

*Tohoqua Community
Development District*

Agenda

March 3, 2021

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 23, 2021

**Board of Supervisors
Tohoqua Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tohoqua Community Development District** will be held **Wednesday, March 3, 2021 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 3, 2021 Meeting
4. Consideration of Resolution 2021-10 Approving the Conveyance of Real Property Related to Stormwater Pond #10
5. Consideration of Resolution 2021-11 Finalizing Assessments for Assessment Area Two (Phase 2 Project)
6. Consideration of Resolution 2021-12 Finalizing Assessments for Assessment Area Three (Phase 4A/5A Project)
7. Consideration of Resolution 2021-13 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Amenity Manager's Report
9. Other Business
10. Supervisors Requests
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the February 3, 2021 Board of Supervisors meeting. The minutes will be provided under separate cover.

The fourth order of business is consideration of Resolution 2021-10 approving the conveyance of real property related to stormwater pond #10. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of Resolution 2021-11 finalizing assessments for assessment area two (Phase 2 Project). A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of Resolution 2021-12 finalizing assessments for assessment area three (Phase 4A/5A Project). A copy of the resolution is enclosed for your review.

The seventh order of business is consideration of Resolution 2021-13 providing for the removal and appointment of treasurer and appointment of assistant treasurer. A copy of the resolution is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes approval of the check register being presented. Section 2 includes the balance sheet and income statement for review. Section 3 is the Amenity Manager's Report. A copy of the report is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

District Manager

CC: Jan A. Carpenter, District Counsel
Eric Warren, District Engineer
Peter Dame, Bond Counsel
Brett Sealy, Underwriter
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, February 3, 2021 at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Jason Good (<i>via phone</i>)	Assistant Secretary
James Dowd	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Eric Warren	District Engineer
Larissa Diaz	CALM
Marcia Calleja	CALM
Alan Scheerer	Field Manager
Chris Wrenn (<i>via phone</i>)	Pulte Home Company, LLC.
Peter Dame (<i>via phone</i>)	Akerman, LLC
Brett Sealy (<i>via phone</i>)	MBS Capital Markets
Sara Zare (<i>via phone</i>)	MBS Capital Markets
Mark Watts (<i>via phone</i>)	Cobb & Cole

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Only Board Members and staff are present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 2,
2020 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the minutes? If not, we would ask for a motion to approve.

Mr. Vidrine: None.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the Minutes of the December 2, 2020 Meeting were approved as presented.

- **Modifications to Agenda** *(Added)*

Mr. Flint: I would ask the Board to consider adding Resolution 2021-09. This is a cleanup resolution. We can add this as number nine and shift the other items down, if that's acceptable. We need motion to amend the agenda to include the resolution.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor adding Resolution 2021-09 to the agenda as Item 9 was approved.

Mr. Flint: Marcia, can you email that to Jason Good? I handed out hard copies.

Ms. Calleja: Yes.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2021-04 Adopting the Revised Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project) and Revised Supplemental Assessment Methodology for Assessment Area Two – Phase 2 Project

Mr. Flint: At the last meeting the Board approved a Supplemental Engineer's Report and an Assessment Methodology for Phase 2. However, since that time, through discussions between the Underwriter and Lennar, they decided to change their target assessment amounts, which impacted those reports. I think there may have been some other minor changes to the Engineer's Report. Eric, if you wouldn't mind, please present the Second Supplemental Engineer's Report and let the Board know if there are any significant changes.

Mr. Warren: There were no significant changes. The documents for the Phase 2 Project were agreed to by Lennar and consistent with their documents. Phases 4A and 5A were included in this report. I wanted to make sure that they were separate.

Mr. Flint: Primarily, it was an effort to have the terminology consistent across the bond documents. The Supplemental Engineer's Report and Assessment Methodology were consistent, so it was easier to follow in the Preliminary Limited Offering Memorandum (PLOM). If you look to the Assessment Methodology, behind Resolution 2021-04 and refer to the back of that report where the tables are, Table 1 does not change. That is the Development Plan consistent with 32 foot single-family and 50-foot single family lots for a total of 227 units or 187 Equivalent Residential Units (ERUs). The costs were taken from Eric's Engineer's Report. Those have not changed. Table 3 is the bond sizing, assuming the assumptions at the bottom, the 3.75% interest rate, 30-year amortization period, 8 months of capitalized interest (CI), 50% maximum annual debt and a \$50,000 underwriter's discount. There is a projected par amount of \$2,580,000. This is preliminary subject to marketing and pricing. Table 6 shows assessments reflected to a single-family home on a gross basis. For a 32-foot lot, a homeowner would see a \$536.25 debt service assessment and \$825 for a 50-foot lot. Table 7 is the Preliminary Assessment Roll. Phase 2 has been platted so we revised it to reflect all of the individually platted lots. Are there any questions on the revised Engineer's Report or revised Supplemental Assessment Methodology for Phase 2? Hearing none, is there any staff input before the Board considers action on this resolution? If not, we need a motion to adopt Resolution 2021-04.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor Resolution 2021-04 Adopting the Revised Second Supplemental Engineer's Report for the Phase 2 Project and Revised Supplemental Assessment Methodology for Assessment Area Two, Phase 2 Project was approved.
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B. Consideration of Resolution 2021-05 Adopting the Third Supplemental Engineer's Report for Phase 4A/5A (Phase 4A/5A Project) and Supplemental Assessment Methodology for Assessment Area Three – Phase 4A/5A Project

Mr. Flint: This resolution is for Phase 4A and 5A. The Board did not consider action on this, although it was on the agenda for the last meeting. Pulte requested additional time, so the Board deferred action. The resolution considers the Third Supplemental Engineer's Report for the Phase 4A and 5A Project and the Supplemental Assessment Methodology for Assessment Area 3, the Phase 4A and 5A Project. In the Engineer's Report attached to this, I believe the only changes from what was in your last agenda were necessary terminology changes to make

the terminology consistent. On the Assessment Methodology, the target assessment amounts reflected in here were revised. If you refer to the Supplemental Assessment Methodology for Phase 4A/5A, Table 1 shows the proposed Development Plan totaling 249 units or 194 ERUs. Table 2 shows the eligible improvement costs of \$6.7 million. Table 3 shows the preliminary bond sizing, subject to pricing. There are the same assumptions as the Phase 2 report. That would provide a total par amount of \$2.690 million. The target assessments are in Table 6. A 33-foot multi-family duplex is \$495 gross. A 32-foot lot would be \$536.25. A 40-foot lot is about \$660 and a 50-foot lot is \$825. Are there any questions on the Engineer's Report or Supplemental Assessment Methodology?

Mr. Vidrine: No questions.

Mr. Flint: Hearing none, we need a motion to adopt Resolution 2021-05.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2021-05 Adopting the Third Supplemental Engineer's Report for Phase 4A/5A and Supplemental Assessment Methodology for Assessment Area Three, the Phase 4A/5A Project was approved.

C. Consideration of Resolution 2021-06 Phase 2 Project Delegation Resolution

D. Consideration of Resolution 2021-07 Phase 4A/5A Project Delegation Resolution

Mr. Flint: Next are delegation resolutions for the Phase 2 and Phase 4A and 5A Projects. Mr. Peter Dame, the District's Bond Counsel with Akerman, Senterfitt, is on the phone. Peter, do you want to present those resolutions, starting with Phase 2 first?

Mr. Dame: Yes. I would be happy to do so. We prepared these resolutions for the District. The resolutions as George said, are authorizations for the bonds, which means they authorize the bonds to be issued in an amount not-to-exceed \$3.5 million, and delegate to the Chairman or Vice Chairman the authority to execute a Bond Purchase Contract for the sale of those bonds to the Underwriters within certain parameters, which are specified in Section 5 of the contract. The important parameters are the not-to-exceed amount of \$3.5 million and the final maturity not-to-exceed May of 2052. The resolutions also approve the various contracts, agreements and offering documents to be used in connection with the sale of the bonds and authorize staff and Board Members of the District to take actions necessary to market, sell and

close on the bonds. There is a stack of exhibits if you printed your agenda and we are happy to go through any questions you may have on the resolution or any of those exhibits.

Mr. Flint: Are there any questions for Bond Counsel? If not, the first resolution is Resolution 2021-06, a delegation resolution for the Phase 2 project. We need a motion for approval.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor Resolution 2021-06 Phase 2 Project Delegation Resolution was approved.
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Mr. Flint: Then we have Resolution 2021-07 for the Phase 4A/5A Project. We need a motion for approval.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor Resolution 2021-07 Phase 4A/5A Project Delegation Resolution was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-08 Ratifying E-Verify System

Mr. Flint: This is a Federal system that is in place, dealing with the verification of U.S. citizenship and the ability of people to legally work. That law applied to Federal agencies and any contractors that worked for Federal agencies were subject to this. Governor DeSantis in the last Legislature extended this to the State of Florida. So, effective on January 1st, any local Governments including Special Districts like CDDs, have to register on the E-Verify System. We also require for any contracts we enter into after January 1, the contractor must provide evidence that they registered and are monitoring their subcontractors. Although we don't have any employees, we are still required to register. District Counsel provided sample language that will be included in any contracts going forward. As part of the registration system, we have to enter into a Memorandum of Understanding with the Department of Homeland Security (DHS). So, this resolution basically authorizes or ratifies our action entering into that agreement.

Ms. Trucco: We have to confirm that a contractor or subcontractor have been registered in the E-Verify System. I think George covered it. This resolution approves and ratifies actions

that were taken to date to comply with the E-Verify System and delegate to District Staff, Chair and Vice Chair to take any actions necessary moving forward to ensure compliance with the law.

Mr. Flint: Its really administrative, but the fact that we have to enter into these Memorandums of Understanding with DHS, technically takes Board action to do that. Are there any questions on the resolution? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor delegating authority to District management staff to enroll the District in the E-Verify System and handle all administrative matters as evidenced by Resolution 2021-08, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal with Bio-Tech Consulting, Inc. for Environmental Services

Mr. Scheerer: The Board may be aware that there is an agreement between Bio-Tech Consulting (Bio-Tech) and Tohoqua Development Group. We reached out to Bio-Tech to provide us with the proposal that is in your agenda package for monitoring and maintenance of the wetlands within Tohoqua. We are just looking for the Board to approve that.

Mr. Flint: The agreement is retroactive from August 28th. So, any costs incurred after August 28th is the District's responsibility under this agreement. I believe that date coincides with when the District was named the operating entity for upgraded maintenance. Since we are technically entering into this after January 1st, although its dated August, we probably need that E-Verify language attached to it. Are there any questions on the agreement? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the Proposal with Bio-Tech Consulting, Inc. for Environmental Services was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: This is an agreement with the Property Appraiser for the District to use the Tax Bill as a collection method for your assessments. We have to enter into agreements with the

Property Appraiser and Tax Collector. This agreement also deals with confidentiality provisions. Any information that is provided from the Property Appraiser to the District is confidential. We are agreeing that would remain confidential under this agreement. This is a standard agreement that most if not all Property Appraisers in the State are requiring, not necessarily this exact form, but some form of this agreement as a result of some legislative changes a couple of years ago. Are there any questions on the agreement? Because of timing issues with the Board's meeting schedule, I executed this on behalf of the District earlier this month and I'm asking the Board to ratify that action.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Corrective Deeds Regarding Tract H

Mr. Flint: Is this the same as the resolution?

Ms. Trucco: Its actually different. There are two corrected deeds. You may recall a few months back that Tract H was conveyed by Tohoqua Development Group. It turned out that a portion of Tract H, the small triangle pieces, were already conveyed by the developer to Lennar Homes. So, the attorney for Tohoqua Development drafted some corrective deeds to correct the situation. There is a Special Warranty Deed in Exhibit A and a Quit Claim Deed from the District to Lennar Homes conveying that small triangle piece that was never intended to be conveyed to the District. In addition, a corrective Special Warranty Deed was drafted by that attorney to convey Tract H to the District, minus that triangle piece that was already conveyed to Lennar Homes. So, these were already recorded. We are just looking for Board ratification of this corrected conveyance. We have to include an addendum to the initial District Engineer's certificate certifying that error was approved in this corrected conveyance. If you have any questions, we are happy to try to answer them. Otherwise, we are looking for a motion to ratify this corrected conveyance.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Corrective Deeds for Tract H was ratified.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2021-09****Approving the Conveyance of Real Property**

Ms. Trucco: This resolution is similar. Neptune Road Investments, LLC. conveyed to the District a tract of land. During the recent development of adjoining land, it was discovered by the Title Company and Neptune Road that the legal description included a small sliver of right-of-way (ROW) on Fulfillment Drive that was never intended to be conveyed to the District. So, the developer reached out to the District and asked us to deed that small sliver of Fulfillment Drive back to the developer. We reviewed it and agreed that it was not supposed to be conveyed to the District, so we drafted a quick Special Warranty Deed and also the Certificate of District Engineer, which is certified before we can transfer or accept property. So, we are looking for a motion to approve the conveyance and delegate authority to the Chair and Vice Chair to execute any documents related to the conveyance that are necessary after District Counsel and the District Engineer reviewed them and signed off on the conveyance.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the adoption of Resolution 2021-09 Conveying a Sliver of Right-of-way on Fulfillment Drive to the developer and delegating authority to the Chair and Vice Chair to execute any documents related to the conveyance after District Counsel and the District Engineer review was approved.

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

Mr. Flint: Kirsten, do you have anything else for the Board?

Ms. Trucco: I have nothing else to report to the Board. I'm just working on some additional cleanup conveyances and reviewing bond documents for the two bond issues.

B. Engineer

Mr. Flint: Eric, do you have anything from the District Engineer?

Mr. Warren: No.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: You have the Check Register in your agenda package from November 24, 2020 through January 27, 2021 for the General Fund and payroll totaling \$212,980.97. It includes some transfers to the Trustee of debt service revenue. Anywhere you see, "*Tohoqua CDD care of US Bank*," is just moving assessment revenue that was transmitted to us to the Trustee for paying debt service. Are there any questions on the Check Register? If not, we need a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from November 24, 2020 through January 27, 2021 in the amount of \$212,980.97 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We have the Unaudited Financials through December 31st, which represents the first three months of Fiscal Year 2021. No action is required by the Board, but if there any questions, we can discuss those.

iii. Amenity Manager's Report

Mr. Flint: Marcia?

Ms. Calleja: Yes. Good morning, everybody. We ordered a nine bicycle bike rack. It should be here in about six to eight weeks. Also, three benches were ordered for the main playground. Again, it will take six to eight weeks. Repairs as indicated in the report were made. We also started to ease into events. This month is Papa John's Homeowners Appreciation Day, where residents will receive 30% off of their pizza. There will also be a food truck social. As the months progress, we will ease into it slowly. A Usage Report was also provided. It indicates normal usage that the Fitness Center is getting. We received resident requests to add TVs and mirrors to the Fitness Center. We also had residents ask us for a dog park. That's all I have.

Mr. Flint: Are there any questions for Marcia? Hearing none,

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business the Board would like to discuss that was not on the agenda? Hearing none,

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Is there anything else from the Board? Hearing none,

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there's nothing further, we need a motion to adjourn.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM NEPTUNE ROAD INVESTMENTS, LLC TO THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT RELATED TO STORMWATER POND NUMBER 10; APPROVING THE CONVEYANCE OF IMPROVEMENTS FROM TOHOQUA DEVELOPMENT GROUP, LLC TO THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT RELATED TO STORMWATER POND NUMBER 10; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND DELIVER ACCEPT ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance 2017-57 (the “Ordinance”); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property and improvements, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District has issued its \$2,165,000 Tohoqua Community Development District Special Revenue Bonds, Series 2018 (“2018 Bonds”) which shall, in part, pay for the acquisition of certain infrastructure within a portion of the first phase of the Tohoqua Development (the “Series 2018 Project”); and

WHEREAS, Neptune Road Investments, LLC, a Florida limited liability company (“Neptune”), has proposed the transfer to and acceptance by the District of certain real property, as part of the Series 2018 Project, as more particularly described in **Composite Exhibit “A”** attached hereto and incorporated herein by this reference (the “Real Property”); and

WHEREAS, Neptune and the Tohoqua Development Group, LLC, a Florida limited liability company (“TDG”), have proposed the transfer to and acceptance by the District of certain public improvements located on the Property, as part of the Series 2018 Project, as more particularly described in **Composite Exhibit “A”** attached hereto and incorporated herein by this reference (the “Improvements”); and

WHEREAS, subject to the final review of District staff, which includes, but is not limited to, the District Engineer, District Counsel and the District Manager, Neptune and TDG have substantially complied with the requirements for conveyance of the Property and Improvements to the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Tohoqua Community Development District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **Approval of Acquisition of the Real Property and Improvements.** The Board hereby approves the acceptance of the Real Property and Improvements and the acceptance of the documents related thereto attached hereto as **Exhibit “B,”** together with all other documents relating to the conveyance and acceptance of the Real Property and Improvements (the “Conveyance Documents”), subject to the final review and sign off of District Staff. Furthermore, the Board approves the transfer of the South Florida Water Management District’s Individual Environmental Resource Permit Number 49-100696-P, to the District as the operating entity.

3. **Delegation of Authority to Chairman.** Upon District Staff’s review and approval of the Conveyance Documents and any documentation reasonably associated with the conveyance described herein, the Chairman of the Board (the “Chairman”) is authorized to negotiate and accept the Conveyance Documents on behalf of the District. The Chairman shall be authorized to negotiate, execute and deliver any other document necessary to effectuate the intent of this Resolution. The terms and conditions of all documents to be accepted or executed in connection with any of the foregoing shall be acceptable by the District Staff and the Chairman, and the execution, acceptance and delivery of any such document or instrument by the Chairman shall constitute conclusive evidence that the terms and conditions contained in said documents have been approved by the District.

4. **Authorization of District Staff.** The District Staff, which shall include the District Manager, District Counsel, District Bond Counsel and the District Engineer, are hereby authorized on behalf of the District to take such actions and to implement the foregoing provisions as deemed necessary or appropriate, including the preparation of any necessary documentation and the performance of any actions necessary or prudent to effectuate the intent of this Resolution.

5. **Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder

of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continued to Following Page]

PASSED in public meeting of the Board of Supervisors of the Tohoqua Community Development District, this 3rd day of February, 2021.

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Print: _____
Title: _____

COMPOSITE EXHIBIT "A"

Description of Real Property & Improvements

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 82°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet for the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 84.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 26.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 194.66 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 509.57 feet; thence run N 27°42'28" E, a distance of 44.36 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.


SKETCH OF DESCRIPTION ONLY — NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CALCULATIONS. ALL DIMENSIONS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

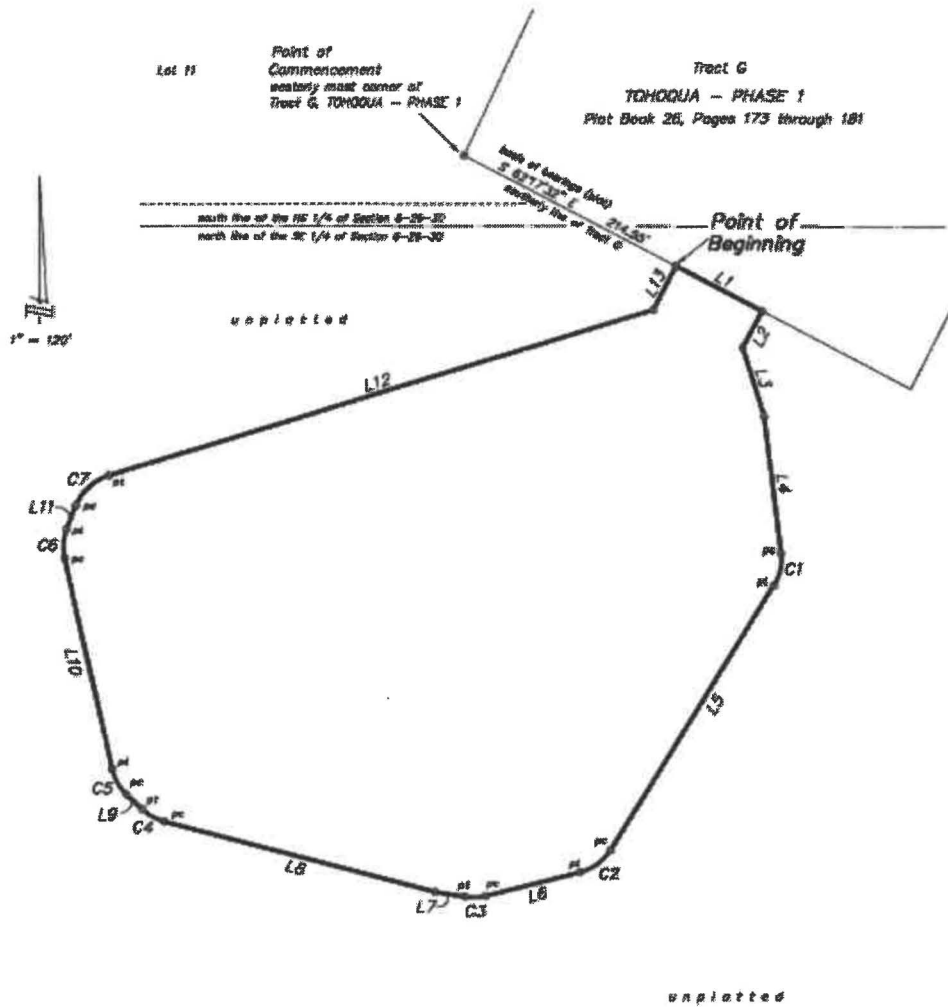
Sketch of Description

of lands situated in

Section 6, Township 26 South, Range 30 East
Osceola County, Florida

PREPARED FOR:	Neptune Road Investments, LLC	JOB NO.	0418.72	<small>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL WRITTEN SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SIGNING OTHER THAN THE SURVEYOR SHALL BE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. GSA L&P FIG. 7194</small>
	GANUNG-BELTON ASSOCIATES, INC. professional surveyors and mappers	SHEET	1 of 3	
		DATE	1/12/21	
		SCALE	As Noted	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		S. BELTON ENGINEER REG. P.L.S. NO. 4836		

THE FLORIDA DRAINED LAND COMPANY'S
SUBDIVISION NO. 1
Plat Book "B", Pages 65 and 66



Sheet 2 of 3
(GSA Job No. 047672)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 62°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
L3	S 17°18'45" E	64.12'
L4	S 06°52'34" E	124.03'
L5	S 31°55'01" W	279.69'
L6	S 75°54'33" W	88.99'
L7	N 80°25'39" W	26.67'
L8	N 75°14'08" W	251.22'
L9	N 48°32'28" W	18.14'
L10	N 12°26'42" W	194.66'
L11	N 21°37'47" E	22.89'
L12	N 73°10'48" E	509.57'
L13	N 27°42'28" E	44.36'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°47'35"	45.00'	30.47'	S 12°31'13" W	29.89'
C2	43°59'31"	45.00'	34.55'	S 55°54'47" W	33.71'
C3	23°39'48"	45.00'	18.59'	S 87°44'27" W	18.45'
C4	28°41'40"	45.00'	22.54'	N 60°53'16" W	22.30'
C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.78'	N 04°35'32" E	26.37'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet 3 of 3
(DATA JUNE 14th, 2018, 7:52)

Description of Improvements

Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

Resolution 2021-10 (Acceptance of Stormwater Pond #10)
Tohoqua Community Development District

EXHIBIT “B”

INDEX

- B-1 Special Warranty Deed
- B-2 Bill of Sale and Assignment
- B-3 Owner’s Affidavits
- B-4 Agreement Regarding Taxes
- B-5 Certificate of District Engineer

Prepared by and Return To:

Nelson Mullins Riley & Scarborough LLP

Attn: Jo O. Thacker, Esq.

390 N. Orange Ave., Suite 1400

Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the ____ day of January 2021, by **NEPTUNE ROAD INVESTMENTS, LLC a Florida Limited Liability Company** whose mailing address is 4750 The Grove Drive, Suite 220, Windermere, FL 34786 (the “**Grantor**”), to the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 (the “**Grantee**”).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars and no/dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee all of that certain real property located in **Osceola County**, Florida, more particularly described on Exhibit “A” below (the “**Property**”).

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

FURTHER, Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property, and hereby fully warrants the title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2021 and subsequent years, and that the Grantor will defend the same against the claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

GRANTOR:

NEPTUNE ROAD INVESTMENTS, LLC a
Florida Limited Liability Company

Print Name: _____

By: _____

Name: Robert L. Secrist III

Print Name: _____

Title: Manager

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ____ day of _____, 2021, by Robert L. Secrist, III, as Manager of NEPTUNE ROAD INVESTMENTS, LLC a Florida limited liability company, on behalf of the company. He is () personally known to me or () have produced a valid driver's license for identification.

Print Name: _____

NOTARY PUBLIC STATE OF FL

Commission No. _____

My Commission Expires: _____

(Notary Seal)

Exhibit "A"
Property

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet to the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 64.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°39'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 88.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°38'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 26.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 194.86 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 509.57 feet; thence run N 27°42'28" E, a distance of 44.38 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.


SKETCH OF DESCRIPTION ONLY — NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CALCULATIONS. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

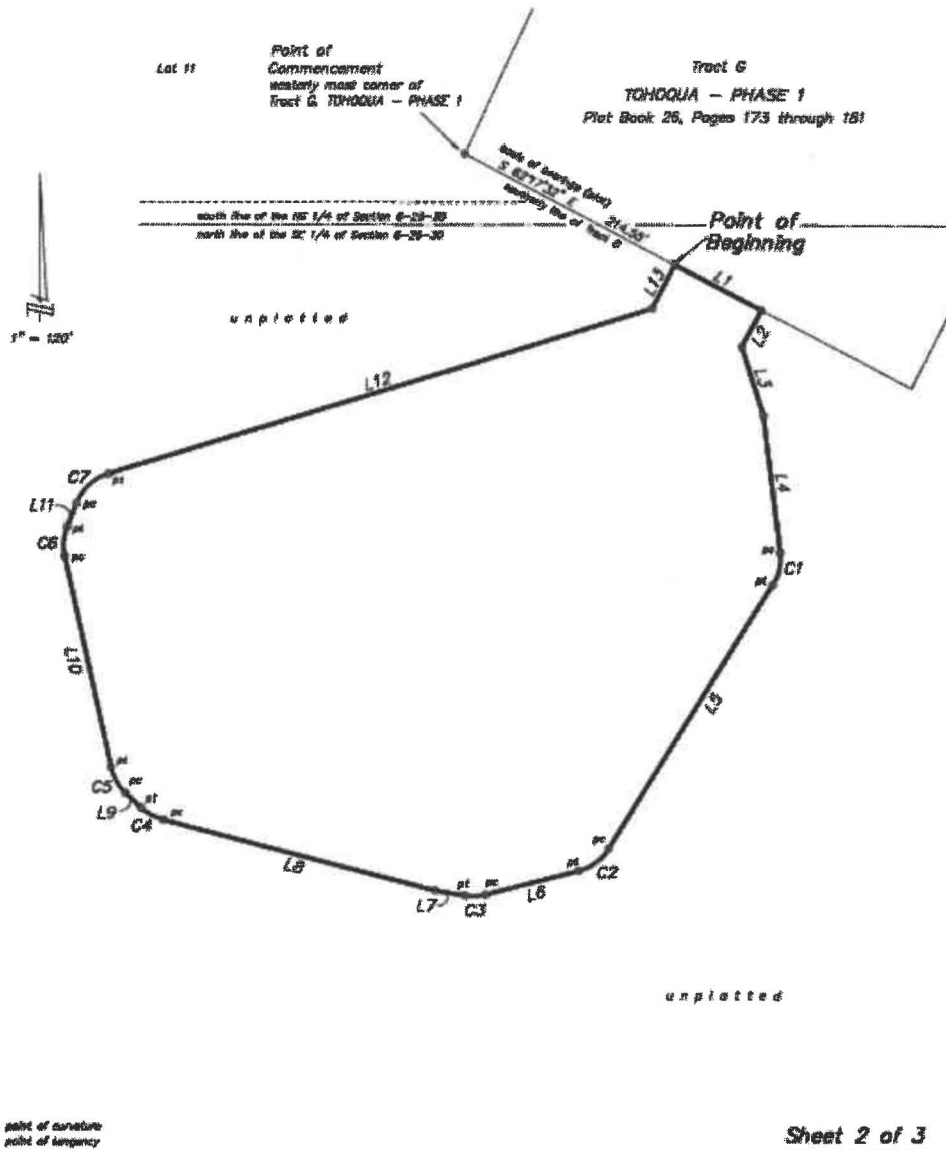
Sketch of Description

of lands situated in

**Section 6, Township 26 South, Range 30 East
Osceola County, Florida**

PREPARED FOR: Neptune Road Investments, LLC		JOB NO. 0416.72	<small>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL, SIGNED SET, AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY ANYONE OTHER THAN THE SURVING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVING PARTY. GSA L&M 7184</small>
 GANUNG-BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 884-6658		SHEET 1 of 3	
		DATE 1/12/21	
		SCALE As Noted	
		<small>A. SLAYTON SURVING GSA 416.00 4639</small>	

THE FLORIDA DRAINED LAND COMPANY'S
SUBDIVISION NO. 1
Plat Book "B", Pages 65 and 66



LINE TABLE

LINE	BEARING	LENGTH
L1	S 82°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
L3	S 17°18'45" E	64.12'
L4	S 06°52'34" E	124.03'
L5	S 31°55'01" W	278.89'
L6	S 75°54'33" W	86.99'
L7	N 80°25'39" W	26.67'
L8	N 75°14'08" W	251.22'
L9	N 46°32'28" W	19.14'
L10	N 12°26'42" W	194.66'
L11	N 21°37'47" E	22.89'
L12	N 73°10'48" E	509.57'
L13	N 27°42'28" E	44.36'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°47'33"	45.00'	30.47'	S 12°31'13" W	29.89'
C2	43°59'31"	45.00'	34.55'	S 53°54'47" W	33.71'
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C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet J of J
(SEE JOB NO. 0418.72)

BILL OF SALE AND ASSIGNMENT

Conveyance of Stormwater Pond #10

THIS BILL OF SALE AND AGREEMENT (the “**Agreement**”) is made as of this _____ day of February, 2021, is given to the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **NEPTUNE ROAD INVESTMENTS, LLC**, a Florida limited liability company (hereinafter referred to as the “**Neptune**”), whose address is 4750 The Grove Drive, Suite 220, Windermere, Florida 34786, and **TOHOQUA DEVELOPMENT GROUP, LLC**, a Florida limited liability company (hereinafter referred to as “**TDG**”), whose address is 4750 The Grove Drive Suite 220, Windermere, Florida 34786.

RECITALS

WHEREAS, Neptune owns certain real property as described in the attached Exhibit “**A**” (the “**Land**”);

WHEREAS, Neptune and TDG have constructed a stormwater pond and related facilities, piping, improvements and equipment on the Land, as more fully described in **Exhibit “B”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, Neptune, TDG and the District find it to be in the best interest of all parties for the District to perpetually own, operate and maintain the Land and Improvements as a part of the master stormwater system for the benefit of the District’s landowners; and

WHEREAS, Neptune and TDG desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that Neptune and TDG, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Neptune’s and TDG’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Neptune’s and TDG’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to Neptune and TDG from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and

for its or their use, forever.

1. Neptune and TDG agree that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by Neptune and TDG (and, if required, performed by Neptune and TDG on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. Neptune and TDG represent and warrant to the District that Neptune and TDG have good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE AND ASSIGNMENT
Conveyance of Stormwater Pond #10 Improvements

IN WITNESS WHEREOF, Neptune Road Investments, LLC has executed this Bill of Sale and Assignment as of the date first above written

WITNESSES:

NEPTUNE ROAD INVESTMENTS, LLC,
a Florida Limited Liability Company

Signed, sealed and delivered in the
presence of:

Print Name: _____

Print Name: _____

By: _____
Name: Robert L Secrist, III
Title: Manager

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____ 2021, by Robert L Secrist, III, as a Manager of **NEPTUNE ROAD INVESTMENTS, LLC**, a Florida Limited Liability Company. He or she () is personally known to me, or () have produced a valid driver's license for identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

(NOTARY SEAL)

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE AND ASSIGNMENT
Conveyance of Stormwater Pond #10 Improvements

IN WITNESS WHEREOF, Tohoqua Development Group, LLC has executed this Bill of Sale and Assignment as of the date first above written

WITNESSES:

**TOHOQUA DEVELOPMENT GROUP,
LLC**, a Florida limited liability company

Signed, sealed and delivered in the
presence of:

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ day of _____ 2021, by _____, as a _____ of **TOHOQUA DEVELOPMENT GROUP, LLC**, a Florida Limited Liability Company. He or she () is personally known to me, or () have produced a valid driver's license for identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

(NOTARY SEAL)

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE AND ASSIGNMENT
Conveyance of Stormwater Pond #10 Improvements

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Assignment as of the date first above written.

DISTRICT:

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of () physical presence or () online notarization, this _____ day by _____, as the of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by _____, as Secretary/Assistant Secretary of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. He or she () is personally known to me or () have produced a valid driver's license for identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

(NOTARY SEAL)

EXHIBIT "A"

The Land

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 28, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet for the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 64.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 26.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 194.66 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 508.57 feet; thence run N 27°42'28" E, a distance of 44.36 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.


SKETCH OF DESCRIPTION ONLY — NOT A SURVEY

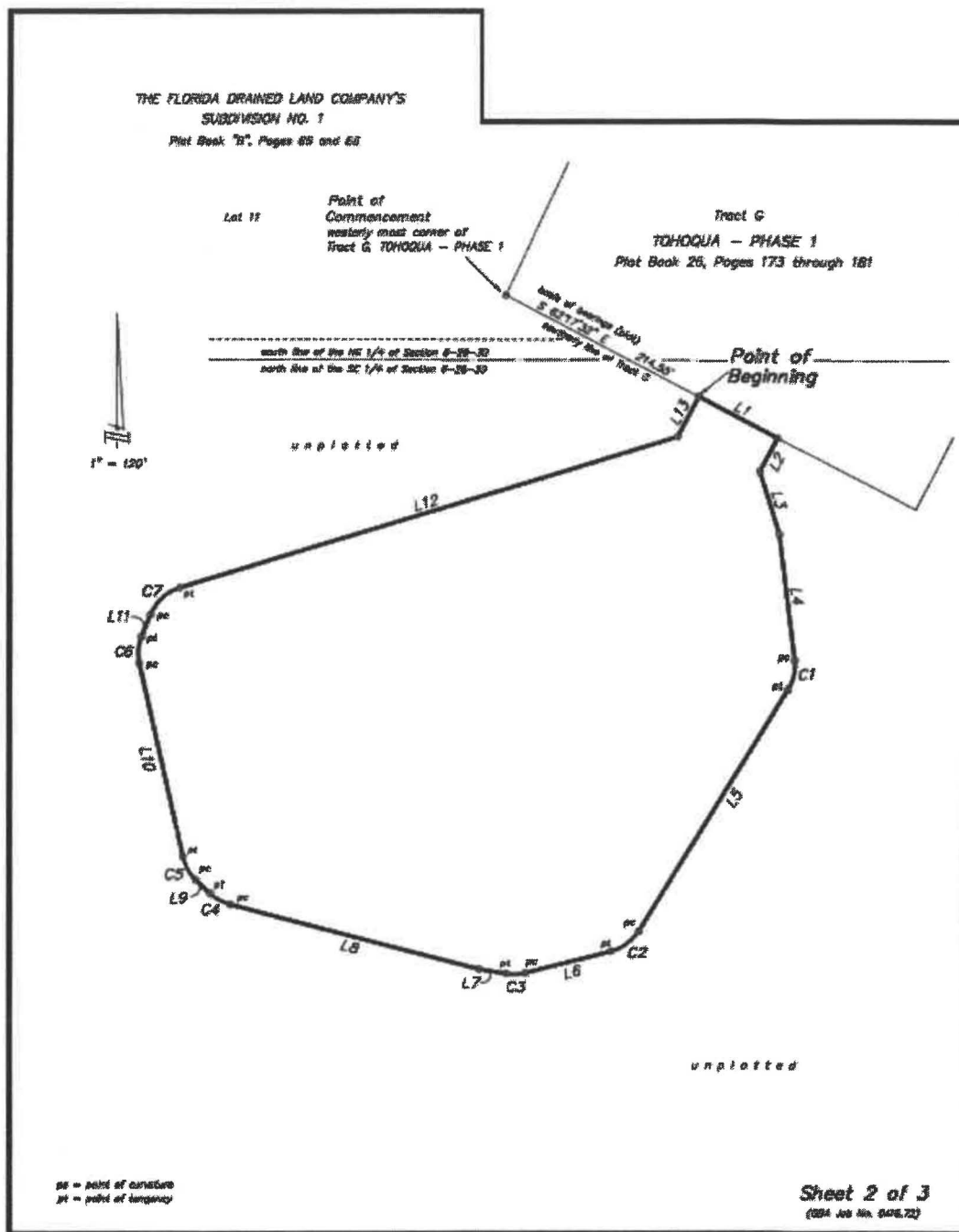
NO CORNERS WERE SET AND GANNING-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLASSES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of lands situated in

Section 6, Township 26 South, Range 30 East
Osceola County, Florida

PREPARED FOR:	Neptune Road Investments, LLC	JOB NO.	0416.72	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL, UNSEAL, AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SURVING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVING PARTY. GSA JOB NO. 7104
	GANNING-BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6655	SHEET	1 of 3	
		DATE	1/12/21	
		SCALE	As Noted	
		A FLORIDA SURVEYOR GSA JOB NO. 7104		



A-2

Bill of Sale and Assignment – Stormwater Pond #10
Tohoqua Community Development District

LINE TABLE

LINE	BEARING	LENGTH
L1	S 62°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
L3	S 17°18'45" E	64.12'
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C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.76'	N 04°33'32" E	26.37'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet 3 of 3
(NSA Job No. 0418.72)

EXHIBIT "B"

Description of Improvements

Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

OWNER'S AFFIDAVIT
Conveyance of Stormwater Pond #10

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant") as _____ of **NEPTUNE ROAD INVESTMENTS, LLC**, a
Florida limited liability company, authorized to do business in Florida, whose address is 4750 The
Grove Drive, Suite 220, Windermere, Florida 34786 ("Owner"), who being first duly sworn on
oath says:

1. That Affiant knows of his or her own knowledge that the Owner is the owner in fee simple title in and to certain lands located in Osceola County, Florida (the "Property") and to the associated public improvements therein (the "Improvements"), as more particularly described in **Exhibit "A"** attached hereto, and that Affiant is _____ of the Owner, is making this Affidavit in that capacity only and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements are free and clear of all liens and encumbrances except for those matters set forth as exceptions in the TOHOQUA – PHASE 1 plat, as recorded in Plat Book 26, Page 173, of the Public Records of Osceola County (the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of any of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property or Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Tohoqua Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 4750 The Grove Drive, Suite 220, Windermere, Florida 34786. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that Buyer and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ 2021

Signed, sealed and delivered in our presence:

**NEPTUNE ROAD INVESTMENTS,
LLC**, a Florida Limited Liability Company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Name: Robert L Secrist, III

Title: Manager

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____ 2021, by Robert L. Secrist, III, as Manager of **NEPTUNE ROAD INVESTMENTS, LLC** a Florida limited liability company, on behalf of the company. He is () personally known to me or () have produced a valid driver's license for identification.

Print Name: _____

Notary Public-State of: _____

County of: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

Description of Real Property & Improvements

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet for the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 84.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.98 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 509.57 feet; thence run N 27°42'28" E, a distance of 44.38 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.


SKETCH OF DESCRIPTION ONLY — NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CALCULATIONS. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

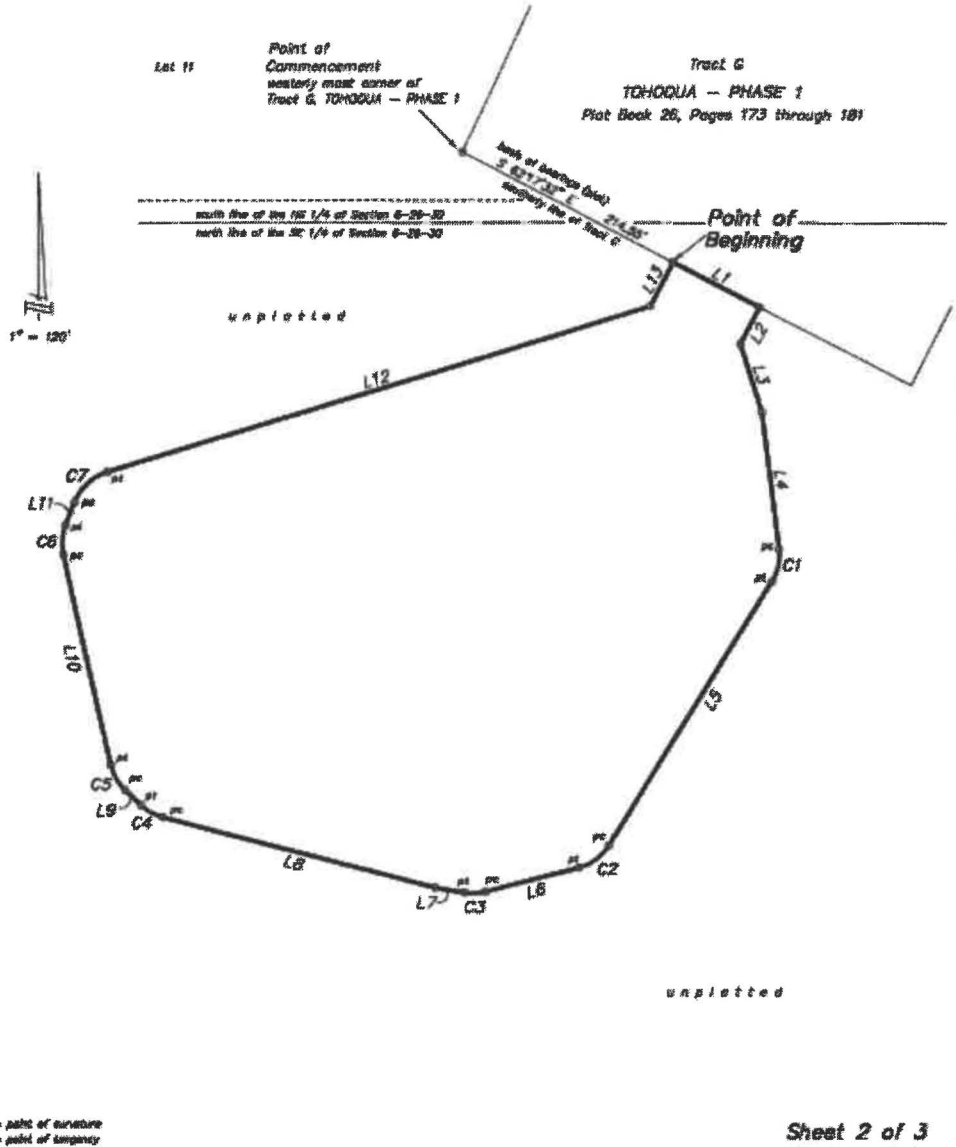
Sketch of Description

of lands situated in:

Section 6, Township 26 South, Range 30 East
Osceola County, Florida

PREPARED FOR:	Neptune Road Investments, LLC	JOB NO.	0416.72	SECTION OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL BASED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY ANYONE OTHER THAN THE SURVING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVING PARTY. FSSA L&S REG. 7194
	GANUNG-BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SHEET	1 of 3	
		DATE	1/12/21	
		SCALE	As Noted	

THE FLORIDA DRAINED LAND COMPANY'S
SUBDIVISION NO. 1
Plat Book "B", Pages 85 and 86



LINE TABLE

LINE	BEARING	LENGTH
L1	S 62°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
L3	S 17°18'45" E	64.12'
L4	S 06°52'34" E	124.03'
L5	S 31°55'01" W	279.69'
L6	S 75°54'33" W	86.99'
L7	N 80°25'39" W	26.67'
L8	N 75°14'08" W	251.22'
L9	N 46°32'28" W	19.14'
L10	N 12°26'42" W	194.66'
L11	N 21°37'47" E	22.89'
L12	N 73°0'48" E	509.57'
L13	N 27°42'28" E	44.36'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°47'35"	45.00'	30.47'	S 12°31'13" W	29.89'
C2	43°59'31"	45.00'	34.55'	S 52°54'47" W	33.71'
C3	23°39'48"	45.00'	18.59'	S 87°44'27" W	18.45'
C4	28°41'40"	45.00'	22.54'	N 60°53'18" W	22.30'
C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.76'	N 04°39'32" E	26.37'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet 3 of 3
(034 Job No. 0418.22)

Description of Improvements

Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

Owner's Affidavit (Neptune Road Investments, LLC) – Stormwater Pond #10
Tohoqua Community Development District

OWNER'S AFFIDAVIT
Conveyance of Stormwater Pond #10

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____
("Affiant") as _____ of **TOHOQUA DEVELOPMENT GROUP, LLC**, a
Florida limited liability company, authorized to do business in Florida, whose address is 4750 The
Grove Drive, Suite 220, Windermere, Florida 34786 ("Owner"), who being first duly sworn on
oath says:

1. That Affiant knows of his or her own knowledge that the Owner is the owner of
certain public improvements (the "Improvements"), described in **Exhibit "A"** attached hereto,
located on the real property also described Exhibit "A," and that Affiant is
_____ of the Owner, is making this Affidavit in that capacity only and
that no recourse shall be made against Affiant individually.

2. That the Improvements are free and clear of all liens and encumbrances except for
those matters set forth as exceptions in the TOHOQUA – PHASE 1 plat, as recorded in Plat Book
26, Page 173, of the Public Records of Osceola County (the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the
Improvements might be disputed or questioned, or by reason of which any claim to any part of the
Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any
labor, materials, equipment or other work authorized by Owner, its employees, or agents or of
which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor,
materials, equipment or other work authorized by Owner, its employees, or agents or of which
Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor
or material that may have been placed on the Improvements, either in the construction or repair of
any of the Improvements, or otherwise in connection with the Improvements which bills may have
been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or
against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which
is now pending in any state or federal court in the United States affecting the Improvements, nor
does Affiant know of any state or federal judgment or any federal lien of any kind or nature that
now constitutes a lien or charge upon the Improvements.

7. That this Affidavit is given for the purposes of inducing the Tohoqua Community
Development District (the "District"), a Florida community development district and local unit of
special-purpose government, to accept the conveyance of the Improvements to the District.

8. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

9. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

/SIGNATURE APPEARS ON FOLLOWING PAGE/

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ 2021

Signed, sealed and delivered in our presence:

**TOHOQUA DEVELOPMENT GROUP,
LLC**, a Florida Limited Liability Company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____ 2021, by Robert L. Secrist, III, as _____ of **TOHOQUA DEVELOPMENT GROUP, LLC**, a Florida limited liability company, on behalf of the company. He is () personally known to me or () have produced a valid driver's license for identification.

Print Name: _____

Notary Public-State of: _____

County of: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

Description of Improvements

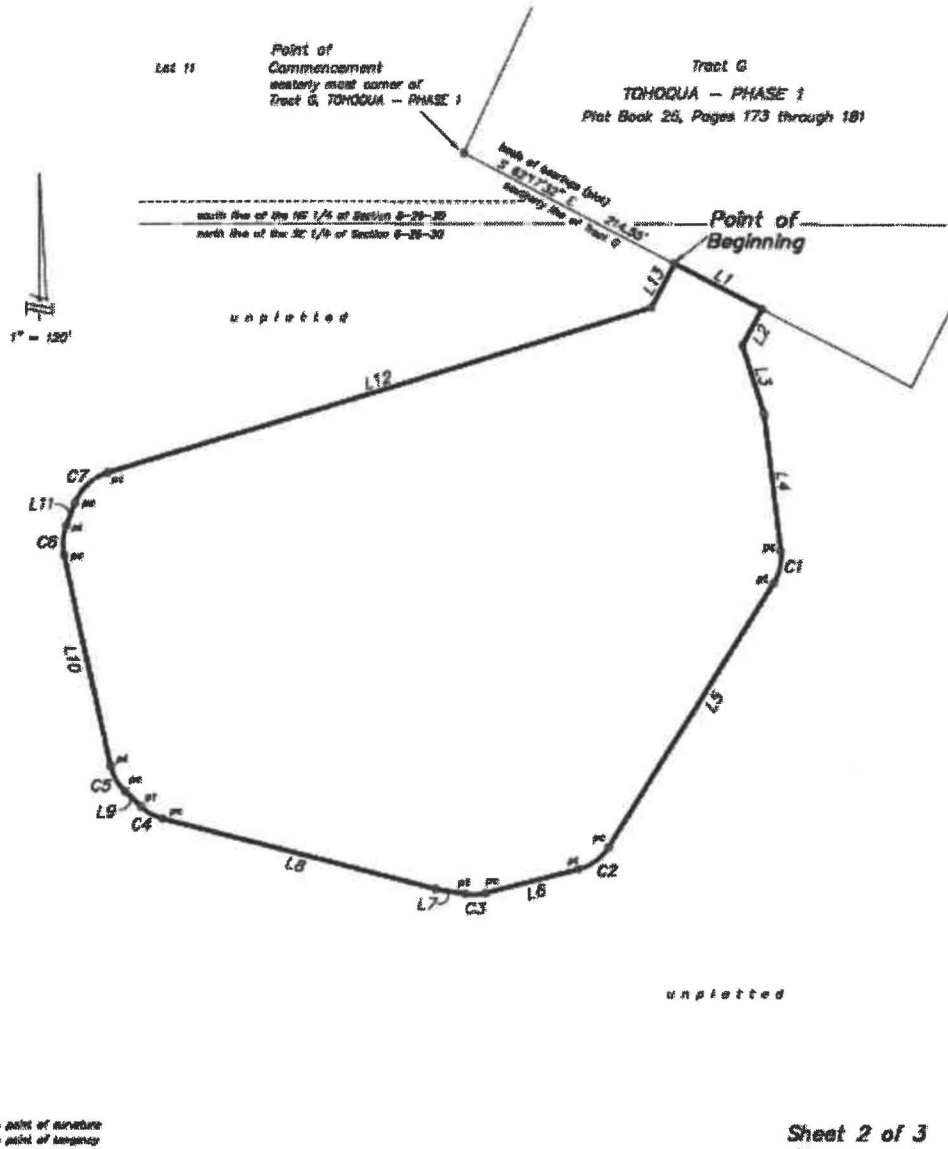
Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

Located on the following real property:

Legal Description		
<i>A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:</i>		
<i>Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet for the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 84.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 26.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 194.66 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.88 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 508.57 feet; thence run N 27°42'28" E, a distance of 44.36 feet to the POINT OF BEGINNING.</i>		
<i>Containing 5.64 acres, more or less.</i>		
<i>Not a Boundary Survey. The legal description was prepared by the Surveyor.</i>		
Sketch of Description <i>of lands affected by</i>		
Section 6, Township 26 South, Range 30 East Osceola County, Florida		
SKETCH OF DESCRIPTION ONLY — NOT A SURVEY		
<small>NO CORNERS WERE SET AND GANNING-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.</small>		
PREPARED FOR: Neptune Road Investments, LLC	ASR NO: 0416.72	<small>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL PLATTED SURVEY FOR DETERMINATION OF A LEGAL INTEREST IN REALTY AND SURVEY. ADJUSTMENTS OR CORRECTIONS TO THIS SKETCH OF DESCRIPTION BY SURVEYOR OTHER THAN THE SURVEY PARTY IS REQUIRED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY.</small> <small>BOOK 426 P. 718-9</small> _____ R. BLAIR GANNING SURV. REG. NO. 4589
DATE: 1/12/21	SHEET: 1 of 3	
TITLE: As Noted		
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		

Owner's Affidavit (Tohoqua Development Group, LLC) – Stormwater Pond #10
Tohoqua Community Development District

THE FLORIDA DRAINED LAND COMPANY'S
SUBDIVISION NO. 1
Plat Book "B", Pages 65 and 66



LINE TABLE

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L8	N 75°14'06" W	251.22'
L9	N 48°32'28" W	19.14'
L10	N 12°26'42" W	194.66'
L11	N 21°37'47" E	22.89'
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C3	23°39'49"	45.00'	18.59'	S 87°44'27" W	18.45'
C4	28°41'40"	45.00'	22.54'	N 60°53'18" W	22.30'
C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.76'	N 04°35'32" E	26.37'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet J of J
(054 Job No. 0418.75)

AGREEMENT REGARDING TAXES

Conveyance of Stormwater Pond #10

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of February 2021, by and between **NEPTUNE ROAD INVESTMENTS, LLC**, a Florida limited liability company, whose address is 4750 The Grove Drive, Suite 220, Windermere, Florida 34786 (“Neptune”), **TOHOQUA DEVELOPMENT GROUP, LLC**, a Florida limited liability company, whose address is 4750 The Grove Drive, Suite 220, Windermere, Florida 34786 (“TDG”) and the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, whose offices are located at 219 East Livingston Street, Orlando, Florida 32801 (“District”).

WITNESSETH

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Neptune is the owner and developer of certain real property, as described in **Exhibit “A”** attached hereto and incorporated herein (the “Property”); and

WHEREAS, Neptune and TDG are the owners and developers of infrastructure improvements and/or personal property, made in, on, over under and through the Property and the land owned by the District, as described on **Exhibit “A”** attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, TDG previously conveyed to the District real property and public improvements, consisting of an Amenity Center located adjacent to the Property, which shares many of the same permits and approvals with the Property and its improvements; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Neptune and TDG have, simultaneously with the execution of this Agreement, conveyed the Property and Improvements to the District by Special Warranty Deed and Bill of Sale, as applicable; and

WHEREAS, all or a substantial portion of the real property already owned by the District is either exempt from ad-valorem taxes or have been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Neptune and TDG to the District, as applicable, the parties are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable taxes and assessments on the Property and Improvements, as applicable.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of

which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Neptune hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2021 and all prior years have been paid in full.
3. Neptune hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.
4. District shall, within thirty (30) days of receipt, forward to the Neptune, at their address set forth above and by U.S. mail, any correspondence, notice or bill from the Osceola County Tax Collector relating to the Property and Improvements for tax year 2021 that the District actually receives in its office, as applicable.
5. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Neptune and TDG shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE BELOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

NEPTUNE ROAD INVESTMENTS, LLC,
a Florida limited liability company

Print: _____

Print: _____

By: _____

Name: Robert L Secrist, III

Title: Manager

WITNESSES:

TOHOQUA DEVELOPMENT GROUP, LLC,
a Florida limited liability company

Print: _____

Print: _____

By: _____

Name: _____

Title: _____

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida Community Development District

Print: _____

Title: Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Description of the Property & Improvements

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA — PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet to the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 64.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northwesterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 73°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 26.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 184.66 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 26.76 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 509.57 feet; thence run N 27°42'28" E, a distance of 44.38 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

This is a Boundary Survey.

The legal description was prepared by the Surveyor.


SKETCH OF DESCRIPTION ONLY — NOT A SURVEY

NO CORNERS WERE SET AND GANNING-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED PROFESSIONAL STANDARDS. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

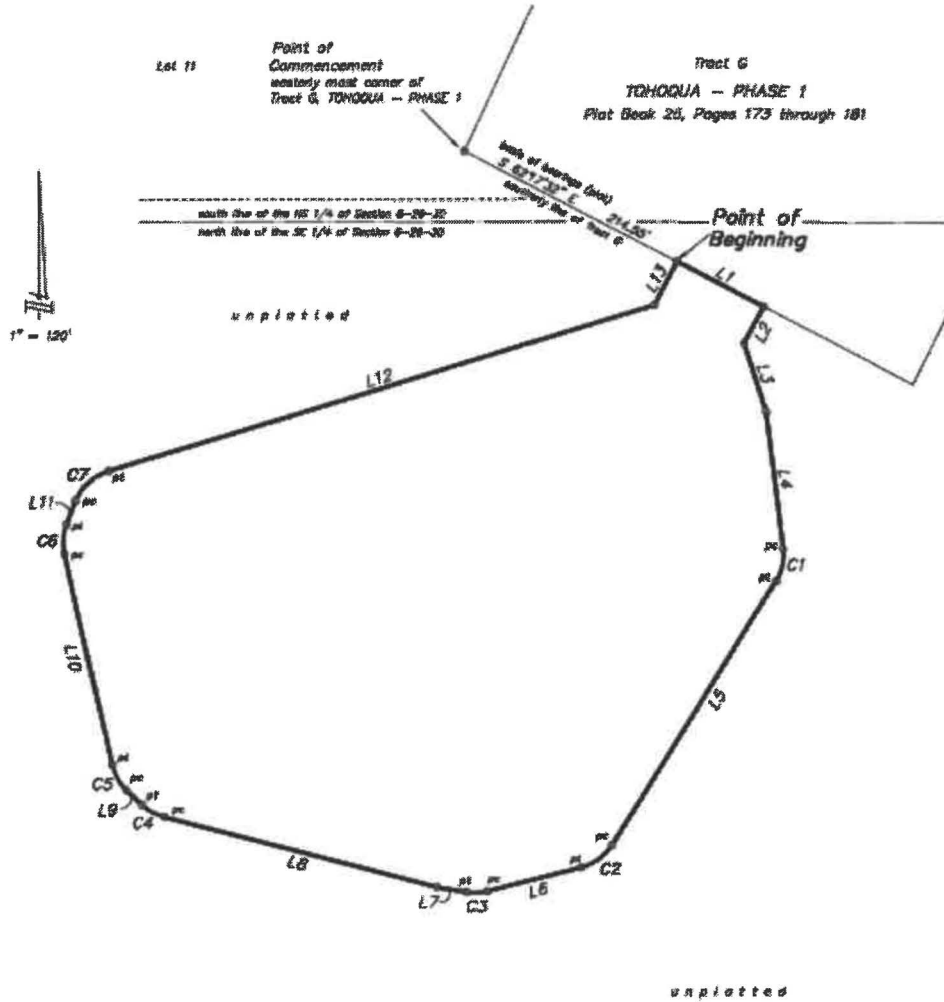
Sketch of Description

of lands situated in

Section 6, Township 26 South, Range 30 East
Osceola County, Florida

PREPARED FOR:	Neptune Road Investments, LLC	ASS NO.	0416.72	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL INDEXED JOB, AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY DRAWING OTHER THAN THE DRAWING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE DRAWING PARTY. GBA L&P No. 719-6
	GANNING-BELTON ASSOCIATES, INC. professional surveyors and mappers	SHEET	1 of 3	
		DATE	1/12/21	
		SCALE	As Noted	
1375 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		S. CLAYTON GANNING REG. 6125-08		

THE FLORIDA DRAINED LAND COMPANY'S
 SUBDIVISION NO. 1
 Plat Book "B", Pages 65 and 66



Sheet 2 of 3
 (2004 Job No. 0408.72)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 62°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
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C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.78'	N 04°35'32" E	26.57'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet 3 of 3
(0034 Job File 04/18/20)

Description of Improvements

Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

CERTIFICATE OF DISTRICT ENGINEER

Conveyance of Stormwater Pond #10

I, **Eric E. Warren, P.E.**, of **Poulos & Bennett, LLC**, a Florida limited liability company, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 45423, with offices located at 2602 E. Livingston Street, Orlando, Florida ("P&B"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through P&B, currently serve as District Engineer to the Tohoqua Community Development District (the "District").

2. That the District proposes to accept from Neptune Road Investments, LLC, a Florida limited liability company ("Neptune"), for ownership, operation and maintenance that certain real property (the "Property") described in **Exhibit "A"** attached hereto.

3. That the District proposes to accept from Neptune and the Tohoqua Development Group, LLC, a Florida limited liability company ("TDG"), for ownership, operation and maintenance, the improvements, made in, on, over, under and through the Property, as further described in **Exhibit "A"** attached hereto (the "Improvements").

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's acceptance of the Property and Improvements, and the District will rely on this Certificate for such purposes.

4. That the Property and Improvements were constructed, purchased, installed and/or completed, as applicable, in accordance with the plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable, including, but not limited to the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

5. That such Property is properly permitted by the appropriate governmental entities, as applicable, and that copies of the plans, specifications, permits and the South Florida Water Management District Construction Completion Certification Acceptance, dated July 14, 2020, relating to the Property, have been provided to P&B and/or George Flint of Governmental Management Services – Central Florida, LLC, as the District's Manager (the "District Manager"), and are being held by P&B and/or the District Manager as records of the District on its behalf.

[Signature page to follow]

**SIGNATURE PAGE FOR
CERTIFICATE OF DISTRICT ENGINEER**
Conveyance of Stormwater Pond #10

DATED: _____, 2021.

Witness: _____
Print: _____

Eric E. Warren, P.E.
Professional License No.: FL 45423
on behalf of the company,
Poulos & Bennett, LLC
2602 East Livingston Street
Orlando, Florida 32814

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____ 2021 by **ERIC E. WARREN, P.E.**, of **POULOS & BENNETT, LLC**, a Florida limited liability company, on behalf of said company. He or she is () personally known to me or () have produced a valid driver's license for identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

(NOTARY SEAL)

EXHIBIT "A"

Description of Real Property & Improvements

Legal Description

A portion of Section 6, Township 26 South, Range 30 East, Osceola County, Florida, described as follows:

Commence at the westerly most corner of said Tract "G", TOHOQUA - PHASE 1, according to the plat thereof, as recorded in Plat Book 26, Pages 173 through 181, Public Records of Osceola County, Florida; thence run S 62°17'32" E, along the southerly line of said Tract "G", a distance of 214.55 feet for the POINT OF BEGINNING; thence continue S 62°17'32" E, a distance of 87.58 feet; thence, departing said southerly line, run S 27°42'28" W, a distance of 37.15 feet; thence run S 17°18'45" E, a distance of 84.12 feet; thence run S 06°52'34" E, a distance of 124.03 feet to a point of curvature of a curve, concave westerly, having a radius of 45.00 feet and a central angle of 38°47'35"; thence run southerly, along the arc of said curve, a distance of 30.47 feet to the point of tangency thereof; thence run S 31°55'01" W, a distance of 279.69 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 43°59'31"; thence run southwesterly, along the arc of said curve, a distance of 34.55 feet to the point of tangency thereof; thence run S 75°54'33" W, a distance of 86.99 feet to a point of curvature of a curve, concave northerly, having a radius of 45.00 feet and a central angle of 23°39'48"; thence run westerly, along the arc of said curve, a distance of 18.59 feet to the point of tangency thereof; thence run N 80°25'39" W, a distance of 26.67 feet; thence run N 75°14'08" W, a distance of 251.22 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 28°41'40"; thence run northwesterly, along the arc of said curve, a distance of 22.54 feet to the point of tangency thereof; thence run N 46°32'28" W, a distance of 19.14 feet to a point of curvature of a curve, concave northeasterly, having a radius of 45.00 feet and a central angle of 34°05'46"; thence run northwesterly, along the arc of said curve, a distance of 28.78 feet to the point of tangency thereof; thence run N 12°26'42" W, a distance of 194.66 feet to a point of curvature of a curve, concave easterly, having a radius of 45.00 feet and a central angle of 34°04'28"; thence run northerly, along the arc of said curve, a distance of 28.78 feet to the point of tangency thereof; thence run N 21°37'47" E, a distance of 22.89 feet to a point of curvature of a curve, concave southeasterly, having a radius of 45.00 feet and a central angle of 51°33'01"; thence run northeasterly, along the arc of said curve, a distance of 40.49 feet to the point of tangency thereof; thence run N 73°10'48" E, a distance of 509.57 feet; thence run N 27°42'28" E, a distance of 44.36 feet to the POINT OF BEGINNING.

Containing 5.64 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.


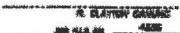
SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANNING-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CALCULATIONS. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of lands situated in

Section 6, Township 26 South, Range 30 East
Osceola County, Florida

PREPARED FOR:	Neptune Road Investments, LLC	JOB NO.	0416.72	<small>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL BASED SURVEY AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADJUSTING OR DELETING TO THIS SKETCH OF DESCRIPTION BY TOWNSHIP OTHER THAN THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. GBA CO. INC. 7104</small>
	GANNING-BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SHEET	1 of 3	
		DATE	1/12/21	
		SCALE	As Noted	
		BY: 		<small>R. CLAYTON GANNING 2021 FEB 02</small>

Sheet 2 of 3
(204 Job No. 047672)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 82°17'32" E	87.58'
L2	S 27°42'28" W	37.15'
L3	S 17°18'45" E	64.12'
L4	S 06°52'34" E	124.03'
L5	S 31°55'01" W	279.69'
L6	S 75°54'33" W	86.99'
L7	N 80°29'39" W	26.67'
L8	N 75°14'08" W	251.22'
L9	N 48°32'28" W	18.14'
L10	N 12°26'42" W	194.66'
L11	N 21°37'47" E	22.89'
L12	N 73°10'48" E	509.57'
L13	N 27°42'28" E	44.36'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°47'33"	45.00'	30.47'	S 12°31'13" W	29.89'
C2	43°58'31"	45.00'	34.59'	S 53°54'47" W	33.71'
C3	23°39'48"	45.00'	18.59'	S 87°44'27" W	18.49'
C4	28°41'40"	45.00'	22.54'	N 80°53'18" W	22.30'
C5	34°05'46"	45.00'	26.78'	N 29°29'35" W	26.39'
C6	34°04'28"	45.00'	26.76'	N 04°39'32" E	26.37'
C7	51°33'01"	45.00'	40.49'	N 47°24'17" E	39.14'

Sheet 3 of 3
(SWM Job No. 0418.72)

Description of Improvements

Stormwater pond and related facilities, landscaping, improvements and equipment, constructed in accordance with the South Florida Water Management District Individual Environmental Resource Permit No. 49-100696-P.

SECTION V

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 (PHASE 2 PROJECT) SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the "District") was established by Ordinance No. 2017-53 of the Board of County Commissioners of Osceola County, Florida enacted on May 24, 2018, for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on February 3, 2021, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2021-06 authorizing, among other things, the issuance of not to exceed \$2,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued the Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2021 (Phase 2 Project) (the "Series 2021 Bonds") in the amount of \$2,580,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Tohoqua Community Development District Engineer's Report, dated September 25, 2017, as amended from time to time including by the Tohoqua Community Development District Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project), dated February 3, 2021, attached to this Resolution as **Exhibit "A"** (collectively referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2021 Bonds (the "Phase 2 Project"); and

WHEREAS, the Engineer's Report estimated that the capital costs for the Phase 2 Project total \$2,875,560.56, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the Capital Improvements was estimated at \$71,870,000 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Tohoqua Community Development District Series 2021 Supplemental Assessment Methodology for Assessment Area Two (Phase 2 Project), dated March 3, 2021 (the "Series 2021 Assessment Methodology"), attached to this Resolution as **Exhibit "B,"** the assessments are finalized in the amount of \$2,580,000, which is funding a portion of the capital costs, financing costs, capitalized interest, reserve funds and contingencies.

WHEREAS, on November 1, 2017, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2018-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tohoqua Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2021 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2018-07, special assessments securing the Series 2021 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual project costs of the Phase 2 Project. The Series 2021 Assessment Methodology accurately reflects the amount of special assessments for the Series 2021 Bonds. The assessments levied pursuant to Resolution 2018-07 also exceed the outstanding debt due on the Series 2021 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-07, the special assessments on parcels specially benefited by the Phase 2 Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Series 2021 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2021 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 3rd day of March, 2021.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2021-11

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____
Name: _____
Title: _____

Exhibit “A”: Engineer’s Report
Exhibit “B”: Series 2021 Assessment Methodology

EXHIBIT “A”

ENGINEER’S REPORT

Tohoqua Community Development District Second Supplemental
Engineer’s Report for Phase 2 (Phase 2 Project), dated February 3, 2021

[See attached.]

Tohoqua Community Development District

SECOND SUPPLEMENTAL ENGINEER'S REPORT FOR PHASE 2 (PHASE 2 PROJECT)

Prepared For

Tohoqua Community Development District

Date

February 3, 2021

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

Tohoqua Community Development District

SECOND SUPPLEMENTAL ENGINEER'S
REPORT FOR PHASE 2 (PHASE 2 PROJECT)
Osceola County, Florida

Prepared For:

Tohoqua Community Development District

Date:

February 3, 2021



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | Fax: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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<i>Section 5</i>	<i>Description of Capital Improvement Plan</i> 5.1 Roadway Improvements 5.2 Stormwater Management 5.3 100-Year Floodplain 5.4 Master Infrastructure 5.4.1 Primary Roadways 5.4.2 Potable Water Distribution System 5.4.3 Reclaimed Water Distribution System 5.4.4 Wastewater System 5.4.5 Parks, Landscape and Hardscape 5.5 Professional and Inspection Fees
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<i>Section 9</i>	<i>Conclusions and Summary Opinion</i>

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>Tohoqua Phase 2 Master Site Plan</i>
<i>Exhibit 4</i>	<i>District Boundary Map and Legal Description</i>
<i>Exhibit 5</i>	<i>Proposed Public and Private Uses Within the CDD</i>
<i>Exhibit 6</i>	<i>Concept Plan</i>
<i>Exhibit 7</i>	<i>Post-Development Basin Map</i>
<i>Exhibit 8</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 9</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 10</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 11</i>	<i>Wastewater System Map</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Exhibit 13</i>	<i>Permit Log</i>

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

Section 1 Introduction

1.1. Background

The District Engineer's Report, dated September 25, 2017, described the scope and estimated cost of the District's capital improvement program (the "CIP") serving the entire Tohoqua Community Development District (the "District"). The CIP is estimated to cost approximately \$71.870 million and includes public roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, off-site utility and roadway improvements, an amenity site, parks, landscaping, hardscape, professional fees and contingency. This Second Supplemental Engineer's Report, dated August 17, 2020 (the "Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)"), has been prepared to assist with the financing and construction of the public infrastructure components for the second phase of the Development within the District in the approximate amount of \$2.88 million (the "Phase 2 Project") pursuant to requirements of Osceola County and the City of St. Cloud, Florida.

The Phase 2 Project described in this Second Supplemental Engineer's Report includes the proposed public infrastructure improvements necessary for the development of Phase 2. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall Tohoqua CDD is a 784-acre tract currently located in the City of St. Cloud, Florida. More specifically, the parcel is located within a portion of Sections 5 and 6, Township 26 South, Range 30 East lying south of Neptune Road, west of the Florida Turnpike, and east of the permitted Toho Preserve development. Phase 2 of the overall project consists of approximately 44 acres of the District. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The proposed Phase 2 Project is a single-phase development including onsite infrastructure improvements and is planned to include 227 single family homes and open space recreation. Please refer to the Tohoqua Phase 2 Master Site Plan Exhibit 3. Zoning for the Development was approved by Osceola County on February 3, 2016.

It should be noted that the property was previously located in unincorporated Osceola County but has been annexed into the City of St. Cloud.

The District Boundary and Legal Description are included as Exhibit 4.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the overall District encompass approximately 784 acres. Based on the current MXD Zoning for the property, the development program is currently planned to include 2,216 single family homes, 1,004 multi-family units, 480,100 square feet of commercial/office space, 200 hotel rooms, a K-8 school site and a high school site. The approved land uses within the District include the following areas. Exhibit 5 provides the location of the development uses below. Exhibit 6 shows the current land use.

Proposed Development	Approximate Acres
Private	322.6
Schools	66.0
Stormwater	132.4
Amenities, Parks and Open Space	36.8
Roads Alleys & Utility Tracts	183.3
Conservation	42.9
Total Acres	784.0

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located in the City of St. Cloud.

Permitting Agencies & Permits Required

1. Osceola County (while located in unincorporated Osceola County)
 - a. Preliminary Subdivision Plan
 - b. Mass Grading (optional)
 - c. Site Development Plan
 - d. Final Plat
2. South Florida Water Management District (SFWMD)
 - a. Environmental Resource Permit

Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)

- i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite and Offsite Improvements
3. City of St. Cloud
 - a. Final Engineering Construction Plans for Water, Sewer, and Reclaimed Water Systems
 - b. Concept Plan Revisions (upon annexation)
 - c. Preliminary Subdivision Plan (upon annexation)
 - d. Final Construction Plans for Streets and Drainage (upon annexation)
 - e. Final Plat (upon annexation)
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Letter of Map Revision
6. Army Corp of Engineers
 - a. Dredge and Fill Permit
 - b. Canal Crossing Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. State of Florida Department of Transportation
 - a. Utility Permit
 - b. Drainage Connection Permit

Exhibit 13 lists the permits that have currently been obtained for Phase 2.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. Some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

and will benefit the property for the intended use. The District can construct any portion or all of the proposed infrastructure. In addition, the District can acquire, own, operate and/or maintain infrastructure not dedicated to the County or City. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Phase 2 Project

The Phase 2 Project addressed in this Second Supplemental Engineer's Report includes elements that are only internal to the District. The proposed onsite infrastructure improvements include the master stormwater management and drainage systems, roadway improvements, pavement markings and street signage, potable water main, reclaimed water main and sewer infrastructure required to provide utility service to the District, landscaping, hardscaping and recreation areas. Descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5, 7 and 9 through 11. Exhibit 12 details the Cost Opinion for the Phase 2 Project.

Section 5 Description of Series Phase 2 Project Capital Improvement Plan

5.1 Roadway Improvements

The District will not be responsible fund roadway construction internal to the District consisting of local roadways and alleys. The funding of Cross Prairie Parkway will be by the Developer under a Separate Reimbursement Agreement with Osceola County. The Developer will pay all costs associated with road improvements for which impact fee credits are payable pursuant to transportation or other development agreements. The costs for such improvements are not included on Exhibit 12. Exhibit 5, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All such local roadways will be open to the public.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with City of St. Cloud and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 7, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system. Stormwater Pond 3 is included in the Phase 2 Project.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0090G 12097G and 12097C 0255G both dated June 18, 2013, portions of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 8, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is

Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)

regulated by the SFWMD and Osceola County any filled areas below the floodplain may require mitigation in the form of compensating storage.

A Letter of Map Revision is not required for the Phase 2 improvements.

5.4 Phase 2 Infrastructure

5.4.1 Phase 2 Roadways

The Phase 2 Project does not include any of the Phase 2 roadway improvements. Instead, the Phase 2 roadway improvements are to be developer funded and owned and maintained by the City and include approximately 6,580 linear feet of road and will define the ingress and egress points within the Development. In addition to the roadways, the Phase 2 improvements includes approximately 1,709 linear feet of public alleys. The roadways and alleys will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 5. The roadways will connect to the existing Phase 1 project and Cross Prairie Parkway, however no offsite roadway or intersection improvements are being constructed as part of Phase 2.

5.4.2 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete. The water mains within the District will be sized to provide water to residents of the District and will be designed and constructed based on the approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System Map, provides a graphical representation of the contemplated water mains to be constructed within Phase 2.

5.4.3 Reclaimed Water Distribution System

The District may fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be designed and constructed based on the approved MUP. Exhibit 10, Reclaimed Water Distribution System Map, provides a graphical representation of the contemplated reclaimed water mains to be constructed within Phase 2.

5.4.4 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents of the District, and will be designed and constructed based on the approved MUP. Exhibit 11, Wastewater System Map, provides a graphical representation of the contemplated wastewater system to be constructed within Phase 2. Forcemain and lift station improvements were constructed as part of Phase 1 and are not included as part of Phase 2.

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

The funding of additional or oversized offsite and onsite wastewater improvements serving the City of St. Cloud was provided by the Developer during Phase 1 under a separate Reimbursement Agreement with the City of St. Cloud. The Developer paid all costs associated with utility improvements for which impact fee credits are payable pursuant to development agreements.

5.4.5 Parks, Landscape & Hardscape

The Phase 2 landscaping and irrigation of the primary roadways will provide the “first impression” of the Development. The District may fund parks, landscape and hardscape construction and maintenance within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

5.5 Professional and Inspection Fees

For the design, permitting and construction of the proposed Phase 2 Project, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the Phase 2 Project.

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

Section 6 Ownership and Maintenance

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	City	City
Offsite Roadway Improvements	County	County
Master Stormwater Management System	District	District
Potable Water Distribution System	City of St. Cloud	City of St. Cloud
Sanitary Sewer System	City of St. Cloud	City of St. Cloud
Reclaimed Water Distribution System	City of St. Cloud	City of St. Cloud
Parks, Landscaping, Irrigation and Signage	District	District

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Costs for the Phase 2 Project is provided in Exhibit 12. Costs associated with construction of the Phase 2 improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included. Please note that the costs are subject to change based on final engineering, permitting, and changes in the site plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Phase 2 Project as described is necessary for the functional development of the property within Phase 2 of the District as required by the applicable local governmental agencies. Phase 2 infrastructure has been planned and designed in accordance with current governmental regulatory requirements. The public infrastructure as described in this Second Supplemental Engineer's Report will serve its intended function provided the construction is in substantial compliance with the design and permits which will be required for the District by the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the Phase 2 Project in this Second Supplemental Engineer's Report are based on the approved plans. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the Phase 2 improvements are reasonable to complete the construction of the

**Tohoqua Community Development District
Second Supplemental Engineer's Report for Phase 2 (Phase 2 Project)**

infrastructure improvements described herein. All of the proposed Phase 2 Project costs are to be public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

**As District Engineer:
Poulos & Bennett, LLC**

A handwritten signature in blue ink, appearing to read "Eric E. Warren", with a horizontal line extending to the right.

Eric E. Warren, PE
State of Florida Professional Engineer No. 45423

Exhibits



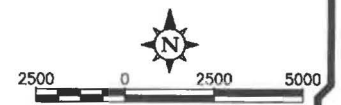
Vicinity Map

Tohoqua CDD

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

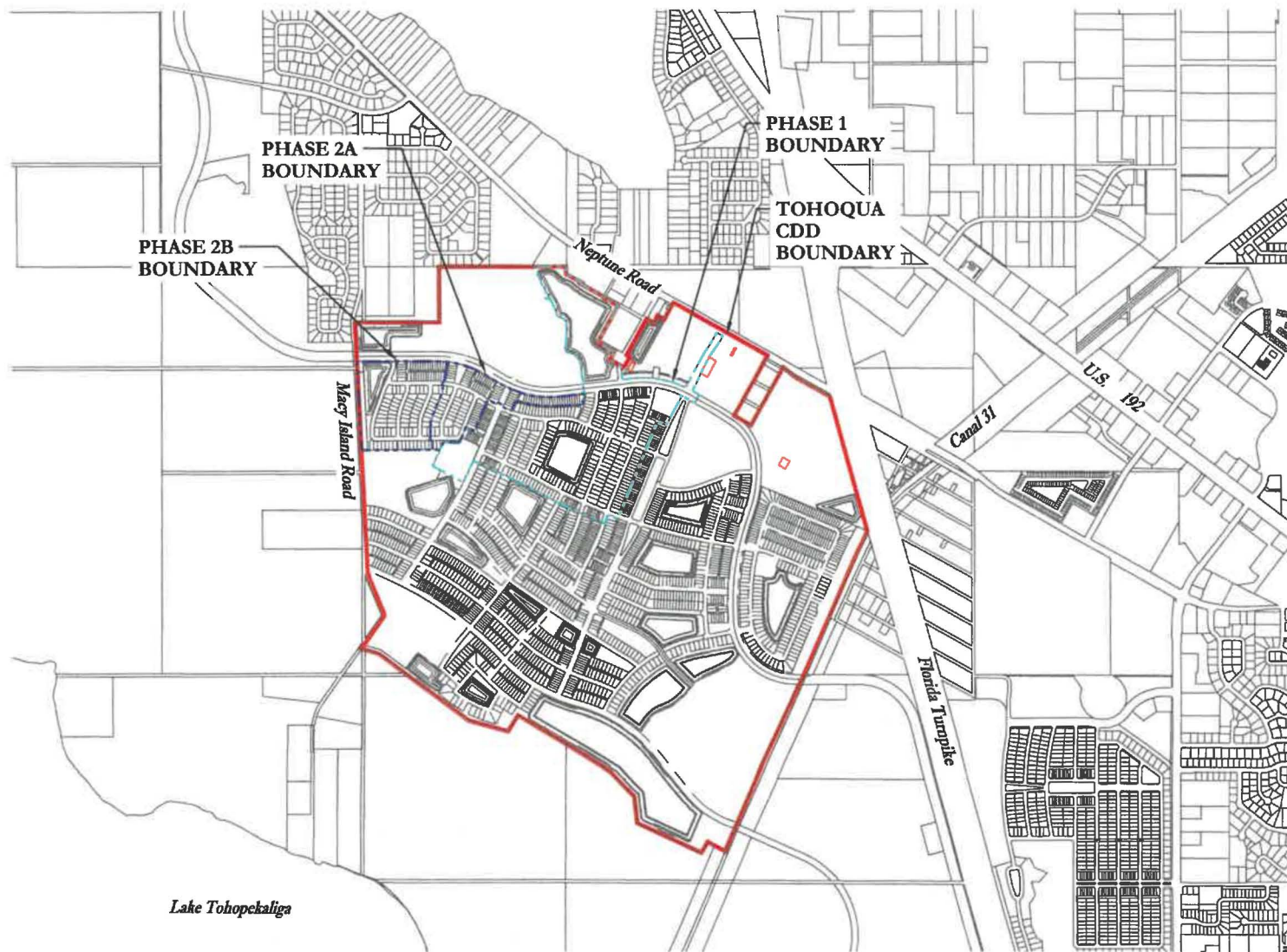
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SCALE IN FEET
Exhibit 1

August 17, 2020
P & B Job No.: 12-044

Z:\2012\12-044 TOHOQUA-PHASE 2 & 3\MAPS\12044 PHO CDD EXH 1 VICINITY MAP



Location Map

Tohoqua CDD

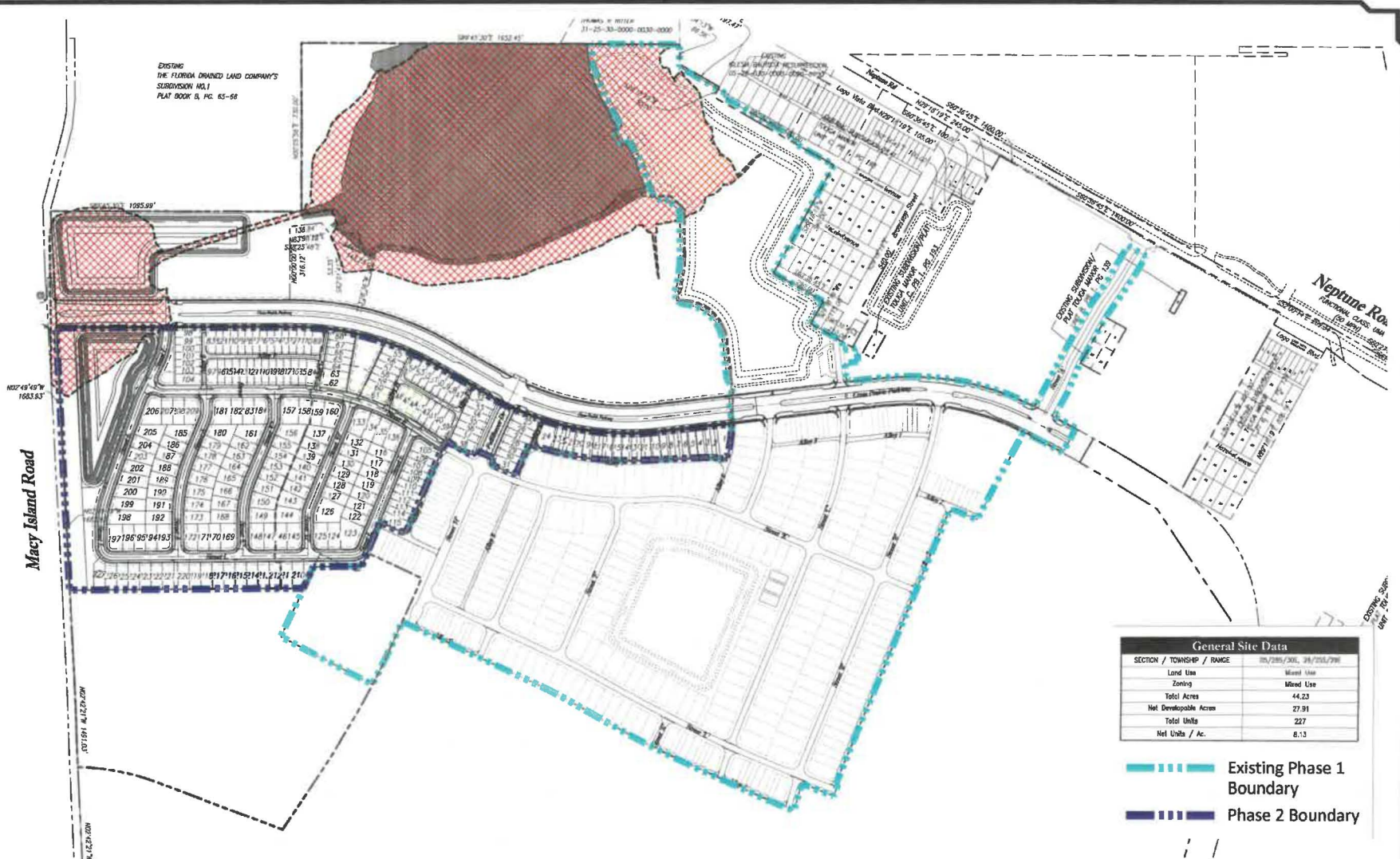
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August 17, 2020
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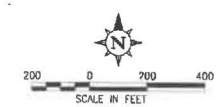


Phase 2 Master Site Plan
Tohoqua CDD

POULOS & BENNETT

General Site Data			
SECTION / TOWNSHIP / RANGE	TRAIL/PAV/BLD.	PA/BLD/PAV	
Land Use	Mixed Use	Mixed Use	
Zoning			
Total Acres			44.23
Net Developable Acres			27.91
Total Units			227
Net Units / Ac.			8.13

- Existing Phase 1 Boundary
- Phase 2 Boundary

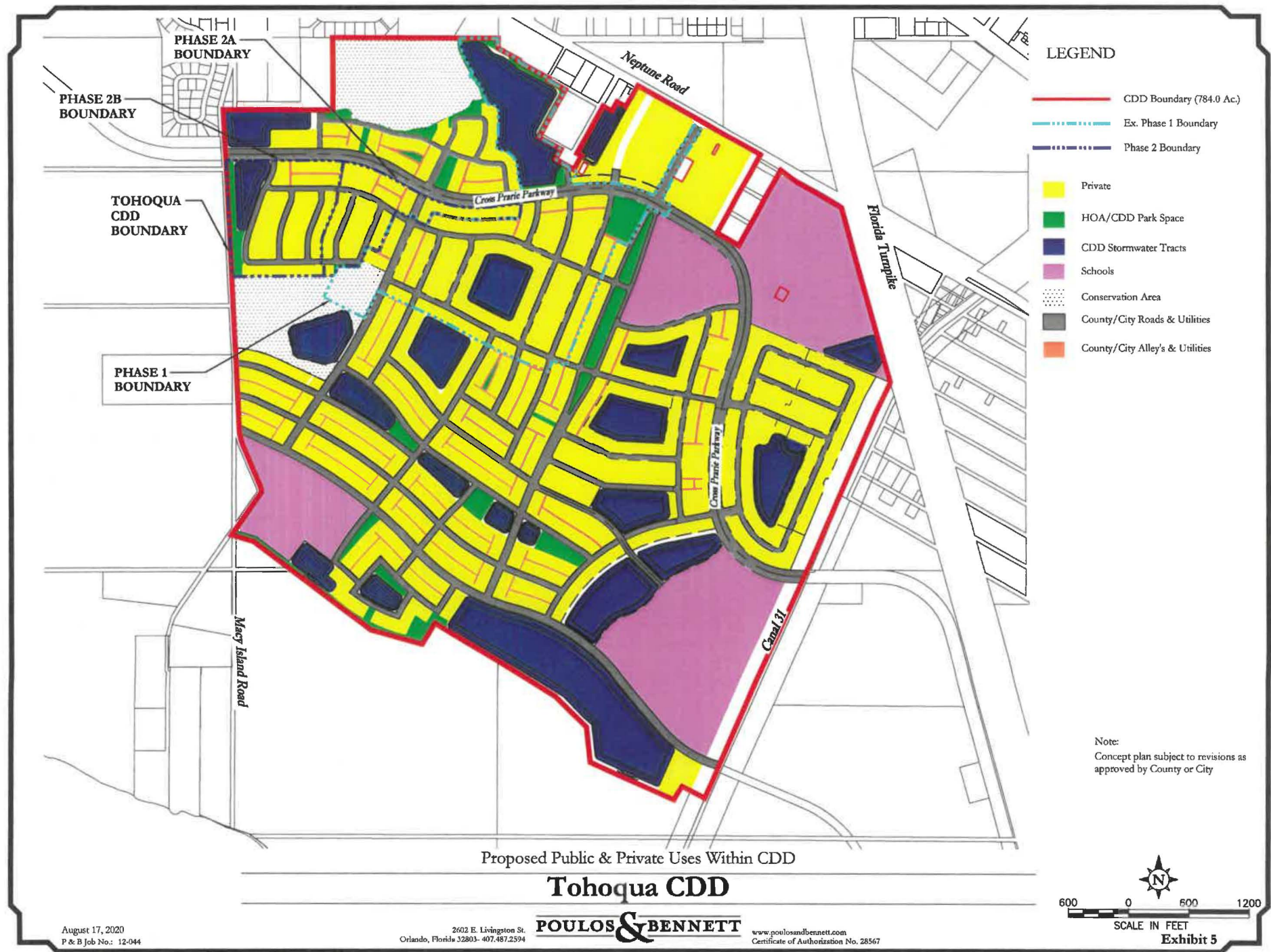


August 17, 2020
 P & B Job No. 12-044

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 Orlando, Florida 32803-407497.2394

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2: 2012, 12-044 TOHOQUA--PHASE 2 & 3, CDD, 12044 PH2 CDD CDD 14 MACULP SITE PLAN



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P & B Job No.: 12-044

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2/28/12/12-0440 TOHOQUA-PHASE 2 & 3/20/2012 12/28/12/12-044 PH2 CDD CDD 5 PUBLIC-PRIVATE USE

400' 0 400' 800'
SCALE IN FEET



PLACE TYPES LEGEND

- COMMUNITY CENTER
- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD 1 (NH1)
- NEIGHBORHOOD 2 (NH2)
- NEIGHBORHOOD CENTER
- FRAMEWORK ROADS
- POTENTIAL TRANSIT STOPS
- OUTPARCELS OWNED BY OTHERS
- TOHOQUA NEIGHBORHOODS
- WETLANDS TO BE PRESERVED

INITIAL PROPOSED 2 ACRE FIRM STATION LOCATION. FINAL LOCATION SHALL BE DETERMINED AND APPROVED BY THE FIRE DEPARTMENT AND CITY PRIOR TO CONVEYANCE OF THE PROPERTY. RELOCATION OF THE SITE WITHIN THE PARAMETERS OF RESOLUTION NUMBER 2017-241R IS ALLOWED UNTIL SUCH TIME AS CONVEYANCE.



OPEN SPACE DISTRICT

- CONSERVATION AREA
- RECREATION AREA
- STORMWATER AREA
- OPEN SPACE
- NEIGHBORHOOD PARKS/SQUARES/CIVIC SPACES

Note:
Concept plan subject to revisions as
approved by County or City



Concept Plan

Tohoqua CDD

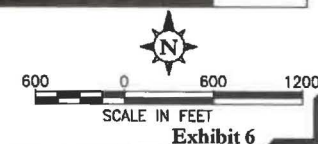
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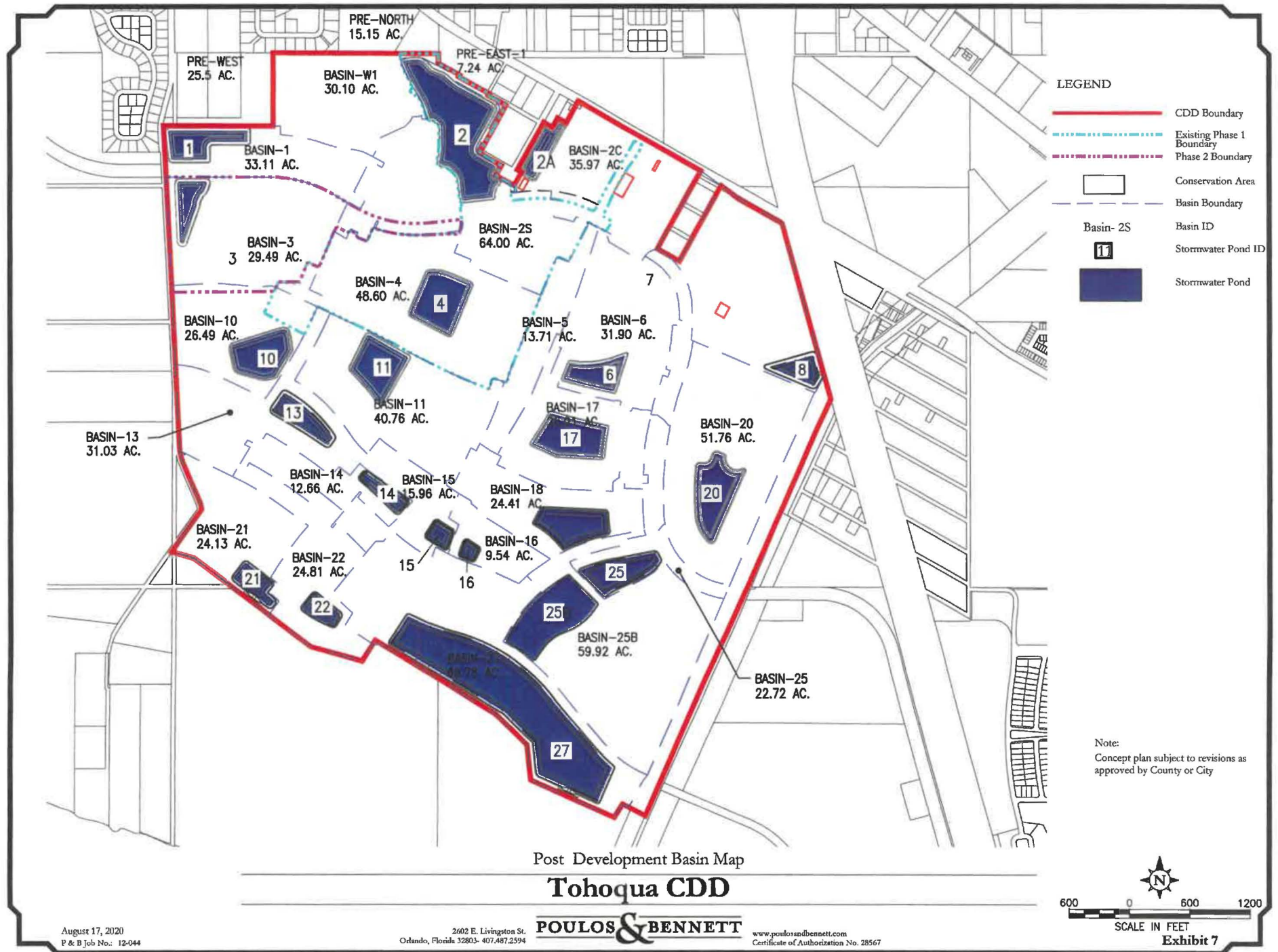
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Orlando, Florida 32803-407.487.2594

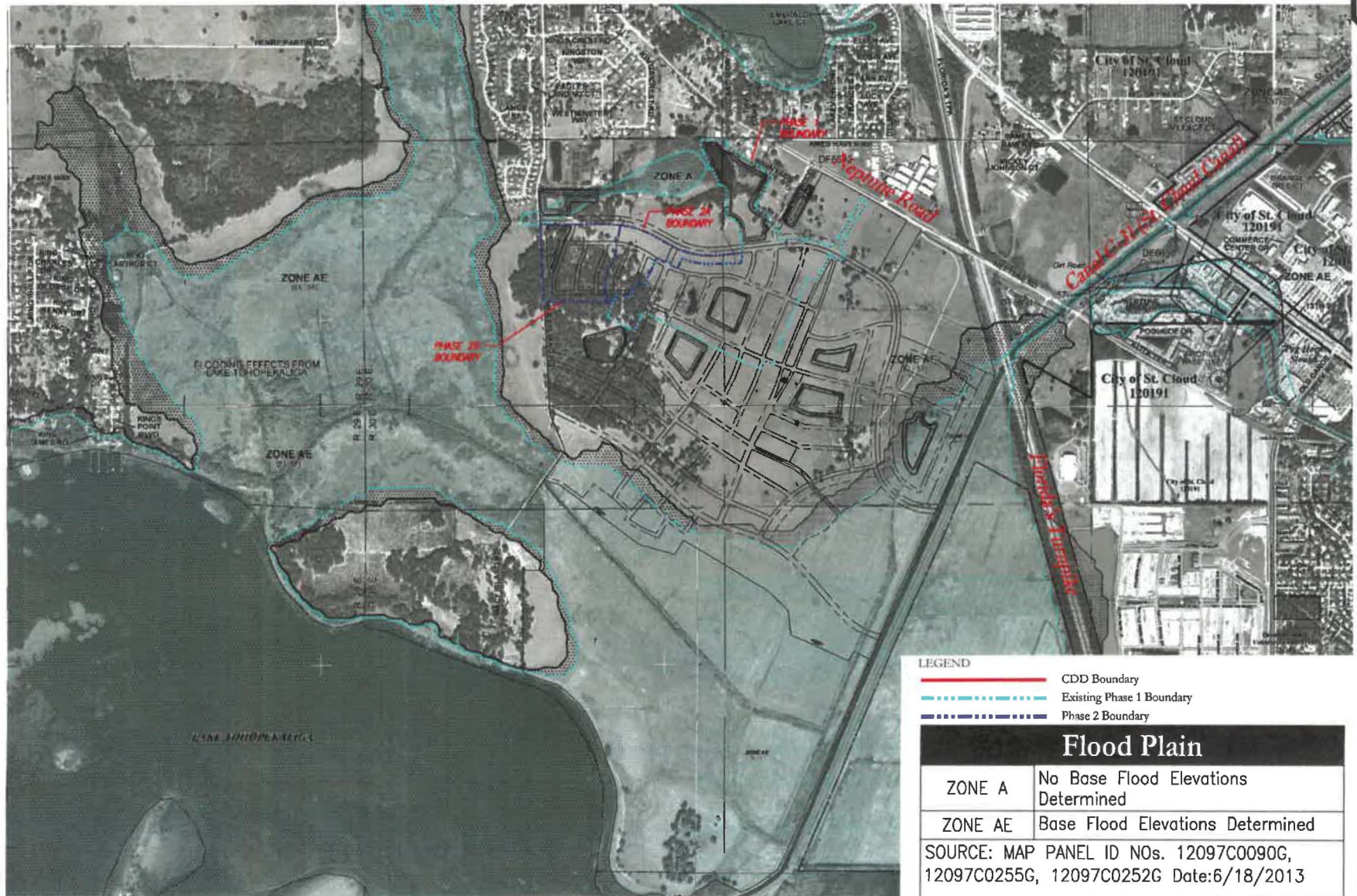
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Certificate of Authorization No. 28567

September 15, 2017
P & B Job No.: 12-044

25/2017/12-044 TOHOQUA - SECRET/CDD/CDD & FIRM/000/2017-09/000-11-24 12044 CDD CONCEPT PLAN







100 - Year Floodplain

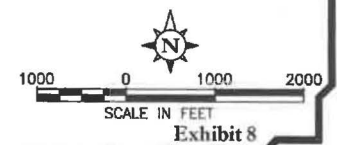
Tohoqua CDD

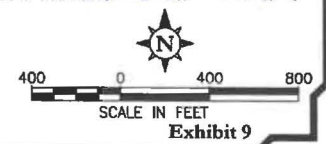
POULOS & BENNETT

August 17, 2020
P & B Job No.: 12-044

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Orlando, Florida 32803 - 407.487.2594

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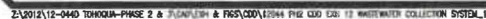


EXHIBIT 12
Tohoqua CDD
Second Supplemental Engineers Report for Phase 2 (Phase 2 Project)
Estimate of Probable Capital Improvement Costs
November 23, 2020

Facility	Estimated Cost
Earthwork (Excavation, Grading, Erosion Control)	\$ 30,075.86
Stormwater System (Pipes & Structures)	\$ 621,803.22
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 319,480.70
Sanitary Sewer System (Pipes & Structures)	\$ 499,653.71
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 196,158.23
Landscape & Hardscape (Landscaping, Sidewalk & Sod)	\$ 605,998.68
Subtotal	\$ 2,273,170.40
Professional Fees (10%)	\$ 227,317.04
Inspection, Survey & Testing Fees (5%)	\$ 113,658.52
Subtotal	\$ 2,614,145.96
Contingency (10%)	\$ 261,414.60
Total	\$ 2,875,560.56

EXHIBIT 13-1
Tohoqua CDD
Permit Approval Log
Master Permits

DATE: 8/17/2020		BY: _____		PROJECT NUMBER(S): 12-044				
COMMUNITY: _____		Master Project		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
DRI Rescission	Osceola County	DRI06-0011	DRI06-0011	DRI Rescission	-	Approved		6/20/2016
Concept Plan	Osceola County	CP14-00004	CD14-00004	Concept Plan	-	Approved		2/3/2016
Site Development Plan	Osceola County	SDP15-0017	SDP15-0017	Mass Grading & Master Stormwater Plan Phase 1	-	Approved		8/31/2016 1/20/2017
Utilities Approval	City of St. Cloud			Master Utility Plan	-	Approved		
Conservation Easement Recording	SFWMD		E2017025709B51 03P10	Deed of Conservation Easement	-	Approved		2/15/2019
Environmental Resource Permit (ERP)	SFWMD	150225-18	49-02426-P	Conceptual/Construction of a Stormwater Management System	-	Approved		12/8/2016
FDEP NPDES NOI	FDEP		FLR20BA06-001	Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities and Dewatering Operations	-	Approved		11/6/2016
Fill Permit	ACOE		SAJ-2015-00814 (SP-JSC)	Authorization to fill 32.65 acres of waters of the US for construction	-	Approved		2/17/2017
Drainage Connection Permit	FDOT		2016-D-853-005	Drainage Connection Permit	-	Approved		6/15/2016

EXHIBIT 13-2
Tohoqua CDD
Permit Approval Log
Phase 2

DATE: 8/17/2020		BY: _____		PROJECT NUMBER(S): 12-044				
COMMUNITY: _____		Tohoqua Phase 2		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
Preliminary Subdivision Plan (PSP)	City of St. Cloud	DRC Case# 19-85.04	DRC Case# 19-85.04	Preliminary Subdivision Plan	-	Approved		10/24/2019
Subdivision Construction Plans	City of St. Cloud	SUB19-00012	SUB19-00012	Subdivision Construction Plan Phase 2	-	Approved		2/26/2020
Environmental Resource Permit (ERP)	SFWMD	200221-2869	49-02426-P-02	Environmental Resource Permit (Construction/Operation Modification)	-	Approved		3/27/2020
Potable Water Permit	FDEP	-	0076597-481- DSGP	Potable Water General Permit	-	Approved		3/25/2020
Wastewater Permit	FDEP	-	0354122-005- DWC/CM	Wastewater General Permit	-	Approved		3/25/2020
Plat Submittal	City of St. Cloud	TBD	TBD	Subdivision Plat	-	Under Review		TBD

EXHIBIT “B”

SERIES 2021 ASSESSMENT METHODOLOGY

Tohoqua Community Development District Series 2021 Supplemental Assessment Methodology
for Assessment Area Two (Phase 2 Project), dated March 3, 2021

[See attached.]

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021
SUPPLEMENTAL ASSESSMENT METHODOLOGY
FOR
ASSESSMENT AREA TWO
(PHASE 2 PROJECT)

Date: March 3, 2021

Prepared by

Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801



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GMS-CF, LLC does not represent the Tohoqua Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Tohoqua Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Tohoqua Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District issued \$2,580,000 of tax exempt bonds (the “Series 2021 Bonds” or “Bonds”) for the purpose of financing infrastructure improvements within an assessment area within the District referred to as Assessment Area Two. The infrastructure improvements to be financed are cumulatively referred to as the Phase 2 Project and are more specifically described in the Second Supplemental Engineer’s Report dated February 3, 2021, prepared by Poulos and Bennet, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within Assessment Area Two of the District.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Two (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase 2 Project. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District imposed non-ad valorem special assessments on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 784 acres in Osceola County, Florida. Assessment Area Two comprises 44 developable acres within the District. The development program for Assessment Area Two of the District currently envisions approximately 227 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Phase 2 Project will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems,

landscapes and hardscape, and professional fees along with related incidental costs. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Phase 2 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Phase 2 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Phase 2 Project.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the Assessment Area Two within the District, different in kind and degree than general benefits, for properties within the District as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Two within the District. The implementation of the Phase 2 Project enables properties within the boundaries of Assessment Area Two within the District to be developed. Without the District's Phase 2 Project, there would be no infrastructure to support development of land within Assessment Area Two within the District. Without these improvements, development of the property within Assessment Area Two of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will benefit from the provision of the Phase 2 Project. However, these benefits will be incidental for the purpose of the Phase 2 Project, which is designed solely to meet the needs of property within Assessment Area Two within the District. Properties outside of Assessment Area Two within the District boundaries do not depend upon the District's Phase 2 Project. The property owners within Assessment Area Two within the District are therefore receiving special benefits not received by those outside Assessment Area Two and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 2 Project that is necessary to support full development of Assessment Area Two will cost approximately \$2,875,560.56. However, the District is only financing a portion of the Phase 2 Project with the Series 2021 Bonds. The balance of the Phase 2 Project will be funded with Developer Contributions and/or future bond issue(s). The District's Underwriter projects that financing costs required to fund a portion of the Phase 2 Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$2,580,000. Without the Phase 2 Project, the property within Assessment Area Two of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District issued \$2,580,000 in Bonds to fund a portion of the District's Phase 2 Project, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$2,580,000 in debt to the properties within Assessment Area Two benefiting from the Phase 2 Project.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Two of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 2 Project needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$2,875,560.56. Based on the estimated costs, the size of the bond issue under current

market conditions needed to generate funds to pay for a portion of the Phase 2 Project and related costs was determined by the District's Underwriter to total approximately \$2,580,000. Any additional funds needed to complete the Phase 2 Project will be funded by developer contributions or future bond issues. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits.

The debt relating to the Bonds will be allocated to the 227 platted residential units within Assessment Area Two within the District, which are the beneficiaries of the Phase 2 Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Phase 2 Project consists of certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. There are currently two product types within the planned development of Assessment Area Two. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU") as represented in the Master Assessment Report. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase 2 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 2 Project will provide several types of systems, facilities and services for its residents. These include construct and/or acquire certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. These improvements

accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection to the improvements in fact actually provided.

For the provision of the Phase 2 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Phase 2 Project have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within Assessment Area Two within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase 2 Project is constructed.

3.0 True Up Mechanism

At this time, all developable property with Assessment Area Two has been platted. If there is change in the development plan or a replat and the resulting total anticipated assessment revenue to be generated is greater than or equal to the maximum annual debt service, no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount, then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

Currently, the 227 residential units in the Assessment Area Two development plan are platted. The current assessment roll is attached as Table 7.

TABLE 1
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Land Use	Phase 2 (AA2)	Total Units	ERUs per Unit (1)	Total ERUs
Single Family - 32'	115	115	0.65	75
Single Family - 50'	112	112	1.00	112
Total Units	227	227		187

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50 = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Phase 2 Project Capital Improvement Plan ("CIP") (1)	Cost Estimate
Earthwork	\$30,075.86
Stormwater Systems	\$621,803.22
Potable Water Distribution System	\$319,480.70
Sanitary Sewer System	\$499,653.71
Reclaimed Water Distribution System	\$196,158.23
Landscape & Hardscape	\$605,998.68
Professional Fees	\$227,317.04
Inspection, Survey, and Testing	\$113,658.52
Contingencies	\$261,414.60
	\$2,875,560.56

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 3, 2021

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Sources	
Par Amount	\$2,580,000
Net Premium	\$33,140
Total Sources	\$2,613,140

Uses	
Construction Funds	\$2,256,980
Debt Service Reserve	\$72,382
Capitalized Interest	\$59,029
Underwriters Discount	\$46,600
Cost of Issuance	\$178,150
Total Uses	\$2,613,140

Bond Assumptions:

Average Coupon Rate	3.74%
Amortization	30 years
Capitalized Interest	Thru 11/1/2021
Debt Service Reserve	50% Max Annual
Underwriters Discount	\$46,600

TABLE 4
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvements Per Unit
Single Family - 32'	115	0.65	74.75	40.03%	\$1,150,994	\$10,009
Single Family - 50'	112	1.00	112	59.97%	\$1,724,566	\$15,398
Totals	227		187	100.00%	\$2,875,561	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Land Use	No. of Units *	% of Total ERUs	Improvements Costs	Allocation of Par	
			Per Product Type	Debt Per Product Type	Par Debt Per Unit
Single Family - 32'	115	40.03%	\$1,150,994	\$1,032,691	\$8,980
Single Family - 50'	112	59.97%	\$1,724,566	\$1,547,309	\$13,815
Totals	227	100%	\$2,875,561	\$2,580,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 32'	115	\$1,032,691	\$8,980	\$57,944	\$503.86	\$536.02
Single Family - 50'	112	\$1,547,309	\$13,815	\$86,820	\$775.17	\$824.65
Totals	227	\$2,580,000		\$144,764		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	
				Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 1	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 2	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 3	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 4	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 5	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 6	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 7	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 8	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 9	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 10	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 11	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 12	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 13	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 14	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 15	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 16	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 17	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 18	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 19	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 20	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 21	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 22	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 23	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 24	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 25	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 26	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 27	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 28	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 29	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 30	32	\$8,979.92	\$503.86	\$536.02

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	
				Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 31	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 32	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 33	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 34	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 35	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 36	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 37	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 38	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 39	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 40	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 41	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 42	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 43	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 44	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 45	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 46	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 47	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 48	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 49	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 50	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 51	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 52	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 53	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 54	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 55	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 56	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 57	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 58	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 59	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 60	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 61	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 62	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 63	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 64	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 65	32	\$8,979.92	\$503.86	\$536.02

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	
				Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 66	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 67	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 68	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 69	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 70	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 71	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 72	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 73	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 74	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 75	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 76	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 77	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 78	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 79	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 80	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 81	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 82	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 83	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 84	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 85	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 86	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 87	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 88	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 89	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 90	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 91	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 92	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 93	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 94	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 95	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 96	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 97	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 98	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 99	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 100	32	\$8,979.92	\$503.86	\$536.02

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	Gross Annual Debt
				Assessment Allocation	Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 101	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 102	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 103	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 104	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 105	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 106	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 107	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 108	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 109	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 110	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 111	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 112	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 113	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 114	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 115	32	\$8,979.92	\$503.86	\$536.02
Lennar Homes	Phase 2, Lot 116	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 117	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 118	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 119	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 120	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 121	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 122	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 123	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 124	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 125	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 126	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 127	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 128	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 129	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 130	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 131	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 132	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 133	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 134	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 135	50	\$13,815.26	\$775.17	\$824.65

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	
				Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 136	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 137	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 138	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 139	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 140	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 141	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 142	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 143	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 144	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 145	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 146	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 147	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 148	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 149	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 150	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 151	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 152	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 153	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 154	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 155	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 156	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 157	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 158	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 159	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 160	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 161	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 162	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 163	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 164	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 165	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 166	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 167	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 168	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 169	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 170	50	\$13,815.26	\$775.17	\$824.65

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	Gross Annual Debt
				Assessment Allocation	Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 171	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 172	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 173	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 174	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 175	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 176	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 177	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 178	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 179	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 180	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 181	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 182	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 183	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 184	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 185	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 186	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 187	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 188	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 189	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 190	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 191	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 192	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 193	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 194	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 195	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 196	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 197	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 198	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 199	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 200	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 201	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 202	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 203	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 204	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 205	50	\$13,815.26	\$775.17	\$824.65

Owner	Phase/Lot	Product Type	Total Par Debt Allocation Per Unit	Net Annual Debt	
				Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes	Phase 2, Lot 206	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 207	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 208	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 209	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 210	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 211	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 212	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 213	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 214	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 215	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 216	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 217	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 218	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 219	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 220	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 221	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 222	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 223	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 224	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 225	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 226	50	\$13,815.26	\$775.17	\$824.65
Lennar Homes	Phase 2, Lot 227	50	\$13,815.26	\$775.17	\$824.65
Totals			\$2,580,000	\$144,764	\$154,004

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	3.74%
Maximum Annual Debt Service	\$144,764

SECTION VI

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 (PHASE 4A/5A PROJECT) SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the "District") was established by Ordinance No. 2017-53 of the Board of County Commissioners of Osceola County, Florida enacted on May 24, 2018, for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on February 3, 2021, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2021-07 authorizing, among other things, the issuance of not to exceed \$3,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued the Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2021 (Phase 4A/5A Project) (the "Series 2021 Bonds") in the amount of \$2,690,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Tohoqua Community Development District Engineer's Report, dated September 25, 2017, as amended from time to time including by the Tohoqua Community Development District Third Supplemental Engineer's Report for Phase 4A/5A (Phase 4A/5A Project), dated February 3, 2021, attached to this Resolution as **Exhibit "A"** (collectively referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2021 Bonds (the "Phase 4A/5A Project"); and

WHEREAS, the Engineer's Report estimated that the capital costs for the Phase 4A/5A Project total \$6,688,513, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the Capital Improvements was estimated at \$71,870,000 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Tohoqua Community Development District Series 2021 Supplemental Assessment Methodology for Assessment Area Three (Phase 4A/5A Project), dated February 3, 2021 (the "Series 2021 Assessment Methodology"), attached to this Resolution as **Exhibit "B,"** the assessments are finalized in the amount of \$2,690,000, which is funding a portion of the capital costs, financing costs, capitalized interest, reserve funds and contingencies.

WHEREAS, on November 1, 2017, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2018-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tohoqua Community Development District:

1. **Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. **Finalization of Special Assessments Securing the Series 2021 Bonds.** Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2018-07, special assessments securing the Series 2021 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual project costs of the Phase 4A/5A Project. The Series 2021 Assessment Methodology accurately reflects the amount of special assessments for the Series 2021 Bonds. The assessments levied pursuant to Resolution 2018-07 also exceed the outstanding debt due on the Series 2021 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-07, the special assessments on parcels specially benefited by the Phase 4A/5A Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Series 2021 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2021 Bonds.

4. **Improvement Lien Book.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. **Other Provisions Remain in Effect.** This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. Effective Date. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 3rd day of March, 2021.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2021-12

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____

By: _____
Name: _____
Title: _____

Exhibit “A”: Engineer’s Report

Exhibit “B”: Series 2021 Assessment Methodology

EXHIBIT “A”

ENGINEER’S REPORT

Tohoqua Community Development District Third Supplemental
Engineer’s Report for Phase 4A/5A (Phase 4A/5A Project), dated February 3, 2021

[See attached.]

Tohoqua Community Development District

THIRD SUPPLEMENTAL ENGINEER'S REPORT FOR
PHASE 4A / 5A (PHASE 4A/5A PROJECT)

Prepared For

Tohoqua Community Development District

Date

February 3, 2021

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

Tohoqua Community Development District

THIRD SUPPLEMENTAL ENGINEER'S REPORT FOR
PHASE 4A / 5A (PHASE 4A/5A PROJECT)

Osceola County, Florida

Prepared For:

Tohoqua Community Development District

Date:

February 3, 2021



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | Fax: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>Tohoqua Phase 4 & 5 Master Site Plan</i>
<i>Exhibit 4</i>	<i>District Boundary Map and Legal Description</i>
<i>Exhibit 5</i>	<i>Proposed Public and Private Uses Within the CDD</i>
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<i>Exhibit 9</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 10</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 11</i>	<i>Wastewater System Map</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Exhibit 13</i>	<i>Permit Log</i>

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

Section 1 Introduction

1.1. Background

The District Engineer's Report, dated September 25, 2017, described the scope and estimated cost of the District's capital improvement program (the "CIP") serving the entire Tohoqua Community Development District (the "District"). The CIP is estimated to cost approximately \$71.870 million and includes public roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, off-site utility and roadway improvements, an amenity site, parks, landscaping, hardscape, professional fees and contingency. This Third Supplemental Engineer's Report, dated November 24, 2020 (the "Third Supplemental Engineer's Report for Phase 4A/5A (Phase 4A/5A Project)"), has been prepared to assist with the financing and construction of the public infrastructure components for the initial sub-phases of the fourth and fifth phase of the Development within the District in the approximate amount of \$6.69 million (the "Phase 4A/5A Project") pursuant to requirements of Osceola County and the City of St. Cloud, Florida.

The Phase 4A/5A Project described in this Third Supplemental Engineer's Report includes the proposed public infrastructure improvements necessary for the development of Phase 4A & 5A which constitute the initial sub-phases of the District's fourth and fifth phase development parcels. The capital improvement costs compiled and contained in this report are only those costs for Phase 4A & 5A. Costs for Phase 4B & 5B will be contained in a future report. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall Tohoqua CDD is a 784-acre tract currently located in unincorporated Osceola County, Florida. More specifically, the parcel is located within a portion of Sections 5 and 6, Township 26 South, Range 30 East lying south of Neptune Road, west of the Florida Turnpike, and east of the permitted Toho Preserve development. Phase 4 & 5 of the overall project consists of approximately 105 acres of the District. Phase 4A, 4B, 5A & 5B comprise 30.9, 20.9, 33.1 & 20.2 acres of the CDD respectively. Phase 4 is planned to include 241 single family homes and open space recreation. Phase 5 is planned to include 267 single family homes and open space recreation. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The proposed Phase 4A/5A Project is part of the multi-phase development and specifically includes onsite infrastructure improvements as well as offsite improvements for Phase 4A & 5A. Phase 4A/5A encompasses approximately sixty-four (64) acres and is currently planned for a total of 249 units. Please refer to the Tohoqua Phase 4 & 5 Master Site Plan Exhibit 3. Zoning for the Development was approved by Osceola County on February 3, 2016.

It should be noted that the property was previously located in unincorporated Osceola County but has been annexed into the City of St. Cloud.

The District Boundary and Legal Description are included as Exhibit 4.

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the overall District encompass approximately 784 acres. Based on the current MXD Zoning for the property, the development program is currently planned to include 2,216 single family homes, 1,004 multi-family units, 480,100 square feet of commercial/office space, 200 hotel rooms, a K-8 school site and a high school site. The approved land uses within the District include the following areas. Exhibit 5 provides the location of the development uses below. Exhibit 6 shows the current land use.

Proposed Development	Approximate Acres
Private	322.6
Schools	66.0
Stormwater	132.4
Amenities, Parks and Open Space	36.8
Roads Alleys & Utility Tracts	183.3
Conservation	42.9
Total Acres	784.0

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located within the City of St. Cloud.

Permitting Agencies & Permits Required

1. Osceola County (while located in unincorporated Osceola County)
 - a. Preliminary Subdivision Plan

Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)

- b. Mass Grading (optional)
 - c. Site Development Plan
 - d. Final Plat
2. South Florida Water Management District (SFWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite and Offsite Improvements
3. City of St. Cloud
 - a. Final Engineering Construction Plans for Water, Sewer, and Reclaimed Water Systems
 - b. Concept Plan Revisions (upon annexation)
 - c. Preliminary Subdivision Plan (upon annexation)
 - d. Final Construction Plans for Streets and Drainage (upon annexation)
 - e. Final Plat (upon annexation)
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Letter of Map Revision
6. Army Corp of Engineers
 - a. Dredge and Fill Permit
 - b. Canal Crossing Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. State of Florida Department of Transportation
 - a. Utility Permit
 - b. Drainage Connection Permit

Exhibit 13 lists the permits that have currently been obtained for Phase 4 & 5.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. Some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use. The District can construct any portion or all of the proposed infrastructure. In addition, the District can acquire, own, operate and/or maintain infrastructure not dedicated to the County or City. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Phase 4A/5A Project

The Phase 4A/5A Project addressed in this Third Supplemental Engineer's Report includes elements that are only internal to the District. The proposed onsite infrastructure improvements include the master stormwater management and drainage systems, roadway improvements, pavement markings and street signage, potable water main, reclaimed water main and sewer infrastructure required to provide utility service to the District, landscaping, hardscaping and recreation areas. The proposed offsite improvements include the reclaim water main that will serve the project and is proposed to be funded by the District and constructed as part of Cross Prairie Parkway. Descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5, 7 and 9 through 11. Exhibit 12 details the Cost Opinion for the Phase 4A/5A Project.

Section 5 Description of Series Phase 4A/5A Project Capital Improvement Plan

5.1 Roadway Improvements

The District will not be responsible for funding roadway construction internal to the District consisting of local roadways and alleys. The funding of Cross Prairie Parkway will be by the Developer under a Separate Reimbursement Agreement with Osceola County. The Developer will pay all costs associated with road improvements for which impact fee credits are payable pursuant to transportation or other development agreements. The costs for such improvements are not included on Exhibit 12. Exhibit 5, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public with the exception of the roadways within Phase 5 which will be private.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 7, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system. Stormwater Pond 6, 17 & 20 are included in the Phase 4A/5A Project.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM)

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

panels 12097C 0090G 12097G and 12097C 0255G both dated June 18, 2013, portions of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 8, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SFWMD and Osceola County any filled areas below the floodplain may require mitigation in the form of compensating storage.

A Letter of Map Revision is required for the Phase 5 improvements.

5.4 Phase 4 & 5 Infrastructure

5.4.1 Phase 4 & 5 Roadways

The Phase 4A/5A Project does not include any of the Phase 4A/5A roadway improvements. Instead, the Phase 4 & 5 roadway improvements are to be developer funded. Phase 4 roadways will be public and owned and maintained by the City. Phase 5 roadways will be private and owned and maintained by the HOA. Phase 4 & 5 include approximately 14,695 linear feet of road and will define the ingress and egress points within the Developments. Phase 4 includes 7,534 linear feet and Phase 5 includes 7,161 linear feet of roadway. In addition to the roadways, the Phase 4 improvements include approximately 3,323 linear feet of public alleys. No public alleys will be constructed as part of Phase 5. The roadways and alleys will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 4. The Phase 4 roadways will connect to the future Phase 6 project and Cross Prairie Parkway as well as other unspecified future phases. The Phase 5 roadways will connect to Cross Prairie Parkway. No offsite roadway or intersection improvements are being constructed as part of Phase 4 & 5.

5.4.2 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete. The water mains within the District will be sized to provide water to residents of the District and will be designed and constructed based on the approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System Map, provides a graphical representation of the contemplated water mains to be constructed within Phase 4 & 5 and the overall District.

5.4.3 Reclaimed Water Distribution System

The District may fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be designed and constructed based on the approved MUP. Phase 4 & 5 will be served by the offsite reclaim water main which will be constructed as part of Cross Prairie Parkway. Exhibit 10, Reclaimed Water Distribution System Map, provide a graphical representation of the existing and proposed offsite reclaimed water system and onsite Phase 4 & 5 and overall system contemplated within the District.

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

5.4.4 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents of the District, and will be designed and constructed based on the approved MUP. Exhibit 11, Wastewater System Map, provide a graphical representation of the proposed offsite wastewater system and onsite Phase 4 & 5 and overall system contemplated within the District. Forcemain and lift station improvements will be constructed as part of Phase 4.

The funding of offsite wastewater improvements will be by the Developer under a separate Reimbursement Agreement with the City of St. Cloud. The Developer will pay all costs associated with utility improvements for which impact fee credits are payable pursuant to development agreements.

5.4.5 Parks, Landscape & Hardscape

The Phase 4 & 5 landscaping and irrigation of the primary roadways will provide the "first impression" of the Development. The District may fund parks, landscape and hardscape construction and maintenance within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

5.5 Professional and Inspection Fees

For the design, permitting and construction of the proposed Phase 4A/5A Project, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the Phase 4A/5A Project.

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

Section 6 Ownership and Maintenance

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements (Phase 4)	City	City
Onsite Roadway Improvements (Phase 5)	HOA	HOA
Master Stormwater Management System	District	District
Potable Water Distribution System	City of St. Cloud	City of St. Cloud
Sanitary Sewer System	City of St. Cloud	City of St. Cloud
Reclaimed Water Distribution System	City of St. Cloud	City of St. Cloud
Parks, Landscaping, Irrigation and Signage	District	District

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Costs for the Phase 4A/5A Project is provided in Exhibit 12 and currently includes the costs for Phase 4A and Phase 5A. Costs associated with construction of the Phase 4A and Phase 5A improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included. Please note that the costs are subject to change based on final engineering, permitting, and changes in the site plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Phase 4A/5A Project as described is necessary for the functional development of the property within Phases 4A and Phase 5A of the District as required by the applicable local governmental agencies. Phase 4 & 5 infrastructure has been planned and designed in accordance with current governmental regulatory requirements. The public infrastructure as described in this Third Supplemental Engineer's Report will serve its intended function provided the construction is in substantial compliance with the design and permits which will be required for the District by the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the Phase 4A/5A Project in this Third Supplemental Engineer's Report are based

**Tohoqua Community Development District
Third Supplemental Engineer's Report for Phase 4A / 5A (Phase 4A/5A Project)**

on the approved plans. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the Phases 4A and Phase 5A improvements are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed Phase 4A/5A Project costs are to be public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

**As District Engineer:
Poulos & Bennett, LLC**



Eric E. Warren, PE
State of Florida Professional Engineer No. 45423

Exhibits



Vicinity Map

Tohoqua CDD

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407,487,2594

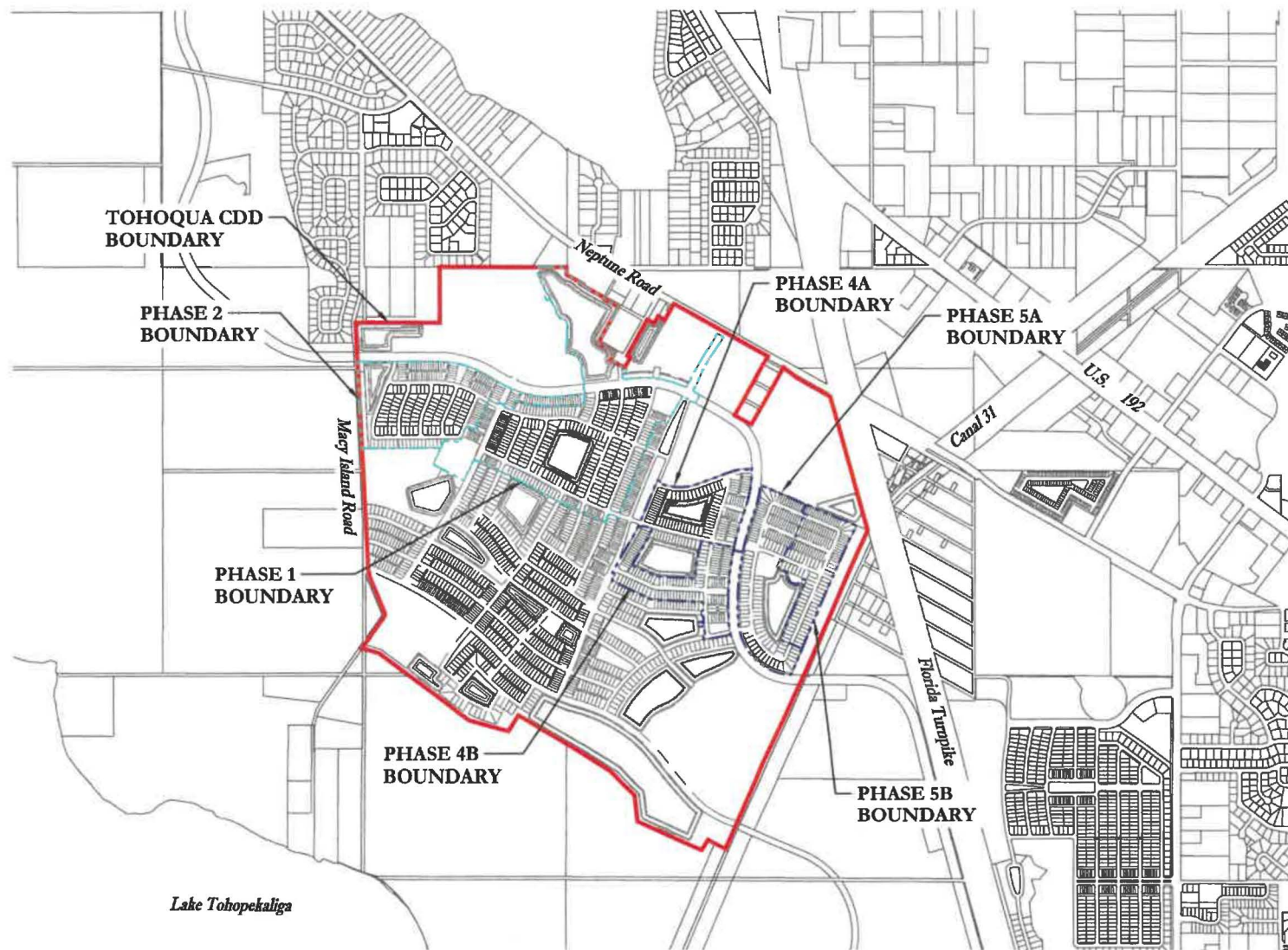
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Exhibit 1

October 15, 2020
P & B Job No.: 18-139

Z:\2018\18-139 PULS - TOHOQUA CDD\2020\18139 PHASE CDD DO 1 VICINITY MAP



- LEGEND**
- CDD Boundary
 - Existing Phase 1 & 2 Boundary
 - Phase 4 & 5 Boundary

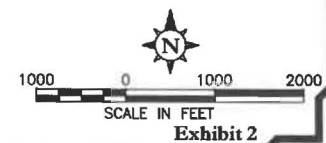
Location Map

Tohoqua CDD

POULOS & BENNETT

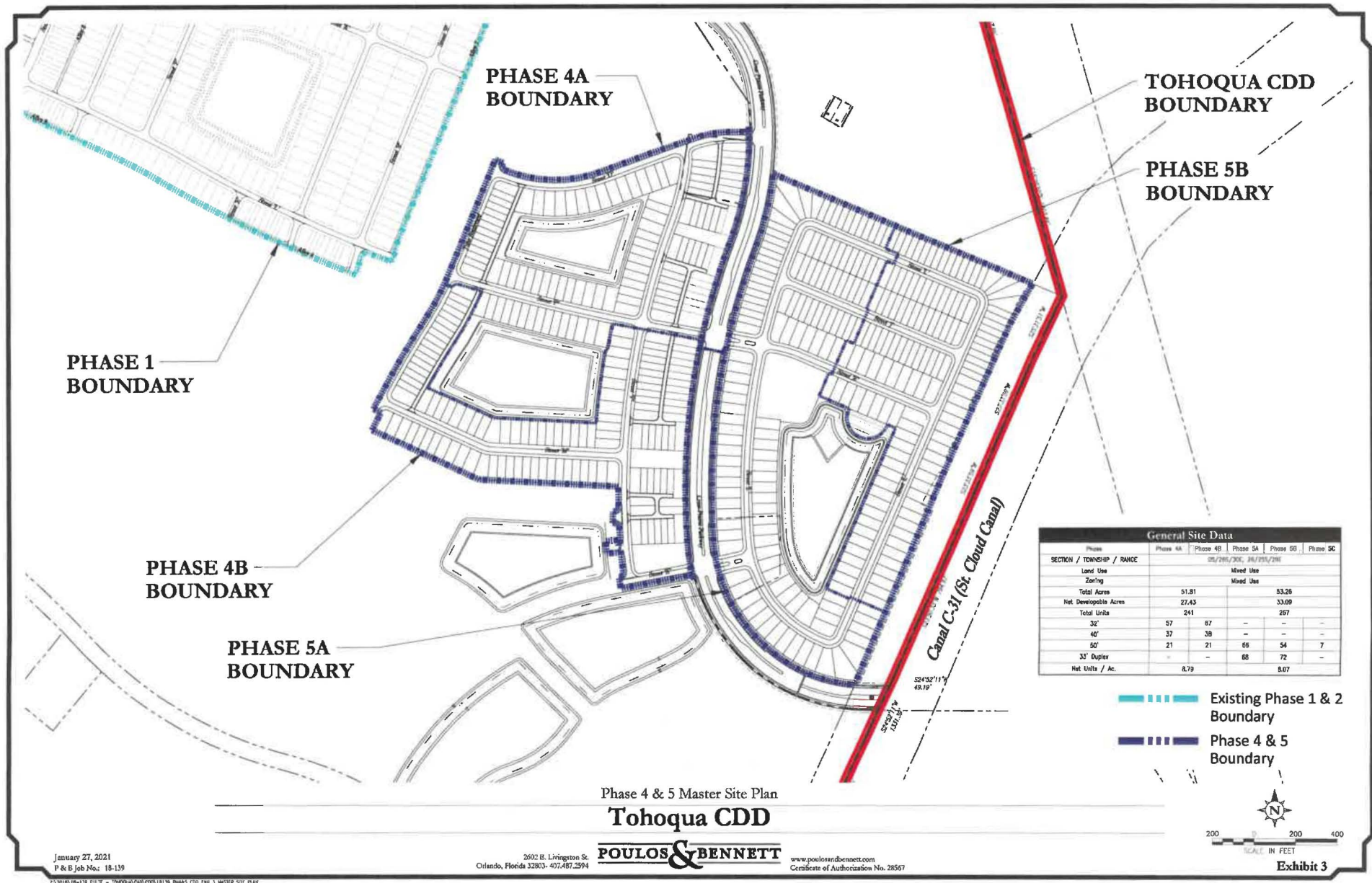
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October 15, 2020
P & B Job No.: 18-139

Z:\2018\18-139 P&B - TOHOQUA\04\CD\18139 PHASE CDD CDD 7 LOCATION MAP

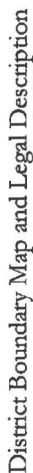


General Site Data					
Phase	Phase 4A	Phase 4B	Phase 5A	Phase 5B	Phase 5C
SECTION / TOWNSHIP / RANGE	32S/28S/20E, 31S/25S/20E				
Land Use	Mixed Use				
Zoning	Mixed Use				
Total Acres	51.81				53.29
Net Developable Acres	27.43				33.09
Total Units	241				267
32'	57	67	-	-	-
40'	37	38	-	-	-
50'	21	21	66	54	7
33' Duplex	-	-	68	72	-
Net Units / Ac.	8.79				5.07

- Existing Phase 1 & 2 Boundary
- Phase 4 & 5 Boundary



Exhibit 3



Tohoqua CDD

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407, 487 2594

September 15, 2017
P & B Job No.: 12-044

7/11/12 12:04 PM - 555.815.5400 FAX 4 855.626.3112-18513044 000 000 SERVICE CENTER

www.paulisandbennett.com
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www.paulsandrabbennett.com
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Exhibit 4

Lead Description

A portion of Sections 5 and 6, Township 28 South, Range 30 East, Casscoe County, Florida, being more particularly described as follows:

[illegible]

LESS AND EXCEPT THE FOLLOWING:

Block 26, Lot 21, and Block 73, Lot 25, TULSA MANOR — UNIT A, according to the plat thereof, as recorded in Plat Book 1, Page 129; Block 6, Lot 10, and Block 15, Lots 1, 2, 35 and 36, and Block 28, Lots 29 and 30, TULSA MANOR — UNIT B, according to the plat thereof, as recorded in Plat Book 1, Page 136; Block 31, Lot 3.

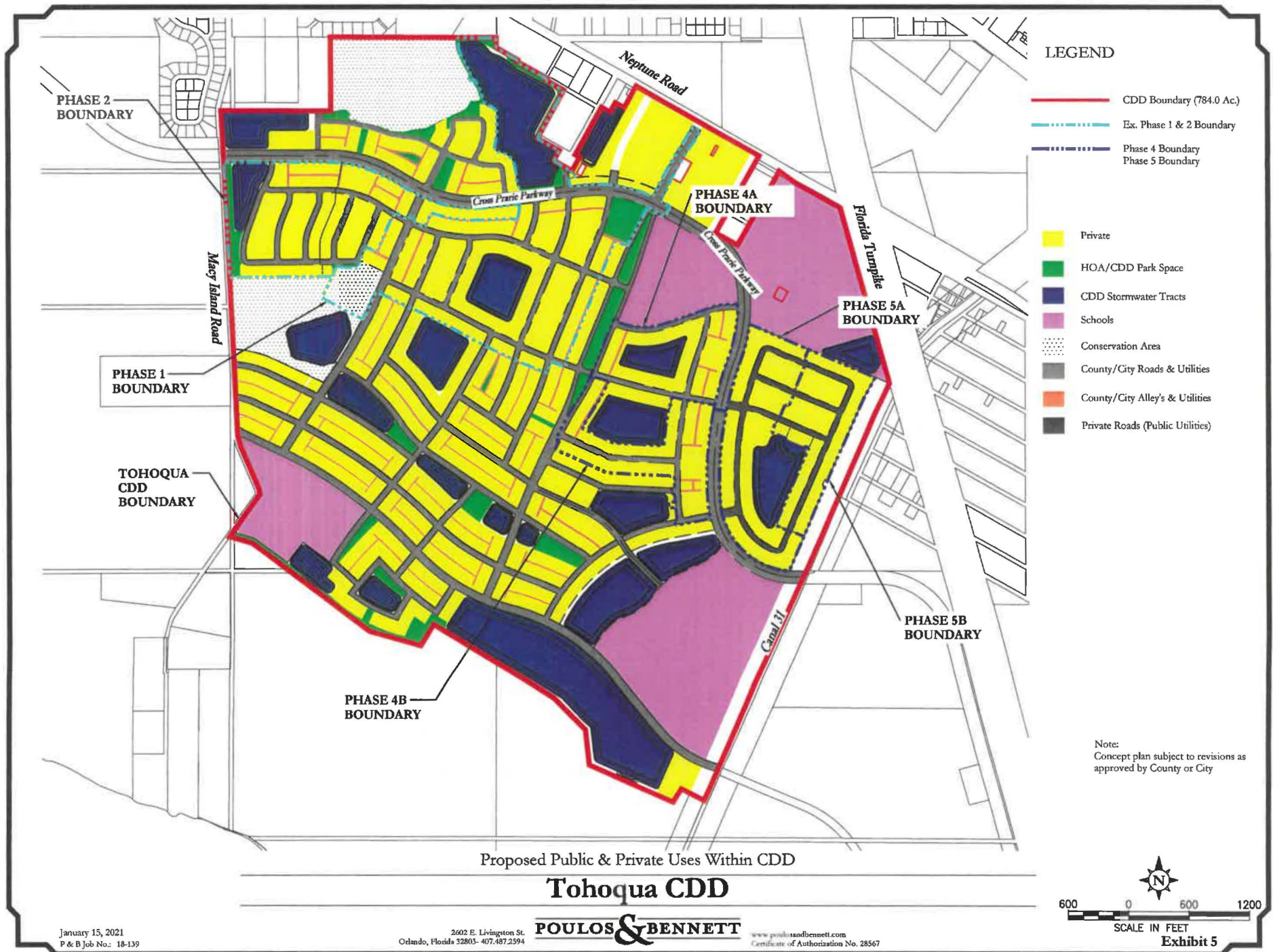
Block 1, Lots 1, 2, 35 and 36, and Block 28, Lots 29 and 30, TULSA MANOR — UNIT C, according to the plat thereof, as recorded in Plat Book 1, Page 143, at Tulsa, County, Oklahoma.

Contributing a total of 78,198 acres, more or less.



Month	Number of People
January	1800
February	1200
March	1000
April	1500
May	1600
June	1400
July	500
August	1000
September	1200
October	1600
November	1800
December	1500

SCALE IN FEET



January 15, 2021
P & B Job No.: 18-139

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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2/10/18, 18-139 PLT - TOHOQUA CDD/18139 PHASES CDD EXH 5 PUBLIC-PRIVATE USE



PLACE TYPES LEGEND

- COMMUNITY CENTER
- SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD 1 (NH1)
- NEIGHBORHOOD 2 (NH2)
- NEIGHBORHOOD CENTER
- FRAMEWORK ROADS
- POTENTIAL TRANSIT STOPS
- OUTPARCELS OWNED BY OTHERS
- TOHOQUA NEIGHBORHOODS
- WETLANDS TO BE PRESERVED

* INITIAL PROPOSED 2 ACRE FIRE STATION LOCATION.
 FINAL LOCATION SHALL BE DETERMINED AND
 APPROVED BY THE FIRE DEPARTMENT AND CITY
 PRIOR TO CONVEYANCE OF THE PROPERTY.
 RELOCATION OF THE SITE WITHIN THE PARAMETERS
 OF RESOLUTION NUMBER 2017-2418 IS ALLOWED
 UNTIL SUCH TIME AS CONVEYANCE.

OPEN SPACE DISTRICT

- CONSERVATION AREA
- RECREATION AREA
- STORMWATER AREA
- OPEN SPACE
- NEIGHBORHOOD PARKS/SQUARES/CIVIC SPACES

Note:
Concept plan subject to revisions as
approved by County or City



Concept Plan

Tohoqua CDD

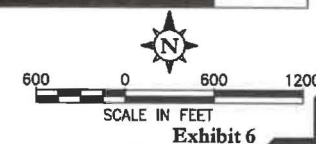
POULOS & BENNETT

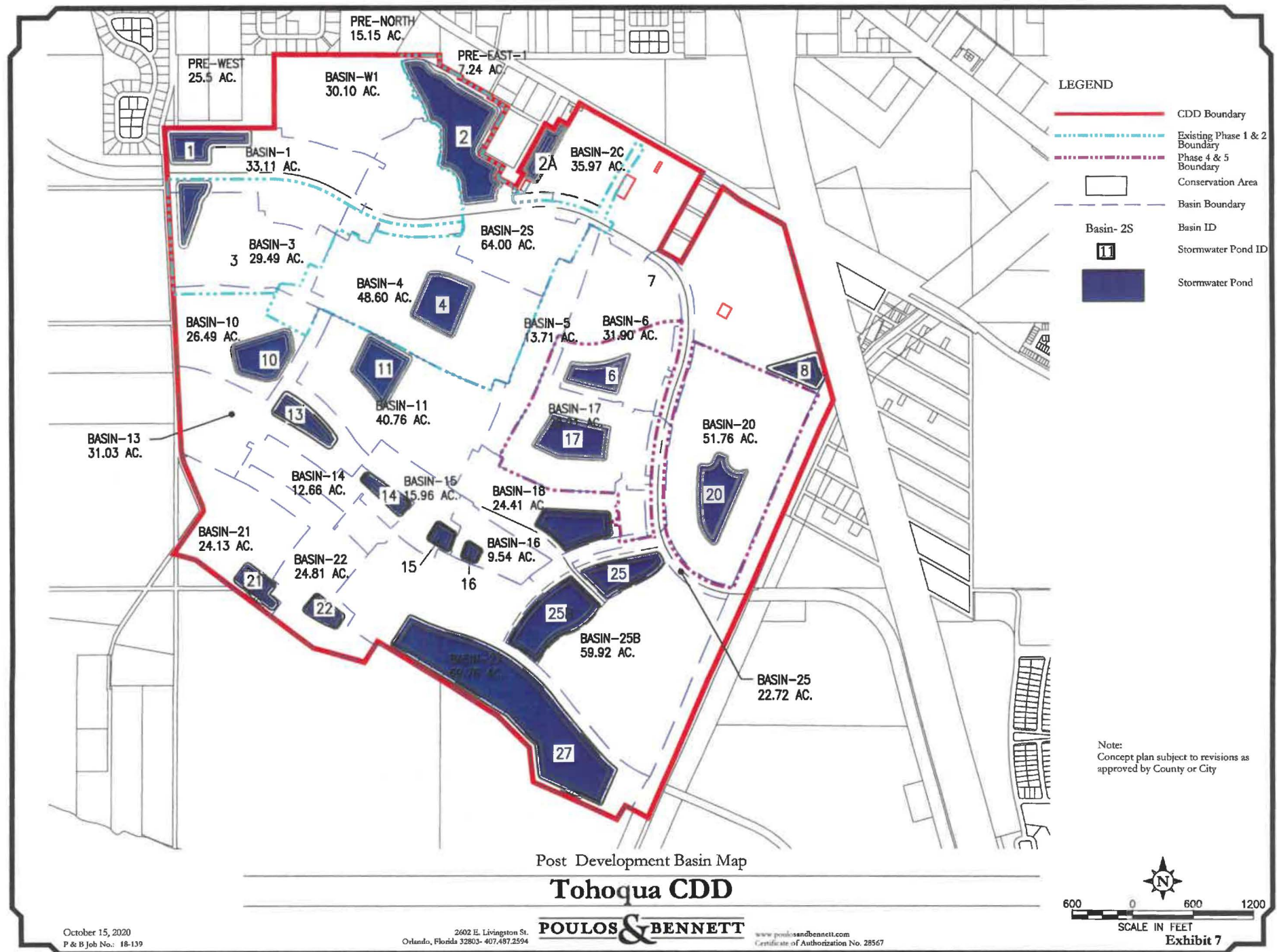
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

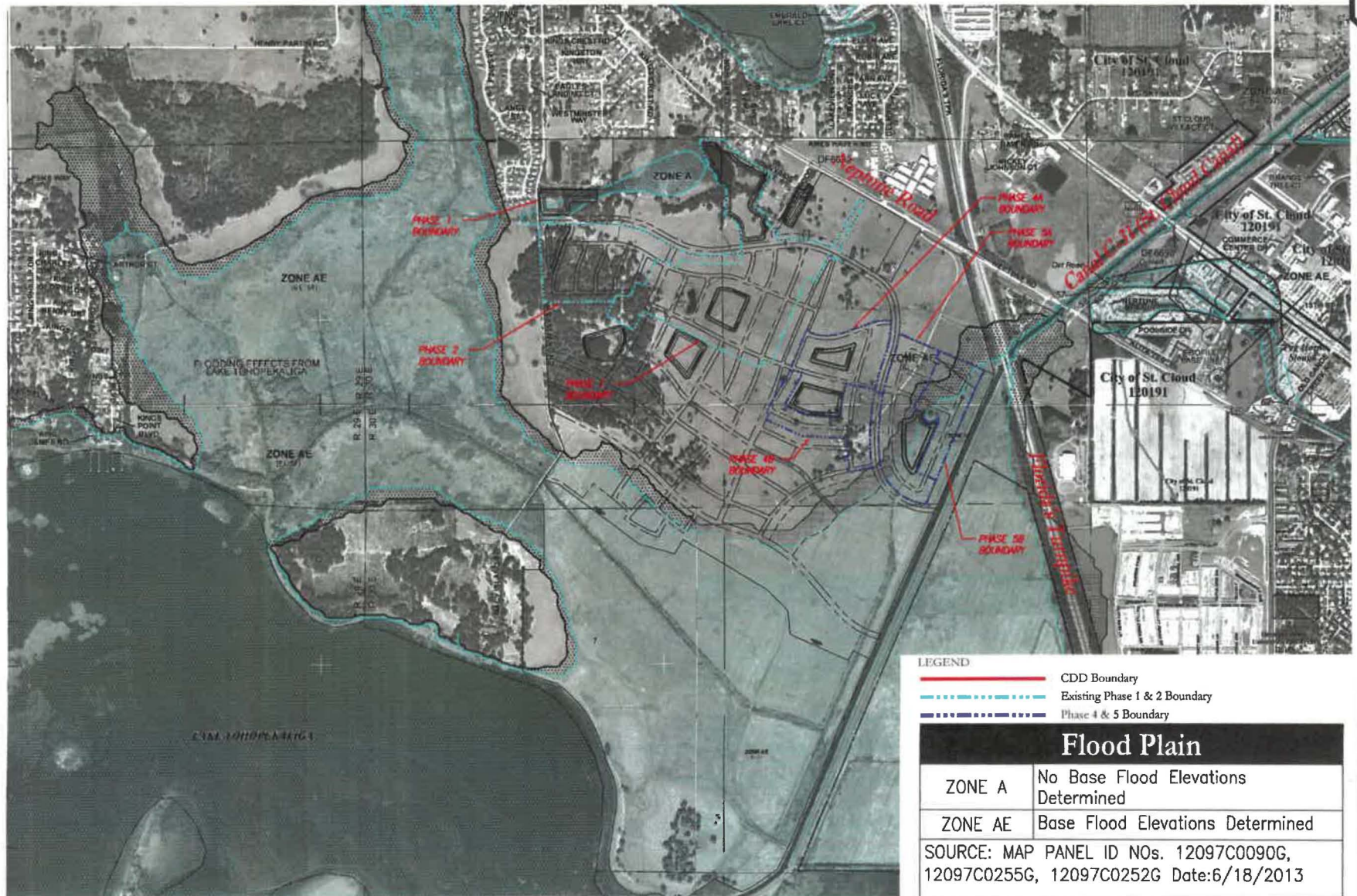
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September 15, 2017
P & B Job No.: 12-044

2:\2012\12-044 TOHOQUA - SECOND\CD\CDX & PDS\CD\2017-09\2020-11-24 12044 CDD CONCEPT PLAN







- LEGEND**
- CDD Boundary
 - - - - - Existing Phase 1 & 2 Boundary
 - - - - - Phase 4 & 5 Boundary

Flood Plain

ZONE A	No Base Flood Elevations Determined
ZONE AE	Base Flood Elevations Determined

SOURCE: MAP PANEL ID NOs. 12097C0090G, 12097C0255G, 12097C0252G Date:6/18/2013

100 - Year Floodplain

Tohoqua CDD

POULOS & BENNETT

2602 E. Livingston St.
Ocala, Florida 32803-407.487.2594

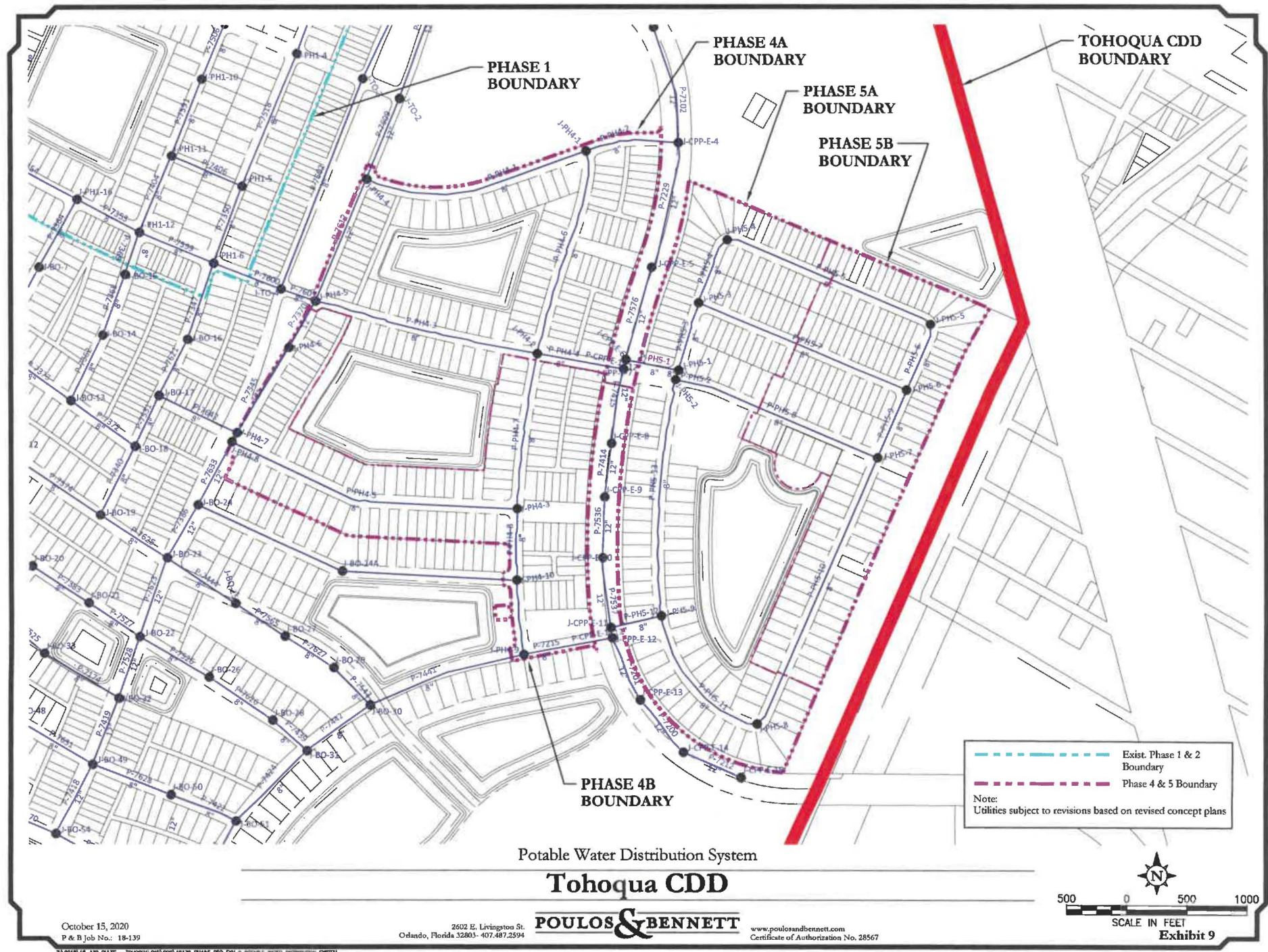
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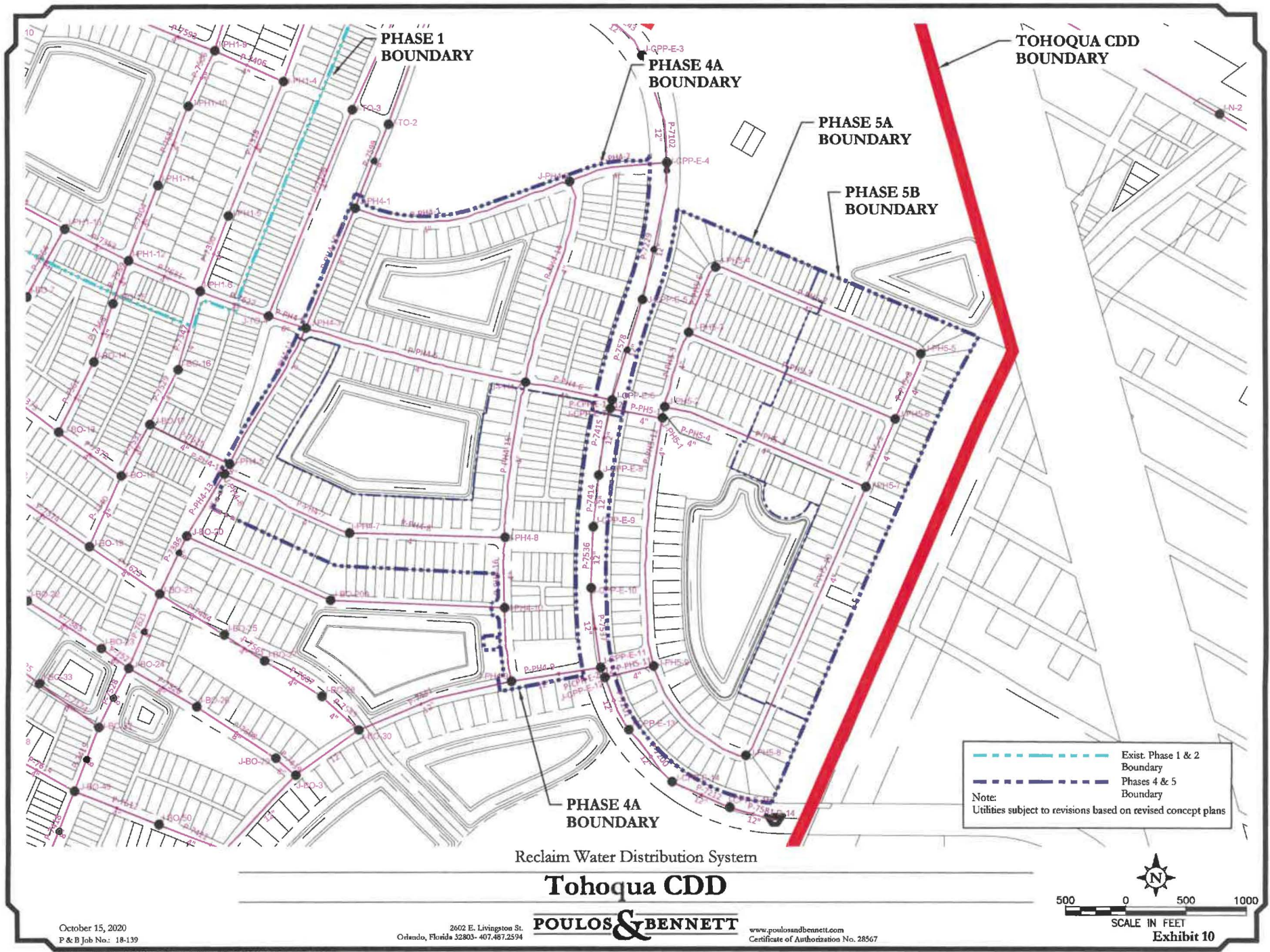


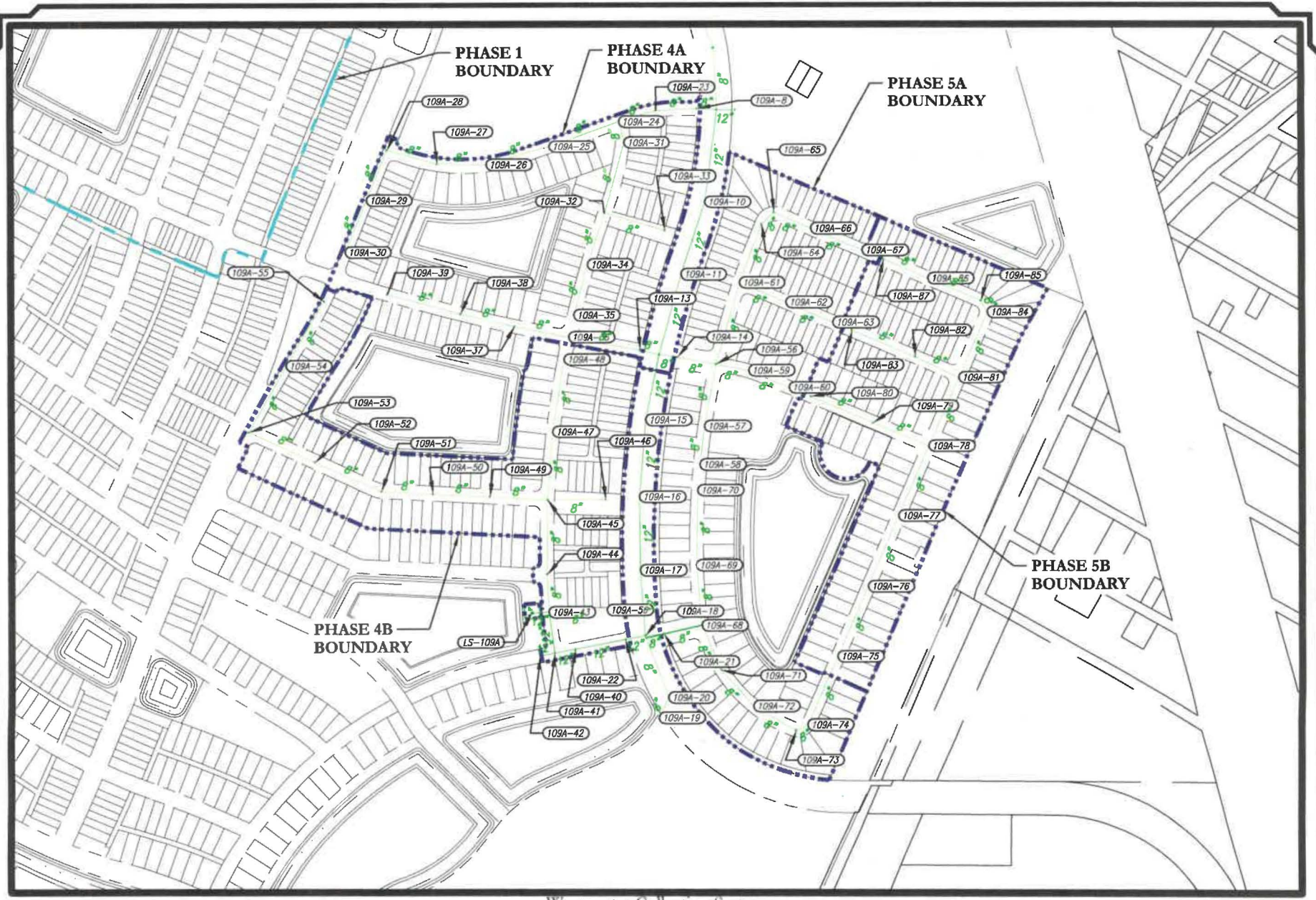
Exhibit 8

October 15, 2020
P & B Job No.: 18-139

Z:\1818-139\18-139_P&B - TOHOQUA\CDD\18139 PHASE CDD D01 8 7100







Wastewater Collection System

Tohoqua CDD

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August 17, 2020
P & B Job No.: 12-044



Z:\2018\18-138 PLATE - TOHOQUA CDD\18138 PHAS CDD EXH 11 WASTEWATER COLLECTION SYSTEM.dwg

EXHIBIT 12-1
Tohoqua CDD Phases 4A
Third Supplemental Engineers Report for Phase 4A/5A (Phase 4A/5A Project)
Estimate of Probable Capital Improvement Costs
November 24, 2020

Facility	Estimated Cost
Earthwork (Excavation, Grading & Erosion Control)	\$ 344,263.92
Stormwater System (Pipes & Structures)	\$ 788,534.75
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 260,711.50
Sanitary Sewer System (Pipes & Structures)	\$ 1,300,849.05
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 121,102.95
Landscape & Hardscape (Landscaping, Sidewalk & Sod)	\$ 387,665.00
Offsite Improvements (Reclaim Main)	\$ 130,458.23
Subtotal	\$ 3,333,585.39
Professional Fees (10%)	\$ 333,358.54
Inspection, Survey & Testing Fees (5%)	\$ 166,679.27
Subtotal	\$ 3,833,623.20
Contingency (10%)	\$ 383,362.32
Total	\$ 4,216,985.52

EXHIBIT 12-2
Tohoqua CDD Phases 5A
Third Supplemental Engineers Report for Phase 4A/5A (Phase 4A/5A Project)
Estimate of Probable Capital Improvement Costs
November 24, 2020

Facility	Estimated Cost
Earthwork (Excavation, Grading & Erosion Control)	\$ 119,161.90
Stormwater System (Pipes & Structures)	\$ 694,876.00
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 226,862.00
Sanitary Sewer System (Pipes & Structures)	\$ 325,610.35
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 97,064.60
Landscape & Hardscape (Landscaping, Sidewalk & Sod)	\$ 359,743.50
Offsite Improvements (Reclaim Main)	\$ 130,458.23
Subtotal	\$ 1,953,776.58
Professional Fees (10%)	\$ 195,377.66
Inspection, Survey & Testing Fees (5%)	\$ 97,688.83
Subtotal	\$ 2,246,843.06
Contingency (10%)	\$ 224,684.31
Total	\$ 2,471,527.37

EXHIBIT 13-1
Tohoqua CDD
Permit Approval Log
Master Permits

DATE: 10/21/2020		BY: _____		PROJECT NUMBER(S): 12-044				
COMMUNITY: _____		Master Project		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
DRI Rescission	Osceola County	DRI06-0011	DRI06-0011	DRI Rescission	-	Approved		6/20/2016
Concept Plan	Osceola County	CP14-00004	CD14-00004	Concept Plan	-	Approved		2/3/2016
Site Development Plan	Osceola County	SDP15-0017	SDP15-0017	Mass Grading & Master Stormwater Plan Phase 1	-	Approved		8/31/2016 1/20/2017
Utilities Approval	City of St. Cloud	-		Master Utility Plan	-	Approved		
Conservation Easement Recording	SFWMD	-	E2017025709B51 03P10	Deed of Conservation Easement	-	Approved		2/15/2019
Environmental Resource Permit (ERP)	SFWMD	150225-18	49-02426-P	Conceptual/Construction of a Stormwater Management System	-	Approved		12/8/2016
FDEP NPDES NOI	FDEP	-	FLR20DY10-001	Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities and Dewatering Operations	-	Approved		10/9/2020
Fill Permit	ACOE	-	SAJ-2015-00814 (SP-JSC)	Authorization to fill 32.65 acres of waters of the US for construction	-	Approved		2/17/2017
Drainage Connection Permit	FDOT	-	2016-D-853-005	Drainage Connection Permit	-	Approved		6/15/2016

EXHIBIT 13-2
Tohoqua CDD
Permit Approval Log
Phase 4

DATE: 10/21/2020		BY: _____		PROJECT NUMBER(S): 18-139				
COMMUNITY: _____		Tohoqua Phase 4		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
Preliminary Subdivision Plan (PSP)	City of St. Cloud			Preliminary Subdivision Plan	-	Approved		
Subdivision Construction Plans	City of St. Cloud	DRC Case# 19-45.03	DRC Case# 19-45.03	Subdivision Construction Plan Phase 4	-	Approved		2/11/2020
Environmental Resource Permit (ERP)	SFWMD	200319-3059	49-102625-P	Environmental Resource Permit (Construction/Operation Modification)	-	Approved		1/24/2020
Potable Water Permit	FDEP	-	0076597-476-DS	Potable Water General Permit	-	Approved		2/25/2020
Wastewater Permit	FDEP	-	0354122-002- DWC/CM	Wastewater General Permit	-	Approved		3/18/2020
Plat Submittal	Osceola County	TBD	TBD	Subdivision Plat	-	Not Yet Submitted		TBD

EXHIBIT 13-3
Tohoqua CDD
Permit Approval Log
Phase 5

DATE: 10/21/2020		BY: _____		PROJECT NUMBER(S): 18-139				
COMMUNITY: _____		Tohoqua Phase 5		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.)	DATE SUBMITTED	DATE ISSUED
Preliminary Subdivision Plan (PSP)	City of St. Cloud			Preliminary Subdivision Plan	-	Approved		
Subdivision Construction Plans	City of St. Cloud	DRC Case# 19-45.04	DRC Case# 19-45.04	Subdivision Construction Plan Phase 5	-	Approved		2/11/2020
Environmental Resource Permit (ERP)	SFWMD	200319-3059	49-102625-P	Environmental Resource Permit (Construction/Operation Modification)	-	Approved		1/24/2020
Potable Water Permit	FDEP	-	0076597-477-DS	Potable Water General Permit	-	Approved		2/25/2020
Wastewater Permit	FDEP	-	0354122-003-DWC/CM	Wastewater General Permit	-	Approved		3/18/2020
Wildlife Permit	USFWS	-	MB33614D-0	Short-Term Eagle Incidental Take Permit	-	Approved		7/11/2019
Plat Submittal	Osceola County	TBD	TBD	Subdivision Plat	-	Not Yet Submitted		TBD

EXHIBIT “B”

SERIES 2021 ASSESSMENT METHODOLOGY

Tohoqua Community Development District Series 2021 Supplemental Assessment Methodology
for Assessment Area Three (Phase 4A/5A Project), dated February 3, 2021

[See attached.]

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021
SUPPLEMENTAL ASSESSMENT METHODOLOGY
FOR
ASSESSMENT AREA THREE
(PHASE 4A/5A PROJECT)**

Date: February 3, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Tohoqua Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Tohoqua Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Tohoqua Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District plans to issue approximately \$2,690,000 of tax exempt bonds (the “Series 2021 Bonds” or “Bonds”) for the purpose of financing infrastructure improvements within an assessment area within the District referred to as Assessment Area Three. The infrastructure improvements to be financed are cumulatively referred to as the Phase 4A/5A Project and are more specifically described in the Second Supplemental Engineer’s Report dated February 3, 2021, prepared by Poulos and Bennet, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within Assessment Area Three of the District.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Three (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Three within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase 4A/5A Project. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non-ad valorem special assessments on the benefited lands within Assessment Area Three within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 784 acres in Osceola County, Florida. Assessment Area Three comprises 64.54 developable acres within the District. The development program for Assessment Area Three of the District currently envisions approximately 249 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Phase 4A/5A Project will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems,

landscape and hardscape, and professional fees along with related incidental costs. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Phase 4A/5A Project.
2. The District Engineer determines the assessable acres that benefit from the District's Phase 4A/5A Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Phase 4A/5A Project.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the Assessment Area Three within the District, different in kind and degree than general benefits, for properties within the District as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Three within the District. The implementation of the Phase 4A/5A Project enables properties within the boundaries of Assessment Area Three within the District to be developed. Without the District's Phase 4A/5A Project, there would be no infrastructure to support development of land within Assessment Area Three within the District. Without these improvements, development of the property within Assessment Area Three of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Three within the District will benefit from the provision of the Phase 4A/5A Project. However, these benefits will be incidental for the purpose of the Phase 4A/5A Project, which is designed solely to meet the needs of property within Assessment Area Three within the District. Properties outside of Assessment Area Three within the District boundaries do not depend upon the District's Phase 4A/5A Project. The property owners within Assessment Area Three within the District are therefore receiving special benefits not received by those outside Assessment Area Three and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 4A/5A Project that is necessary to support full development of Assessment Area Three will cost approximately \$6,688,513. However, the District is only financing a portion of the Phase 4A/5A Project with the Series 2021 Bonds. The balance of the Phase 4A/5A Project will be funded with Developer Contributions and/or future bond issue(s). The District's Underwriter projects that financing costs required to fund a portion of the Phase 4A/5A Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$2,690,000. Without the Phase 4A/5A Project, the property within Assessment Area Three of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District plans to issue approximately \$2,690,000 in Bonds to fund a portion of the District's Phase 4A/5A Project, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$2,690,000 in debt to the properties within Assessment Area Three benefiting from the Phase 4A/5A Project.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Three of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 4A/5A Project needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$6,688,513. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the Phase 4A/5A Project and related costs was determined by the District's Underwriter to

total approximately \$2,690,000. Any additional funds needed to complete the Phase 4A/5A Project will be funded by developer contributions or future bond issues. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. Until the platting process occurs, the Phase 4A/5A Project funded by the District's Series 2021 Bonds will benefit all acres within Assessment Area Three within the District.

The initial assessments will be levied on an equal acreage basis to all gross acreage within the Assessment Area Three of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this time all of the lands within Assessment Area Three within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the planned 249 residential units within Assessment Area Three within the District, which are the beneficiaries of the Phase 4A/5A Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Phase 4A/5A Project consists of certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution

systems, landscape and hardscape, and professional fees along with related incidental costs. There are currently four product types within the planned development of Assessment Area Three. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU") as represented in the Master Assessment Report. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase 4A/5A Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 4A/5A Project will provide several types of systems, facilities and services for its residents. These include construct and/or acquire certain earthwork, stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection to the improvements in fact actually provided.

For the provision of the Phase 4A/5A Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Phase 4A/5A Project have been apportioned to the property within the District according to

reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within Assessment Area Three within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase 4A/5A Project is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is recorded, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the lien across the property on a gross acreage basis of Assessment Area Three. As Assigned Properties becomes defined with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in Assessment Area Three of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	Phase 4A	Phase 5A	Total Units	ERUs per Unit (1)	Total ERUs
Multi-Family - Duplex 33'	0	68	68	0.60	41
Single Family - 32'	57	0	57	0.65	37
Single Family - 40'	37	0	37	0.80	30
Single Family - 50'	21	66	87	1.00	87
Total Units	115	134	249		194

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50 = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Phase 4A/5A Project Capital Improvement Plan ("CIP") (1)	Phase 4A	Phase 5A	Total Cost Estimate
Earthwork	\$344,264	\$119,162	\$463,426
Stormwater Systems	\$788,535	\$694,876	\$1,483,411
Potable Water Distribution System	\$260,712	\$226,862	\$487,574
Sanitary Sewer System	\$1,300,849	\$325,610	\$1,626,459
Reclaimed Water Distribution System	\$121,103	\$97,065	\$218,168
Landscape & Hardscape	\$387,665	\$359,744	\$747,409
Offsite Improvements	\$130,458	\$130,458	\$260,916
Professional Fees	\$333,359	\$195,378	\$528,736
Inspection, Survey, and Testing	\$166,679	\$97,689	\$264,368
Contingencies	\$383,362	\$224,684	\$608,047
	\$4,216,986	\$2,471,527	\$6,688,513

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 3, 2021

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
 BOND SIZING
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Description	Total
Construction Funds	\$2,318,552
Debt Service Reserve	\$75,398
Capitalized Interest	\$67,250
Underwriters Discount	\$53,800
Cost of Issuance	\$175,000

Par Amount	\$2,690,000
-------------------	--------------------

Bond Assumptions:

Average Coupon Rate	3.75%
Amortization	30 years
Capitalized Interest	8 Months
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

TABLE 4
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvements Per Unit
Multi-Family - Duplex 33'	68	0.60	40.80	20.98%	\$1,403,401	\$20,638
Single Family - 32'	57	0.65	37.05	19.05%	\$1,274,412	\$22,358
Single Family - 40'	37	0.80	29.60	15.22%	\$1,018,154	\$27,518
Single Family - 50'	87	1.00	87.00	44.74%	\$2,992,546	\$34,397
Totals	249		194	100.00%	\$6,688,513	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	% of Total ERUs	Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Multi-Family - Duplex 33'	68	20.98%	\$1,403,401	\$564,423	\$8,300
Single Family - 32'	57	19.05%	\$1,274,412	\$512,546	\$8,992
Single Family - 40'	37	15.22%	\$1,018,154	\$409,483	\$11,067
Single Family - 50'	87	44.74%	\$2,992,546	\$1,203,548	\$13,834
Totals	249	100%	\$6,688,513	\$2,690,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Multi-Family - Duplex 33'	68	\$564,423	\$8,300	\$31,640	\$465.30	\$495.00
Single Family - 32'	57	\$512,546	\$8,992	\$28,732	\$504.08	\$536.25
Single Family - 40'	37	\$409,483	\$11,067	\$22,955	\$620.40	\$660.00
Single Family - 50'	87	\$1,203,548	\$13,834	\$67,469	\$775.50	\$825.00
Totals	249	\$2,690,000		\$150,796		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA THREE

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Pulte Homes	See Legal Description	64.54	\$41,680	\$ 2,690,000	\$ 150,796	\$ 160,421
Totals		64.54			\$ 150,796	\$ 160,421

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	3.75%
Maximum Annual Debt Service	\$150,796

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

Legal Description

PARCEL ONE

A portion of Lot 3; Lot 4; a portion of Lots 5 and 6; and a portion of Lots 12, 13 and 14, Block 31, along with portions of the platted right-of-way per *THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1*, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida;

TOGETHER WITH:

A portion of Lots 32 and 33, Block 40; a portion of Lots 1 and 2; and Lots 3,4 and 5; and a portion of Lots 6, 7, 29 and 30; and Lots 31 through 36; Block 45; a portion of Lots 19 and 20; Block 46; a portion of Lots 15 and 16; and Lots 17 through 22; and a portion of Lots 23 and 24, Block 55; Lots 1 through 7; a portion of Lots 8, 28 and 29; and Lots 30 through 36, Block 56; Lots 1 through 8; a portion of Lots 9 and 27; and Lots 28 through 36, Block 61; A portion of Lots 4 through 11; Lots 12 through 30; and a portion of Lots 31 through 33, Block 62; A portion of Lot 5; and Lots 6 through 31; and a portion of Lot 32, Block 71; Lots 1 through 9; and a portion of Lots 10, 11, and 26 through 34; and Lots 35 and 36, Block 72; along with portions of the platted right-of-ways per *TOLIGA MANOR - UNIT B*, according to the plat thereof, as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida.

All the above situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 5; thence run S 89°42'48" E, along the south line of the Southwest 1/4 of said Section 5, a distance of 1660.75 feet; thence, departing said south line, run N 00°17'12" E, a distance of 1245.54 feet for the **POINT OF BEGINNING**; thence run N 86°56'11" W, a distance of 494.93 feet; thence run N 65°05'57" W, a distance of 357.94 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 5,099.00 feet; thence, on a chord bearing of N 31°18'51" E and a chord distance of 283.69 feet, run northeasterly along the arc of said curve, a distance of 283.73 feet, through a central angle of 03°11'17" to a point of reverse curvature of a curve, having a radius of 1,395.00 feet and a central angle of 10°18'01"; thence run northeasterly, along the arc of said curve, a distance of 250.79 feet to the intersection with a curve, concave northeasterly, having a radius of 7,554.00 feet; thence, on a chord bearing of N 73°02'11" W and a chord distance of 113.33 feet, run westerly along the arc of said curve, a distance of 113.33 feet, through a central angle of 00°51'34" to a point of reverse curvature of a curve, having a radius of 25.00 feet and a central angle of 83°10'42"; thence run southwesterly, along the arc of said curve, a distance of 36.29 feet to a point on a non-radial line; thence run N 65°47'06" W, a distance of 38.00 feet to a point of curvature of a non-tangent curve, concave westerly,

having a radius of 1,222.00 feet; thence, on a chord bearing of N 23°23'36" E and a chord distance of 35.05 feet, run northeasterly along the arc of said curve, a distance of 35.05 feet, through a central angle of 01°38'36" to the point of tangency thereof; thence run N 22°34'18" E, a distance of 605.48 feet; thence run S 67°25'42" E, a distance of 38.00 feet; thence run S 22°34'18" W, a distance of 2.00 feet to a point of curvature of a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of 91°37'31"; thence run southeasterly, along the arc of said curve, a distance of 39.98 feet to a point of compound curvature of a curve, having a radius of 668.00 feet and a central angle of 40°18'36"; thence run easterly, along the arc of said curve, a distance of 469.97 feet to the point of tangency thereof; thence run N 70°38'11" E, a distance of 477.63 feet to a point of curvature of a curve, concave southerly, having a radius of 527.00 feet and a central angle of 19°10'29"; thence run easterly, along the arc of said curve, a distance of 176.37 feet to the point of tangency thereof; thence run N 89°48'41" E, a distance of 66.83 feet to a point of curvature of a curve, concave northwest, having a radius of 25.00 feet and a central angle of 91°21'16"; thence run northeasterly, along the arc of said curve, a distance of 39.86 feet to a point on the westerly line of the additional right-of-way parcel as recorded in Official Records Book ____, Page ____, Public Records of Osceola County, Florida; said point being a point on a non-tangent curve, concave northwesterly, having a radius of 1,435.00 feet; thence run southerly along said westerly line, the following two (2) courses and distances: on a chord bearing of S 09°32'44" W and a chord distance of 551.98 feet, run southerly along the arc of said curve, a distance of 555.44 feet, through a central angle of 22°10'38" to a point of reverse curvature of a curve, having a radius of 3,445.00 feet and a central angle of 08°45'31"; thence run southerly, along the arc of said curve, a distance of 526.62 feet to the intersection with a curve, concave southwesterly, having a radius of 25.00 feet; thence, departing said westerly line, on a chord bearing of N 33°48'33" W and a chord distance of 35.78 feet, run northwesterly along the arc of said curve, a distance of 39.87 feet, through a central angle of 91°22'12" to the point of tangency thereof; thence run N 79°29'39" W, a distance of 270.56 feet to a point of curvature of a curve, concave northerly, having a radius of 7,554.00 feet and a central angle of 01°07'19"; thence run westerly, along the arc of said curve, a distance of 147.90 feet to the intersection with a curve, concave easterly, having a radius of 3,889.00 feet; thence, on a chord bearing of S 08°30'42" W and a chord distance of 489.22 feet, run southerly along the arc of said curve, a distance of 489.54 feet, through a central angle of 07°12'44" to the **POINT OF BEGINNING**.

Containing 30.88 acres, more or less.

PARCEL TWO

A portion of Lot 14, Block 31, *THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1*, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida, lying in Section 5, Township 26 South, Range 30 East, Osceola County, Florida, and being described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 5; thence run S 89°42'48" E, along the south line of the Southwest 1/4 of said Section 5, a distance of 1711.75 feet; thence run N 00°17'12" E, a distance of 622.16 feet for the **POINT OF BEGINNING**; said point lying on a non-tangent curve, concave easterly, having a radius of 1,258.00 feet; thence, on a chord bearing of N 04°28'51" W and a chord distance of 16.74 feet, run northerly along the arc of said curve, a distance of 16.74 feet, through a central angle of 00°45'45" to a point of compound curvature of a curve, having a radius of 3,838.00 feet and a central angle of 00°37'51"; thence run northerly along the arc of said curve, a distance of 42.26 feet to a point on a non-radial line; thence run N 86°06'06" E, a distance of 59.00 feet to a point on a non-tangent curve, concave easterly, having a radius of 3,779.00 feet; thence, on a chord bearing of S 03°40'18" E, and a chord distance of 27.66 feet, run southerly along the arc of said curve, a distance of 27.66 feet, through a central angle of 00°25'10" to a point on a non-radial line; thence run N 86°07'07" E, a distance of 10.00 feet to a point on a non-tangent curve, concave easterly, having a radius of 3,769.00 feet; thence, on a chord bearing of S 03°59'26" E and a chord distance of 14.35 feet, run southerly along the arc of said curve, a distance of 14.35 feet, through a central angle of 00°13'05" to a point of compound curvature of a curve, having a radius of 1,189.00 feet and a central angle of 00°21'01"; thence run southerly along the arc of said curve, a distance of 7.27 feet to a point on a non-radial line; thence run S 85°33'00" W, a distance of 10.00 feet to a point on a non-tangent curve, concave easterly, having a radius of 1,199.00 feet; thence, on a chord bearing of S 04°40'47" E and a chord distance of 9.62 feet, run southerly along the arc of said curve, a distance of 9.62 feet, through a central angle of 00°27'34" to a point on a non-radial line; thence run S 86°06'06" W, a distance of 59.01 feet to the **POINT OF BEGINNING**.

Containing 0.08 acres, more or less.

Legal Description

A portion of Lots 1, 2, 15 and 16, Block 31, along with portions of the platted right-of-way per *THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1*, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida;

TOGETHER WITH:

Lots 1 and 2, a portion of Lots 3, 4 and 37; and Lots 38 through 40, Block 44; Lots 1 through 3, a portion of Lots 4, 37 and 38; and Lots 39 through 41, Block 57; Lots 1 through 3; a portion of Lots 4, 5, 38 and 39; and Lots 40 through 42, Block 60; and Lots 1 through 3; a portion of Lots 4 through 13, and of Lot 31; and Lots 32 through 43, Block 73; along with portions of the platted right-of-ways per *TOLIGA MANOR - UNIT A*, according to the plat thereof as recorded in Plat Book 1, Page 129, Public Records of Osceola County, Florida

TOGETHER WITH:

A portion of Lots 9 through 16; Lots 17 through 26; and a portion of Lot 27, Block 45; a portion of Lot 11; and Lots 12 through 25; and a portion of Lot 26, Block 56; a portion of Lot 12; and Lots 13 through 24; and a portion of Lot 25, Block 61; and a portion of Lot 13; and Lots 14 through 22; and a portion of Lot 23, Block 72; along with portions of the platted right-of-ways per *TOLIGA MANOR - UNIT B*, according to the plat thereof as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida.

All the above situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida.

TOGETHER WITH:

A portion of the unplatted portion of the Southeast 1/4 of Section 5, Township 26 South, Range 30 East, Osceola County, Florida.

All the above being more particularly described as follows:

Commence at the southwest corner of said Section 5; thence run S 89°42'48" E, along the south line of said Section 5, a distance of 2879.17 feet to a point on the northeasterly right-of-way line of Cross Prairie Parkway (previously named Tohoqua Parkway) as recorded in Official Records Book 4010, Page 2871, Public Records of Osceola County, Florida, and the **POINT OF BEGINNING**; said point being a point on a curve, concave northeasterly, having a radius of 740.00 feet; thence run northerly along the northeasterly right-of-way line of Cross Prairie Parkway, the following three (3) courses and distances:

on a chord bearing of N 43°35'20" W and a chord distance of 941.18 feet, run northerly along the arc of said curve a distance of 1020.04 feet, through a central angle of 78°58'43" to a point of compound curvature of a curve, having a radius of 3,320.00 feet and a central angle of 24°44'02"; thence run northerly along the arc of said curve, a distance of 1,433.20 feet to a point of reverse curvature of a curve, having a radius of 1,560.00 feet and a central angle of 13°47'45"; thence run northerly along the arc of said curve, a distance of 375.62 feet to a point on a non-radial line; thence, departing said northeasterly right-of-way line, run S 66°56'31" E, a distance of 638.92 feet; thence run S 23°03'29" W, a distance of 120.00 feet; thence run S 66°56'31" E, a distance of 66.00 feet; thence run S 23°03'29" W, a distance of 54.00 feet; thence run N 66°56'31" W, a distance of 36.58 feet; thence run S 23°03'29" W, a distance of 250.00 feet; thence run S 66°56'31" E, a distance of 9.02 feet; thence run S 23°03'29" W, a distance of 179.00 feet; thence run N 66°56'31" W, a distance of 39.89 feet; thence run S 23°03'29" W, a distance of 179.00 feet; thence run N 66°56'31" W, a distance of 16.23 feet; thence run S 23°03'29" W, a distance of 120.00 feet; thence run S 66°56'31" E, a distance of 400.20 feet; thence run S 23°35'56" W, a distance of 840.00 feet; thence run S 66°24'04" E, a distance of 120.00 feet; thence run S 75°49'54" E, a distance of 54.74 feet; thence run S 66°24'04" E, a distance of 131.60 feet to a point on the westerly line of Canal C-31, as recorded in Official Records Book 9, Page 343, Public Records of Osceola County, Florida; thence run S 23°01'25" W, along said westerly line, a distance of 372.04 feet to a point on the aforesaid northeasterly right-of-way line of Cross Prairie Parkway; said point lying on a non-tangent curve, concave northeasterly, having a radius of 740.00 feet; thence, on a chord bearing of N 84°21'36" W and a chord distance of 33.11 feet, run westerly along the arc of said curve and along said northeasterly right-of-way line, a distance of 33.11 feet, through a central angle of 02°33'49"; to the ***POINT OF BEGINNING.***

Containing 33.58 acres, more or less.

SECTION VII

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOHOQUA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND APPOINTMENT OF ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tohoqua Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within **Osceola** County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer, and appointment of an Assistant Treasurer.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Katie Costa is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF MARCH, 2021.

**TOHOQUA
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION VIII

SECTION C

SECTION 1

Tohoqua

Community Development District

Summary of Operating Checks

January 28, 2021 to February 22, 2021

Bank	Date	Check No.'s	Amount
General Fund	1/28/21	254-259	\$ 17,801.81
	2/19/21	260-267	\$ 24,501.63
			<hr/> \$ 42,303.44
Payroll	Andre Vidrine	50042	\$ 184.70
	James Dowd	50043	\$ 184.70
	Jason Good	50044	\$ 184.70
	Mracus Hooker	50045	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 43,042.24

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/23/21
 *** CHECK DATES 01/28/2021 - 02/22/2021 *** TOHOQUA - GENERAL FUND
 BANK A GENERAL FUND

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/28/21	00035	9/13/20 158038	202009 320-53800-47300		*	1,600.00	
		10/25/20 158786	202010 320-53800-47300	WETLAND MAINT SEPT20	*	1,600.00	
		11/08/20 158859	202011 320-53800-47300	WETLAND MAINT OCT 20	*	1,600.00	
		12/20/20 159676	202012 320-53800-47300	WETLAND MAINT NOV 20	*	1,600.00	
				WETLAND MAINT DEC 20			
				BIO-TECH CONSULTING INC.			6,400.00 000254
1/28/21	00002	1/01/21 141	202101 310-51300-34000	MANAGEMENT FEES JAN2021	*	3,004.17	
		1/01/21 141	202101 310-51300-35100	INFORMATION TECH JAN2021	*	100.00	
		1/01/21 141	202101 310-51300-31300	DISSEMINATION AGENT SVC	*	416.67	
		1/01/21 141	202101 310-51300-51000	OFFICE SUPPLIES	*	.45	
		1/01/21 141	202101 310-51300-42000	POSTAGE	*	28.77	
		1/01/21 141	202101 310-51300-42500	COPIES	*	121.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,671.56 000255
1/28/21	00014	1/13/21 00235764	202012 320-53800-43100	1700 TOHOQUA BOULEVARDV/L	*	2,425.29	
		1/13/21 00235764	202012 320-53800-43000	1650 TOHOQUA BLVB ENT SIG	*	15.65	
		1/13/21 00235764	202012 330-53800-43300	1830 FULFILLMENT DBHSE	*	2,500.57	
				KISSIMMEE UTILITY AUTHORITY			4,941.51 000256
1/28/21	00023	1/15/21 497238	202101 320-53800-47100	PEST CONTROL	*	65.00	
				PRO-STAFF TERMITE & PEST CONTROL			65.00 000257
1/28/21	00024	1/01/21 6548	202101 320-53800-47200	POOL MAINTENANCE JAN2021	*	1,300.00	
				ROBERTS POOL SRVC AND REPAIR INC			1,300.00 000258
1/28/21	00012	12/04/20 54105-DE	202012 320-53800-43200	1700 BLK ODD TOHOQUA	*	1.54	
		12/04/20 54143-DE	202012 320-53800-43200	1600 BLK EVEN BREEZEWOOD	*	26.72	
		12/04/20 56837-DE	202012 330-53800-43400	1830 FUFILLMENT DR	*	1,031.21	

TQUA TOHOQUA CDD IAGUILAR

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/23/21
 *** CHECK DATES 01/28/2021 - 02/22/2021 *** TOHOQUA - GENERAL FUND
 BANK A GENERAL FUND

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/04/20		58025-DE	202012 320-53800-43200		*	306.50	
		1800 BLK EVEN FUFILLMENT					
12/04/20		58482-DE	202012 320-53800-43200		*	57.77	
		1740-1756 FUFILLMENT					
ST. CLOUD UTILITIES							1,423.74 000259
2/19/21 00022	12/03/20 16	202012 330-53800-11000			*	3,000.00	
		AMENITY MANAGEMENT DEC/20					
	1/05/21 19	202101 330-53800-11000			*	3,000.00	
		AMENITY MANAGEMENT JAN21					
	1/05/21 19	202101 330-53800-48100			*	.78	
		OFFICE SUPPLIES					
	1/05/21 19	202101 310-51300-42000			*	11.60	
		POSTAGE					
	1/05/21 19	202101 310-51300-42500			*	85.80	
		COPIES					
	2/02/21 23	202102 330-53800-11000			*	3,000.00	
		FACILITY MGMT FEB 2021					
CALM							9,098.18 000260
2/19/21 00036	1/21/21 16176	202101 330-53800-48500			*	85.00	
		FIRE EXTINGUISHER INSPECT					
FLORIDA STATE FIRE EQUIPMENT, INC.							85.00 000261
2/19/21 00002	12/31/20 147	202012 320-53800-46700			*	1,550.00	
		DISINFECTING SVC DEC2020					
	1/01/21 142	202101 320-53800-12000			*	1,666.67	
		FIELD MANAGEMENT JAN 21					
	1/01/21 142	202101 310-51300-42500			*	100.58	
		DEX IMAGING					
	1/01/21 146	202101 330-53800-48200			*	1,250.00	
		FACILITY MAINT JAN 2021					
	2/01/21 151	202102 310-51300-34000			*	3,004.17	
		MANAGEMENT FEES FEB2021					
	2/01/21 151	202102 310-51300-35100			*	100.00	
		INFORMATION TECH FEB2021					
	2/01/21 151	202102 310-51300-31300			*	416.67	
		DISSEMINATION SVC FEB2021					
	2/01/21 151	202102 310-51300-51000			*	.03	
		OFFICE SUPPLIES					
	2/01/21 151	202102 310-51300-42000			*	1.40	
		POSTAGE					
	2/01/21 151	202102 310-51300-42500			*	78.45	
		COPIES					
	2/01/21 152	202102 320-53800-51200			*	1,666.67	
		FIELD MANAGEMENT FEB2021					

TQUA TOHOQUA CDD IAGUILAR

AP300R

*** CHECK DATES 01/28/2021 - 02/22/2021 ***

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

RUN 2/23/21

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/21 152	202102 310-51300-49000	DEX IMAGING	*	365.67	
				GOVERNMENTAL MANAGEMENT SERVICES			10,200.31 000262
2/19/21 00004		12/16/20 95861	202012 310-51300-31500	AGREEMENT PROPOSED	*	1,508.14	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			1,508.14 000263
2/19/21 00006		1/25/21 17-188(2	202012 310-51300-31100	ENGINEER SVCS DEC 20	*	325.00	
				POULOS & BENNETT, LLC			325.00 000264
2/19/21 00023		2/09/21 492196	202012 320-53800-47100	MTHLY PEST CONTROL	*	65.00	
				PRO-STAFF TERMITE & PEST CONTROL			65.00 000265
2/19/21 00024		2/01/21 6635	202102 320-53800-47200	POOL MAINTENANCE FEB 21	*	1,300.00	
				ROBERTS POOL SRVC AND REPAIR INC			1,300.00 000266
2/19/21 00032		1/28/21 21-1288	202012 320-53800-46700	JANITORIAL SERVICES	*	1,920.00	
				WESTWOOD INTERIOR CLEANING INC.			1,920.00 000267
						TOTAL FOR BANK A	42,303.44
						TOTAL FOR REGISTER	42,303.44

TQUA TOHOQUA CDD IAGUILAR

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
January 31, 2021

GMS

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Tohoqua
Community Development District
Combined Balance Sheet
January 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 164,136	\$ -	\$ -	\$ 164,136
Investments				
Series 2018				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 145,835	\$ -	\$ 145,835
Construction	\$ -	\$ -	\$ 13,383	\$ 13,383
Due From General Fund	\$ -	\$ 4,376	\$ -	\$ 4,376
Total Assets	\$ 164,136	\$ 219,250	\$ 13,383	\$ 396,769
Liabilities:				
Accounts Payable	\$ 15,093	\$ -	\$ -	\$ 15,093
Due to Debt Service Debt	\$ 4,376	\$ -	\$ -	\$ 4,376
Due to Other	\$ 283	\$ -	\$ -	\$ 283
Total Liabilities	\$ 19,752	\$ -	\$ -	\$ 19,752
Fund Balances:				
Restricted For Debt Service	\$ -	\$ 219,250	\$ -	\$ 219,250
Assigned For Capital Projects	\$ -	\$ -	\$ 13,383	\$ 13,383
Unassigned	\$ 144,383	\$ -	\$ -	\$ 144,383
Total Fund Balances	\$ 144,383	\$ 219,250	\$ 13,383	\$ 377,016
Total Liabilities & Fund Balance	\$ 164,136	\$ 219,250	\$ 13,383	\$ 396,769

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues				
Developer Contributions	\$ 699,813	\$ -	\$ -	\$ -
Assessments - Tax Collector (Platted)	\$ 228,349	\$ 225,648	\$ 225,648	\$ -
Assessments - Direct (Unplatted)	\$ 115,755	\$ 58,274	\$ 58,274	\$ -
Special Events Revenue	\$ 12,000	\$ 12,000	\$ 60	\$ (11,940)
Total Revenues	\$ 1,055,916	\$ 295,922	\$ 283,982	\$ (11,940)
Expenditures				
General & Administrative:				
Supervisor Fees	\$ 9,600	\$ 3,200	\$ 1,600	\$ 1,600
FICA Expense	\$ 734	\$ 245	\$ 122	\$ 122
Engineering	\$ 12,000	\$ 4,000	\$ 3,348	\$ 652
Attorney	\$ 25,000	\$ 8,333	\$ 7,685	\$ 648
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,200	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 1,667	\$ 1,667	\$ -
Trustee Fees	\$ 7,435	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 36,050	\$ 12,017	\$ 12,017	\$ (0)
Information Technology	\$ 2,400	\$ 800	\$ 400	\$ 400
Telephone	\$ 300	\$ 100	\$ 17	\$ 83
Postage	\$ 1,000	\$ 333	\$ 274	\$ 60
Insurance	\$ 5,700	\$ 5,700	\$ 6,138	\$ (438)
Printing & Binding	\$ 1,000	\$ 333	\$ 1,039	\$ (706)
Legal Advertising	\$ 3,800	\$ 1,267	\$ -	\$ 1,267
Other Current Charges	\$ 1,000	\$ 333	\$ 597	\$ (264)
Property Taxes	\$ -	\$ -	\$ 4,319	\$ (4,319)
Office Supplies	\$ 625	\$ 208	\$ 5	\$ 204
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,519	\$ 45,260	\$ 45,952	\$ (692)
Maintenance				
Contract Services				
Field Management	\$ 20,000	\$ 6,667	\$ 6,667	\$ (0)
Amenities Management	\$ 36,000	\$ 12,000	\$ 12,000	\$ -
Landscape Maintenance	\$ 350,000	\$ 116,667	\$ 32,820	\$ 83,846
Lake Maintenance	\$ 28,080	\$ 9,360	\$ 2,030	\$ 7,330
Wetland Maintenance	\$ 6,400	\$ 2,133	\$ 4,800	\$ (2,667)
Wetland Mitigation Reporting	\$ 26,000	\$ 8,667	\$ -	\$ 8,667
Pool Maintenance	\$ 20,000	\$ 6,667	\$ 5,200	\$ 1,467
Pest Control	\$ 780	\$ 260	\$ 260	\$ -
Janitorial Services	\$ 35,100	\$ 11,700	\$ 13,480	\$ (1,780)
Subtotal	\$ 522,360	\$ 174,120	\$ 77,257	\$ 96,863

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
<u>Repairs & Maintenance</u>				
Landscape Replacement	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Stormwater Inspections	\$ 14,400	\$ 4,800	\$ -	\$ 4,800
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Operating Supplies	\$ 5,000	\$ 1,667	\$ 580	\$ 1,087
Road & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 250	\$ 83	\$ 197	\$ (113)
Walls - Repair/Cleaning	\$ 1,500	\$ 500	\$ -	\$ 500
Fencing	\$ 250	\$ 83	\$ -	\$ 83
Subtotal	\$ 62,400	\$ 20,800	\$ 776	\$ 20,024
<u>Utilities</u>				
Pool - Electric	\$ 15,000	\$ 5,000	\$ 10,202	\$ (5,202)
Pool - Water	\$ 600	\$ 200	\$ 2,064	\$ (1,864)
Electric	\$ 10,000	\$ 3,333	\$ 42	\$ 3,292
Water & Sewer	\$ 57,500	\$ 19,167	\$ 1,258	\$ 17,909
Streetlights	\$ 75,000	\$ 25,000	\$ 7,412	\$ 17,588
Gas	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Subtotal	\$ 164,100	\$ 54,700	\$ 20,976	\$ 33,724
<u>Amenities</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 22,642	\$ (2,642)
Pool Attendants	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Security Patrol	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Pool Repairs & Maintenance	\$ 9,000	\$ 3,000	\$ 5,092	\$ (2,092)
Pool Permits	\$ 325	\$ -	\$ -	\$ -
Trash Collection	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Telephone	\$ 1,250	\$ 417	\$ -	\$ 417
Cable/Internet	\$ 3,750	\$ 1,250	\$ -	\$ 1,250
Access Cards & Equipment Supplies	\$ 4,000	\$ 1,333	\$ 62	\$ 1,271
Fire Alarm & Security Monitoring	\$ 1,000	\$ 333	\$ -	\$ 333
Fire Alarm & Security Monitoring Repairs	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Fire Extinguisher Inspections	\$ 150	\$ 50	\$ 85	\$ (35)
Amenity Signage	\$ 2,000	\$ 667	\$ -	\$ 667
Repairs & Maintenance	\$ 17,500	\$ 5,833	\$ 4,299	\$ 1,534
Office Supplies	\$ 2,500	\$ 833	\$ 980	\$ (147)
Special Events	\$ 12,000	\$ 378	\$ 378	\$ -
Termite Bond	\$ 300	\$ 100	\$ -	\$ 100
Holiday Décor	\$ 15,000	\$ 15,000	\$ 12,251	\$ 2,749
Subtotal	\$ 140,275	\$ 66,362	\$ 45,790	\$ 20,572
<u>Other</u>				
Contingency	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Capital Reserve	\$ 15,262	\$ -	\$ -	\$ -
Subtotal	\$ 40,262	\$ 8,333	\$ -	\$ 8,333
Total Operations & Maintenance	\$ 929,397	\$ 324,315	\$ 144,799	\$ 179,516
Total Expenditures	\$ 1,055,916	\$ 369,575	\$ 190,751	\$ 178,824
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 93,231	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 51,153	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 144,383	\$ -

Tohoqua
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 135,828	\$ 135,828	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 137,458	\$ 135,828	\$ 135,830	\$ 2
Expenditures:				
<u>General & Administrative:</u>				
Interest Payment - 11/01	\$ 49,770	\$ 49,770	\$ 49,770	\$ -
Principal Payment - 05/01	\$ 35,000	\$ -	\$ -	\$ -
Interest Payment - 05/01	\$ 49,770	\$ -	\$ -	\$ -
Total Expenditures	\$ 134,540	\$ 49,770	\$ 49,770	\$ -
Excess Revenues (Expenditures)	\$ 2,918		\$ 86,060	
Fund Balance - Beginning	\$ 63,209		\$ 133,190	
Fund Balance - Ending	\$ 66,127		\$ 219,250	

Tohoqua
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
<u>General & Administrative:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 13,383	
Fund Balance - Ending	\$ -		\$ 13,383	

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Tax Collector (Platted)	\$ -	\$ 2,397	\$ 221,602	\$ 1,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225,648
Assessments - Direct (Unplatted)	\$ 8,213	\$ 50,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,274
Special Events Revenue	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Total Revenues	\$ 8,213	\$ 52,519	\$ 221,602	\$ 1,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	283,982
Expenditures													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
PICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	122
Engineering	\$ 3,023	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,348
Attorney	\$ 4,991	\$ 1,187	\$ 1,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,685
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,549
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,017
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Telephone	\$ 9	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17
Postage	\$ 181	\$ 25	\$ 28	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	274
Insurance	\$ 6,636	\$ -	\$ -	\$ (498)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,138
Printing & Binding	\$ 8	\$ 638	\$ 86	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,039
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ 265	\$ 181	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	597
Property Taxes	\$ -	\$ 4,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,319
Office Supplies	\$ 0	\$ 3	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 25,954	\$ 9,950	\$ 6,518	\$ 3,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,982
Maintenance													
Contract Services													
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,667
Amenities Management	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,000
Landscape Maintenance	\$ 9,987	\$ 10,778	\$ 12,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,820
Lake Maintenance	\$ 1,015	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,030
Wetland Maintenance	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,800
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,200
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Janitorial Services	\$ 6,480	\$ 3,530	\$ 3,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,480
Subtotal	\$ 25,113	\$ 22,955	\$ 23,157	\$ 6,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,257
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ 55	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	580
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	197
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 251	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	776

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Utilities</u>													
Pool - Electric	\$ -	\$ 4,249	\$ 5,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,202
Pool - Water	\$ -	\$ 1,033	\$ 1,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,064
Electric	\$ 12	\$ 14	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Water & Sewer	\$ 147	\$ 73	\$ 1,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,258
Streetlights	\$ 2,553	\$ 2,433	\$ 2,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,412
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 2,713	\$ 7,801	\$ 10,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,976
<u>Amenities</u>													
Property Insurance	\$ 22,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,642
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Repairs & Maintenance	\$ 1,402	\$ 2,115	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,092
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trash Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards & Equipment Supplies	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	85
Amenity Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ 1,799	\$ 1,250	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,299
Office Supplies	\$ 979	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	980
Special Events	\$ 378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	378
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Décor	\$ -	\$ 12,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,251
Subtotal	\$ 27,263	\$ 15,617	\$ 1,575	\$ 1,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,790
<u>Other</u>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 55,340	\$ 46,898	\$ 35,194	\$ 7,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	144,799
Total Expenditures	\$ 81,294	\$ 56,855	\$ 41,712	\$ 10,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	190,751
Excess Revenues (Expenditures)	\$ (25,954)	\$ (10,001)	\$ (6,518)	\$ (3,523)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(45,956)

Tohoqua

Community Development District

Long Term Debt Report

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.7%,4.8%	
MATURITY DATE:	5/1/2048	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$69,039	
RESERVE FUND BALANCE	\$69,039	
BONDS OUTSTANDING - 02/08/18		\$2,165,000
LESS: PRINCIPAL PAYMENT - 05/01/19		(\$35,000)
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$35,000)
CURRENT BONDS OUTSTANDING		\$2,095,000

Tohoqua
Community Development District
Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
3/16/18	1	Tohoqua Development Group, LLC	Reimburse Developer for Construction Costs related to Tohoqua Phase 1A-1 & 1A-2	\$ 1,799,045.21
TOTAL				\$ 1,799,045.21
Fiscal Year 2018				
3/1/18		Interest		\$ 206.99
4/1/18		Interest		\$ 147.87
5/1/18		Interest		\$ 0.03
6/1/18		Interest		\$ 0.03
7/1/18		Interest		\$ 0.03
7/9/18		Transfer from Cost of Issuance		\$ 12,937.11
8/1/18		Interest		\$ 2.48
9/1/18		Interest		\$ 3.33
TOTAL				\$ 13,297.87
Project (Construction) Fund at 02/08/18				\$ 1,798,838.22
Interest Earned thru 09/30/18				\$ 13,297.87
Requisitions Paid thru 09/30/18				\$ (1,799,045.21)
Remaining Project (Construction) Fund				\$ 13,090.88
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 3.23
11/1/18		Interest		\$ 3.34
11/6/18		Transfer from Capital Interest		\$ 242.63
12/1/18		Interest		\$ 3.28
1/1/19		Interest		\$ 3.40
2/1/19		Interest		\$ 3.40
3/1/19		Interest		\$ 3.07
4/1/19		Interest		\$ 3.40
5/1/19		Interest		\$ 3.29
6/1/19		Interest		\$ 3.40
7/1/19		Interest		\$ 3.29
8/1/19		Interest		\$ 2.84
9/1/19		Interest		\$ 2.27
TOTAL				\$ 280.84
Project (Construction) Fund at 09/30/18				\$ 13,090.88
Interest Earned thru 09/30/19				\$ 280.84
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				\$ 13,371.72

Tohoqua
Community Development District
Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 1.98
11/1/19		Interest		\$ 1.70
12/1/19		Interest		\$ 1.65
1/1/20		Interest		\$ 1.70
2/1/20		Interest		\$ 1.70
3/1/20		Interest		\$ 1.41
4/1/20		Interest		\$ 0.63
5/1/20		Interest		\$ 0.11
6/1/20		Interest		\$ 0.11
7/1/20		Interest		\$ 0.07
8/1/20		Interest		\$ 0.06
9/1/20		Interest		\$ 0.06
TOTAL				\$ 11.18
Project (Construction) Fund at 09/30/19				\$ 13,371.72
Interest Earned thru 09/30/20				\$ 11.18
Requisitions Paid thru 09/30/20				\$ -
Remaining Project (Construction) Fund				\$ 13,382.90

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2021				
TOTAL				\$ -
Fiscal Year 2021				
10/1/20		Interest		\$ 0.05
11/1/20		Interest		\$ 0.06
12/1/20		Interest		\$ 0.05
1/5/21		Interest		\$ 0.06
TOTAL				\$ 0.22
Project (Construction) Fund at 09/30/20				\$ 13,382.90
Interest Earned thru 01/31/21				\$ 0.22
Requisitions Paid thru 01/31/21				\$ -
Remaining Project (Construction) Fund				\$ 13,383.12

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

Gross Assessments \$ 242,926.00 \$ 146,228.39 \$ 389,154.39
Net Assessments \$ 228,350.44 \$ 137,454.69 \$ 365,805.13

ON ROLL ASSESSMENTS

							62.42%	37.58%	100.00%		
									2018 Debt		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Total		
11/20/20	ACH	\$3,918.72	(\$78.37)	\$0.00	\$0.00	\$3,840.35	\$2,397.30	\$1,443.05	\$3,840.35	\$0.00	
12/15/20	ACH	\$367,760.30	(\$7,061.01)	(\$14,710.12)	\$0.00	\$345,989.17	\$215,980.51	\$130,008.66	\$345,989.17	\$0.00	
12/22/20	ACH	\$9,572.50	(\$183.79)	(\$382.90)	\$0.00	\$9,005.81	\$5,621.79	\$3,384.02	\$9,005.81	\$0.00	
01/08/21	ACH	\$2,777.88	(\$53.89)	(\$83.33)	\$0.00	\$2,640.66	\$1,648.41	\$992.25	\$2,640.66	\$0.00	
TOTAL		\$ 384,029.40	\$ (7,377.96)	\$ (15,176.35)	\$ -	\$ 361,475.99	\$ 225,648.01	\$ 135,827.98	\$ 361,475.99		

99%	Net Percent Collected
\$ 4,329.14	Balance Remaining to Collect

SECTION 3

The background of the entire page is a photograph of a contemporary lounge or club interior. It features several armchairs and a sofa with a light-colored, intricate geometric pattern. The furniture is arranged around a low, dark wooden coffee table. Large windows with black frames are visible in the background, allowing natural light into the space. The floor is made of large, dark grey rectangular tiles. The overall atmosphere is bright and modern.

TOHOQUA

TOHOQUA RESIDENTS CLUB

MONTHLY REPORT

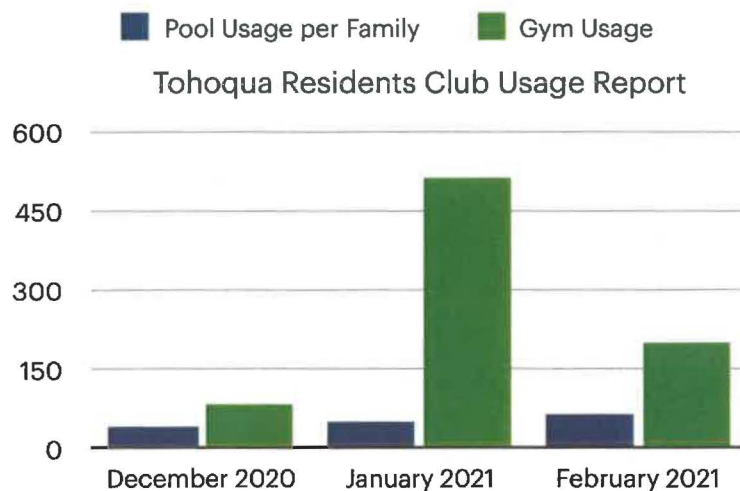
MARCH 1, 2021

February 2021

RESIDENTS CLUB

FACILITY REPORT:

- The facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- Maintenance is performed weekly.
- Alarm has been installed.
- Special Events scheduled for March:
 - **Papa John's Homeowner Appreciation Day** - Tuesday, March 2nd. Residents get 30% off of the entire order and can order online, by phone or in store. Special promotional code is be provided.
 - **Movie Night** - Friday, March 12th.
 - **Food Truck Social** - Tuesday, March 16th.
 - **Ice Cream Social** - Saturday, March 27th.



February's Events:

• Papa John's Resident Appreciation Day:

- 6 orders

• Food Truck Social:

- Fully Loaded Food Truck sold 34 orders.