</b>

Interest - 11/1      \$      62,730

**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>
5/1/26	\$ 2,120,000	\$ 40,000	\$ 65,190	\$ 105,190
11/1/26	\$ 2,080,000		\$ 63,960	\$ -
5/1/27	\$ 2,080,000	\$ 40,000	\$ 63,960	\$ 167,920
11/1/27	\$ 2,040,000		\$ 62,730	\$ -
5/1/28	\$ 2,040,000	\$ 45,000	\$ 62,730	\$ 170,460
11/1/28	\$ 1,995,000		\$ 61,346	\$ -
5/1/29	\$ 1,995,000	\$ 45,000	\$ 61,346	\$ 167,693
11/1/29	\$ 1,950,000		\$ 59,963	\$ -
5/1/30	\$ 1,950,000	\$ 50,000	\$ 59,963	\$ 169,925
11/1/30	\$ 1,900,000		\$ 58,425	\$ -
5/1/31	\$ 1,900,000	\$ 55,000	\$ 58,425	\$ 171,850
11/1/31	\$ 1,845,000		\$ 56,734	\$ -
5/1/32	\$ 1,845,000	\$ 55,000	\$ 56,734	\$ 168,468
11/1/32	\$ 1,790,000		\$ 55,043	\$ -
5/1/33	\$ 1,790,000	\$ 60,000	\$ 55,043	\$ 170,085
11/1/33	\$ 1,730,000		\$ 53,198	\$ -
5/1/34	\$ 1,730,000	\$ 65,000	\$ 53,198	\$ 171,395
11/1/34	\$ 1,665,000		\$ 51,199	\$ -
5/1/35	\$ 1,665,000	\$ 70,000	\$ 51,199	\$ 172,398
11/1/35	\$ 1,595,000		\$ 49,046	\$ -
5/1/36	\$ 1,595,000	\$ 75,000	\$ 49,046	\$ 173,093
11/1/36	\$ 1,520,000		\$ 46,740	\$ -
5/1/37	\$ 1,520,000	\$ 80,000	\$ 46,740	\$ 173,480
11/1/37	\$ 1,440,000	\$ -	\$ 44,280	\$ -
5/1/38	\$ 1,440,000	\$ 85,000	\$ 44,280	\$ 173,560
11/1/38	\$ 1,355,000		\$ 41,666	\$ -
5/1/39	\$ 1,355,000	\$ 90,000	\$ 41,666	\$ 173,333
11/1/39	\$ 1,265,000		\$ 38,899	\$ -
5/1/40	\$ 1,265,000	\$ 95,000	\$ 38,899	\$ 172,798
11/1/40	\$ 1,170,000		\$ 35,978	\$ -
5/1/41	\$ 1,170,000	\$ 100,000	\$ 35,978	\$ 171,955
11/1/41	\$ 1,070,000		\$ 32,903	\$ -
5/1/42	\$ 1,070,000	\$ 105,000	\$ 32,903	\$ 170,805
11/1/42	\$ 965,000		\$ 29,674	\$ -
5/1/43	\$ 965,000	\$ 115,000	\$ 29,674	\$ 174,348
11/1/43	\$ 850,000		\$ 26,138	\$ -
5/1/44	\$ 850,000	\$ 120,000	\$ 26,138	\$ 172,275
11/1/44	\$ 730,000		\$ 22,448	\$ -
5/1/45	\$ 730,000	\$ 130,000	\$ 22,448	\$ 174,895
11/1/45	\$ 600,000		\$ 18,450	\$ -
5/1/46	\$ 600,000	\$ 135,000	\$ 18,450	\$ 171,900
11/1/46	\$ 465,000		\$ 14,299	\$ -
5/1/47	\$ 465,000	\$ 145,000	\$ 14,299	\$ 173,598
11/1/47	\$ 320,000		\$ 9,840	\$ -
5/1/48	\$ 320,000	\$ 155,000	\$ 9,840	\$ 174,680
11/1/48	\$ 165,000		\$ 5,074	\$ -
5/1/49	\$ 165,000	\$ 165,000	\$ 5,074	\$ 175,148
<b>Totals</b>		<b>\$ 2,120,000</b>	<b>\$ 1,941,248</b>	<b>\$ 4,061,248</b>

## Canopy Community Development District

### Debt Service Fund Budget

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

Description	Adopted Budget FY 2026	Actual 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Assessments - Tax Roll (Platted Lots)	\$ 317,208	\$ 215,488	\$ 101,720	\$ 317,208	\$ 209,320
Interest Income	\$ 3,500	\$ 3,018	\$ 1,509	\$ 4,527	\$ 3,500
Carry Forward Surplus	\$ 140,169	\$ 80,469	\$ -	\$ 80,469	\$ 147,292
<b>Total Revenues</b>	<b>\$ 460,877</b>	<b>\$ 298,975</b>	<b>\$ 103,229</b>	<b>\$ 402,204</b>	<b>\$ 360,111</b>
<b>Expenditure</b>					
Interest - 11/1	\$ 80,469	\$ 80,469	\$ -	\$ 80,469	\$ 78,906
Principal - 5/1	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 80,469	\$ -	\$ 80,469	\$ 80,469	\$ 78,906
Transfer Out	\$ 750	\$ 1,940	\$ 42,034	\$ 43,974	\$ 750
<b>Total Expenditures</b>	<b>\$ 211,688</b>	<b>\$ 82,409</b>	<b>\$ 172,503</b>	<b>\$ 254,912</b>	<b>\$ 208,563</b>
<b>Excess Revenues</b>	<b>\$ 249,189</b>	<b>\$ 216,566</b>	<b>\$ (69,274)</b>	<b>\$ 147,292</b>	<b>\$ 151,549</b>

Interest - 11/1      \$      77,344

**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
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

	<b>Adopted Budget Budget FY 2026</b>	<b>Actual Thru 3/31/26</b>	<b>Projected Next Next 6 Months</b>	<b>Total Projected Thru 9/30/26</b>	<b>Approved Budget Budget FY 2027</b>
<b>Revenues</b>					
Operating Transfer In	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest Income	\$ 1,500	\$ 679	\$ 750	\$ 1,429	\$ 1,500
Carryforward Surplus	\$ 39,496	\$ 40,187	\$ -	\$ 40,187	\$ 91,272
<b>Total Revenues</b>	<b>\$ 90,996</b>	<b>\$ 90,866</b>	<b>\$ 750</b>	<b>\$ 91,616</b>	<b>\$ 142,772</b>
<b>Expenditures</b>					
<u><b>Expenditures</b></u>					
Capital Outlay - GF	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 540	\$ 258	\$ 86	\$ 344	\$ 540
<b>Total Expenditures</b>	<b>\$ 540</b>	<b>\$ 258</b>	<b>\$ 86</b>	<b>\$ 344</b>	<b>\$ 540</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 90,456</b>	<b>\$ 90,608</b>	<b>\$ 664</b>	<b>\$ 91,272</b>	<b>\$ 142,232</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	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	47	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	27	\$ 991	\$ 850	\$ 1,841
<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	\$ 991	\$ 450	\$ 1,441
Single Family - 30'	66	\$ 991	\$ 550	\$ 1,541
Single Family - 40'	14	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	24	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	26	\$ 991	\$ 850	\$ 1,841
Single Family - 70'	1	\$ 991	\$ 1,000	\$ 1,991
Single Family - 70'/80'	28	\$ 991	\$ 1,000	\$ 1,991
Church	1	\$ 496	\$ 375	\$ 871
<b>Subtotal A2 Units</b>	<b>191</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	\$ 991	\$ 450	\$ 1,441
Single Family - 30' - Attached	30	\$ 991	\$ 450	\$ 1,441
Single Family - 30'	120	\$ 991	\$ 550	\$ 1,541
Single Family - 40'	0	\$ 991	\$ 650	\$ 1,641
Single Family - 50'	5	\$ 991	\$ 750	\$ 1,741
Single Family - 60'	8	\$ 991	\$ 850	\$ 1,841
Single Family - 70'	35	\$ 991	\$ 1,000	\$ 1,991
Single Family - 70'/80'	9	\$ 991	\$ 1,000	\$ 1,991
Single Family - 80'	17	\$ 991	\$ 1,000	\$ 1,991
<b>Subtotal A3 Units</b>	<b>224</b>			

<b>Total Units</b>	<b>508</b>			
<b>Apartments (1)</b>	<b>329</b>	<b>\$ 213</b>	<b>\$ 225</b>	<b>\$ 438</b>

<b>Total Developed Units</b>	<b>837</b>			
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<b>Assessments - Direct (Undeveloped)</b>	<b>349</b>	<b>\$ 145</b>	<b>N/A</b>	<b>\$ 145</b>
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(1) No access to Amenities