

*Tohoqua Community  
Development District*

*Agenda*

*March 2, 2022*

# AGENDA

# Tohoqua

## Community Development District

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219 East Livingston Street, Orlando, Florida 32801

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

February 23, 2022

**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 2, 2022 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of the February 2, 2022 Board of Supervisors Meeting
- IV. Consideration of Resolution 2022-03 Authorizing the Contraction of District Boundaries and the Associated Funding Agreement
- V. Consideration of Second Amendment to the Landscape Management Agreement
- VI. Ratification of Temporary Easement Access for Pool Construction
- VII. 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
- VIII. Other Business
- IX. Supervisors Requests
- X. 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 minutes of the February 2, 2022 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2022-03 authorizing the contraction of District boundaries and the associated funding agreement. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of the second amendment to the landscaping agreement. A copy of the amendment is enclosed for your review.

The sixth order of business is the ratification of the temporary easement access for pool construction. A copy is enclosed for your review.

The seventh order of business is Staff Reports. Section B is the Engineer's Report. 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  
Darrin Mossing, GMS

Enclosures

# SECTION III

**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 2, 2022** at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Assistant Secretary
James Dowd <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Eric Warren <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Larissa Diaz	CALM

**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 November 3, 2021, Board of Supervisors Meeting and Acceptance of Minutes of the November 3, 2021, Landowners' Meeting**

Mr. Flint: Did the Board have any comments or corrections on either set of minutes?

Mr. Vidrine: No comments.

Mr. Flint: Then we need a motion to approve the Board minutes and accept the landowner minutes.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Minutes of the November 3, 2021 Board of Supervisors Meeting and Acceptance of the Minutes of the November 3, 2021, Landowners' Meeting, were approved as presented.

Mr. Flint: We have iPads for the Board Members. If you click on the bookmark symbol on the top right, it indexes the different tabbed areas, if you want to skip to a certain agenda item.

**FOURTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint: This is an agreement with the Property Appraiser for Osceola County, which the District is required to enter into annually. It is the same form of agreement that the Board approved and entered into last year. It just says that to the extent any information they are providing us is confidential under public records law, we agree to not disclose 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. Hooker, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of East Cross Prairie Parkway Maintenance Proposal**

Mr. Flint: Alan?

Mr. Scheerer: Thank you. Included in your agenda package is a proposal from United Land Services (United) for East Cross Prairie Parkway that Pulte Homes developed from Tohoqua Boulevard East. That project was completed and inspected by staff, Pulte, and their landscape provider back in November. We didn't meet in December or January, so this is included in your agenda today. It is for \$46,620 per year or \$3,885 per month, which is the exact amount that was put in the budget for 2022. If you have any questions, I will try to answer them for you. If not, we would seek approval from the Board and backdate this to December of 2021.

Mr. Flint: So, there would be an effective date of December 1 or January 1?

Mr. Scheerer: December 1.

Mr. Vidrine: Is that when the work started?

Mr. Scheerer: That is when we started doing the maintenance. We had minimal maintenance in December. Obviously, it was a cold month. Pulte has done a pretty good job of keeping it up. What they haven't turned over are any of the views that they are developing in any of the stormwater ponds. So, we will be coming back to the Board for some of those.

Mr. Vidrine: Did United do the installation?

Mr. Scheerer: No.

Mr. Vidrine: Did United fully accept the installation?

Mr. Scheerer: Yes. We had punchlist items. Most of those were correct. We just had some tree concerns, but the trees have been in the ground for so long, we thought it would do more harm than good than trying to pull them out. They have already rooted. We think that the trees are going to perform well. We will just have to manage the water in those locations.

Mr. Vidrine: Is there a warranty period for the trees?

Mr. Scheerer: It is one year.

Mr. Vidrine: From November?

Mr. Scheerer: One year from the date of acceptance.

Mr. Vidrine: At the end of that one year do they walk it and establish what needs to be done?

Mr. Scheerer: We would do another walk-through and address any punchlist items with Pulte. We will then do an inspection. I should've provided that to the Board. We have a photo documented PDF that United put together. That was shared with the install contractor as well as Pulte. I will send it to the Board.

Mr. Vidrine: That's great. We need the irrigation as-builts.

Mr. Scheerer: Those usually come later and have all been requested. Josh is really good to work with. I understand there may be a change at some point.

Mr. Vidrine: Do we still have a way to acquire the as-builts?

Mr. Scheerer: Yes. I never had a bad relationship.

Mr. Vidrine: Its nothing about that at all. I'm just making sure that we get an image.

Mr. Scheerer: We definitely want our as-builts for sure.

Mr. Vidrine: I'm just making sure there's some document of the concept.

Mr. Scheerer: Yes, sir.

Mr. Flint: Are there any other questions or discussion on the maintenance proposal? If not, we need a motion to approve it retroactive to December 1, 2021.

On MOTION by Mr. Hooker, seconded by Mr. Vidrine, with all in favor, the proposal from United Land Services for East Cross Prairie Parkway maintenance in the amount of \$46,620 per year or \$3,885 per month retroactive to December 1, 2021, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Sunshine Land Management for Additional Ponds**

Mr. Scheerer: If the Board recalls, in October or November, we took over the landscape maintenance of the two ponds in Phases 2 and 3. We were waiting on a proposal from Sunshine Land Management (Sunshine) for aquatic maintenance, which we received. They have been doing the maintenance since December 1<sup>st</sup> and we are just looking for a motion to approve the aquatic maintenance of those two ponds. There is funding in the budget that would accommodate this \$230 per month for Phases 2 and 3. You can see that they have already been sprayed.

Mr. Vidrine: How long do you think before they will look clean?

Mr. Scheerer: Most of the cattails are being treated by ATV by boat. If the Board would like to see us maybe cut those down and do some minor hand removal, I can get with Sunshine to see if that is something they can do. Typically, it takes about six months or so for that stuff to decompose and fall into the water. Phase 3 is probably the worst. Phase 2 is not that bad.

Mr. Vidrine: It's fine the way that it is sprayed.

Mr. Scheerer: Okay, sir. If the Board or any other developers have a change of heart and you want us to do something different, just let us know and we will get it hand removed.

Mr. Vidrine: Sure.

Mr. Scheerer: They have been good to work with.

Mr. Vidrine: No problem. Can you monitor it?

Mr. Scheerer: Yes, sir.

Mr. Flint: Alright. Are there any questions on the Sunshine proposal? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Proposal from Sunshine Land Management for two additional ponds in Phases 2 and 3 in the amount of \$230 per month, was approved.

Mr. Scheerer: Thank you.

Mr. Flint: Thanks, Alan.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

Ms. Trucco: Nothing from a legal perspective. We are working on a resolution for contracting out the CDD. We will bring that back with a couple of related agreements for the Board to review, provide feedback and approve. For right now, there are no legal updates. Thank you.

**B. Engineer**

**i. Consideration of Proposal for Preparation of Stormwater Management System Report**

Mr. Flint: We have a proposal from Eric. The Board was advised at a prior meeting that there was a legislative change that now requires all government entities that own wastewater or stormwater systems to prepare certain reports. The deadline for submittal of the report is June 30<sup>th</sup>. Poulos & Bennett prepared the proposal that is in your agenda package in an effort to comply with those requirements. We have a couple of questions on the scope that we would like to get with Eric on, but my preference would be to have the Board approve it subject to those discussions. If anything, the cost would come down and the scope would tighten up a bit. Eric, is there anything that you want to present to the Board on this?

Mr. Warren: Yes. I received your email yesterday afternoon. You probably have not had a chance to see my reply this morning. You were questioning the wastewater since we don't have storm facilities. It is my understanding that there is still a certain scope of wastewater. We don't have to do the maintenance program per se, but we do need to do an accounting of the flows. That is our understanding. So, there is some scope there, but not a full-blown scope.

Mr. Flint: Under Ai, there are three bullet points related to wastewater. I just want clarification on whether we are actually obligated to provide that. I think general governments, cities and counties may be required to provide limited information, even if they don't own a wastewater system, but I'm not sure that Special Districts need to provide that. We will get clarification on that.

Mr. Vidrine: Is this a one-time analysis?

Mr. Warren: Yes. We can provide clarification on that, George.

Ms. Trucco: This is the 20-year Stormwater Needs Analysis Report.

Mr. Vidrine: How frequent is this analysis required?

Ms. Trucco: Every five years. This is a new law, so this will be the first time that we are sending the report. It may be the case, because we don't have a wastewater system here, so we can just explain that if the authority needs additional information and supplement our submission, we can take a closer look and see if we can find some clarification on the extent of what needs to be provided for the wastewater system.

Mr. Flint: I was hoping that legislation would be introduced this session that would rescind this requirement, which was implemented last year, but apparently at this point, there are no bills submitted that modify this requirement. We are all working through this during the first round and figuring out what the requirement is. This proposal cost unfortunately is consistent with what I am seeing elsewhere. It has a significant fiscal impact on Special Districts with small budgets to have to comply with this, but right now we really don't have an alternative.

Ms. Trucco: I request that the Board approve it subject to District Counsel, management and the District Engineer signing off on it. We have some time to confirm what needs to be provided with regard to the wastewater system.

Mr. Vidrine: The proposal is consistent with what I've seen in other Districts.

Mr. Flint: We need a motion to approve the proposal in substantial form and authorize the Chair to execute it subject to refinement of the scope, if necessary.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Proposal from Poulos & Bennett for Preparation of Stormwater Management System Report in the amount of \$17,500 in substantial form and authorization for the Chair to execute it subject to refinement of the scope, if necessary was approved.

Mr. Flint: Do you have anything else, Eric?

Mr. Warren: That's all. We will get together and if the scope is not needed, we can work on that.

Mr. Flint: Okay. Sounds good.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: In your General Fund, for November 24, 2021 through December 28, 2021, we have checks totaling \$399,665.15. A significant portion of this is debt service assessment revenue that we received from the county and are transferring to the Trustee. So, \$323,000 of the \$399,000 is debt service assessment revenue. Are there any questions on the Check Run Summary? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from November 24, 2021 through December 28, 2021 in the amount of \$399,665.15 was approved.

Mr. Flint: We also have the December 29, 2021 through January 26, 2022 Check Register, which totals \$25,729.97. The detailed register is behind the summary. If the Board has any questions, please let me know. If not, we would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from December 29, 2021 through January 26, 2022 in the amount of \$25,729.97 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through December 31<sup>st</sup>. This is the first three months of Fiscal Year 2022. You also have the combined Balance Sheet for the General, Debt Service and Capital Project Funds related to the Debt Service Fund. You can see in the Phase 2 Construction Account, there is \$1,580,000 and in the Phase 4A/5A Construction Account, there is \$1,677,000. I have advised both Lennar and Pulte that those funds are available. I will get with Eric and both of the developers to see if those funds can be

requisitioned. You have the Statement of Revenue and Expenditures for each of those funds as well. Are there any questions on the Financial Statements? If not, no action is required.

**iii. Amenity Manager's Report**

Mr. Flint: Larissa?

Ms. Diaz: Good morning. New plant material has been installed in front of the Clubhouse. Duck Weed in the back pond was treated. You will also find a recap of November, December, and January events as well as what we have scheduled for February. The report also includes the pool and gym usage for the past three months and pictures of those events that were scheduled in November and December. Are there any questions?

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

**• Field Manager's Report**

Mr. Flint: Alan, do you have any additional Field Manager comments?

Mr. Scheerer: Yes. A couple of things. As you can tell, we got a lot of frost damage out here. We will continue to evaluate that. John with United, my Account Manager is on vacation, so we will hook up next week. We have the same issue with some of the plant material on Tohoqua Boulevard. We will be re-evaluating that and replacing as needed. We got a drain installed at the entrance to the Clubhouse parking lot between the townhomes and our common area to accommodate some of the water removal. That drain ran across the sidewalk and cut into a curb out on Fulfillment Drive. We will see how that performs. We also installed some new grasses along that to fill that space in. We are meeting regularly with United. Sunshine has been a good partner as far as the aquatics. Larissa touched briefly on the pond behind us, which had a massive outbreak of Duck Weed and Giant Salvinia. Everything that was sprayed on there wasn't working. Sunshine has in their contract, certain base fees. Other than that, it is a la carte for special treatments. So, we did incur an additional cost of about \$600, which we can absorb in the budget. That is not a problem. That was approved by me. Whatever they sprayed on there, got rid of the Duck Weed and Salvinia. So, they did a great job. Diquat is the typical chemical used on that and about three-quarters of that pond was covered. So, that has been resolved and it looks great. That's all I have for right now. If you have any questions, I would be happy to answer them for you.

Mr. Flint: Are there any questions for Alan?

Mr. Vidrine: Just a quick question on the new mailboxes that were installed. There is quite a bit of dirt. Is that going to be cleaned up?

Mr. Scheerer: Yes. We will get it straightened out.

Mr. Vidrine: Someone needs to just come in there and get rid of all the stripings and everything.

Mr. Scheerer: We will take care of it.

Mr. Vidrine: Thank you.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Are there any other items? Hearing none,

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Flint: Are there any Supervisors requests? Staff, do you have anything else?

Mr. Scheerer: No sir.

Mr. Flint: If there is nothing further, Mr. Chairman, are we ready to adjourn?

Mr. Vidrine: We are ready to adjourn.

Mr. Flint: We need a motion to adjourn.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION IV

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH OSCEOLA COUNTY, FLORIDA, PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO CONTRACT THE BOUNDARIES OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO AMEND COUNTY ORDINANCE NO. 2017-57 AND PROVIDE FOR THE CONTRACTION OF THE BOUNDARIES OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT; DIRECTING THE DISTRICT MANAGER AND DISTRICT COUNSEL TO TAKE APPROPRIATE ACTION TO PREPARE AND FILE THE PETITION IN A TIMELY MANNER AND TO COOPERATE WITH THE OSCEOLA COUNTY TO CONTRACT THE BOUNDARIES OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tohoqua Community Development District (the “District”) was established on August 14, 2017 by Ordinance No. 2017-57 (the “Establishment Ordinance”) of the Board of County Commissioners of Osceola County, Florida (the “County”);

**WHEREAS**, the District is located wholly within the boundaries of the County;

**WHEREAS**, Neptune Road Investments, LLC, a Florida limited liability company, is a landowner within the District’s boundaries (the “Developer”);

**WHEREAS**, the Developer has requested that the boundaries of the District be contracted, pursuant to the letter attached hereto as **Exhibit “A”**;

**WHEREAS**, Developer has agreed to pay the costs incurred by the District in preparing a Petition and obtaining an ordinance from the County to contract the boundaries of the District;

**WHEREAS**, the District's Board of Supervisors finds that it is in the best interest of the District that its boundaries be contracted; and

**WHEREAS**, the District desires to authorize and direct the District Manager and the District Counsel to prepare the necessary Petition to the County to comply with the provisions of

Chapter 190, *Florida Statutes* for the effective contraction of the boundaries of the District and to delegate authority to finalize and execute such Petition to the Chairman and Vice Chairman.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the representations, findings, and determinations contained within the above recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORIZATION FOR PETITION.** The District hereby authorizes a Petition be filed with the County pursuant to Section 190.046, *Florida Statutes*, to contract the boundaries of the District to remove the land described in **Exhibit “B”** attached to this Resolution.

**SECTION 3. REQUEST FOR ACTION.** The District hereby requests, and such request shall be repeated in the Petition, that the Board of County Commissioners of Osceola County, Florida adopt a non-emergency ordinance in accordance with Section 190.046, *Florida Statutes*, amending the Establishment Ordinance and providing for the contraction of the boundaries of the District.

**SECTION 4. DIRECTION TO DISTRICT STAFF.** The District Manager, District Counsel and District Engineer are hereby authorized and directed by the Board to: (i) to prepare and file the Petition in a timely manner; (ii) work with all necessary parties to transmit this Resolution to the County along with the Petition to contract the boundaries of the District; and (iii) take all other appropriate actions and make all necessary filings to effectuate the contraction of the boundaries of the District consistent with the terms of this Resolution and pursuant to law.

**SECTION 5. BOARD MEMBER AUTHORIZATION.** Upon District Staff’s review and approval of the Petition and any documentation reasonably associated filing of the Petition as described herein, an Authorized Board Member, as hereinafter defined, is authorized to enter into and execute, on behalf of the District, such Petition and documentation. The terms and conditions of all documents to be executed in connection with any of the foregoing shall be determined by the District Staff, or an Authorized Board Member with the approval of District Staff, and the execution and delivery of any such document or instrument by an Authorized Board Member shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been approved by the District. The Chairman and Vice-Chairman of the District shall be deemed “Authorized Board Members” for the purposes of this Resolution.

**SECTION 6. SEVERABILITY.** Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Tohoqua Community Development District.

**PASSED AND ADOPTED** this 3rd day of March, 2022.

ATTEST:

BOARD OF SUPERVISORS OF THE  
TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT

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Assistant Secretary

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Chairman

**EXHIBIT “A”**

Request Letter

*See attached.*



February 3, 2022

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden,& Beaudine  
201 S. Orange Ave, Suite 1400  
Orlando, FL 32801

RE: Tohoqua Master Plan

Mrs. Carpenter,

As our residential lot sales have come to near completion within the Tohoqua Masterplan, and a large portion of the infrastructure has been or is under construction, our vision for the residential component of the Tohoqua Masterplan is starting to be realized. We have taken some time at this juncture to reflect upon what next steps should be to complete the mixed-use portion of the community in the most beneficial path for all parties involved.

After discussions within our partnership group, please take this letter as a formal contraction request for portions of the masterplan labeled Mixed-Use Parcel 1, 2, 3 as identified in Exhibit A of this letter. We will of course continue to work closely with the CDD stakeholders throughout this process and well afterward as we all the same common goal of creating a lasting and vibrant mixed-use community.

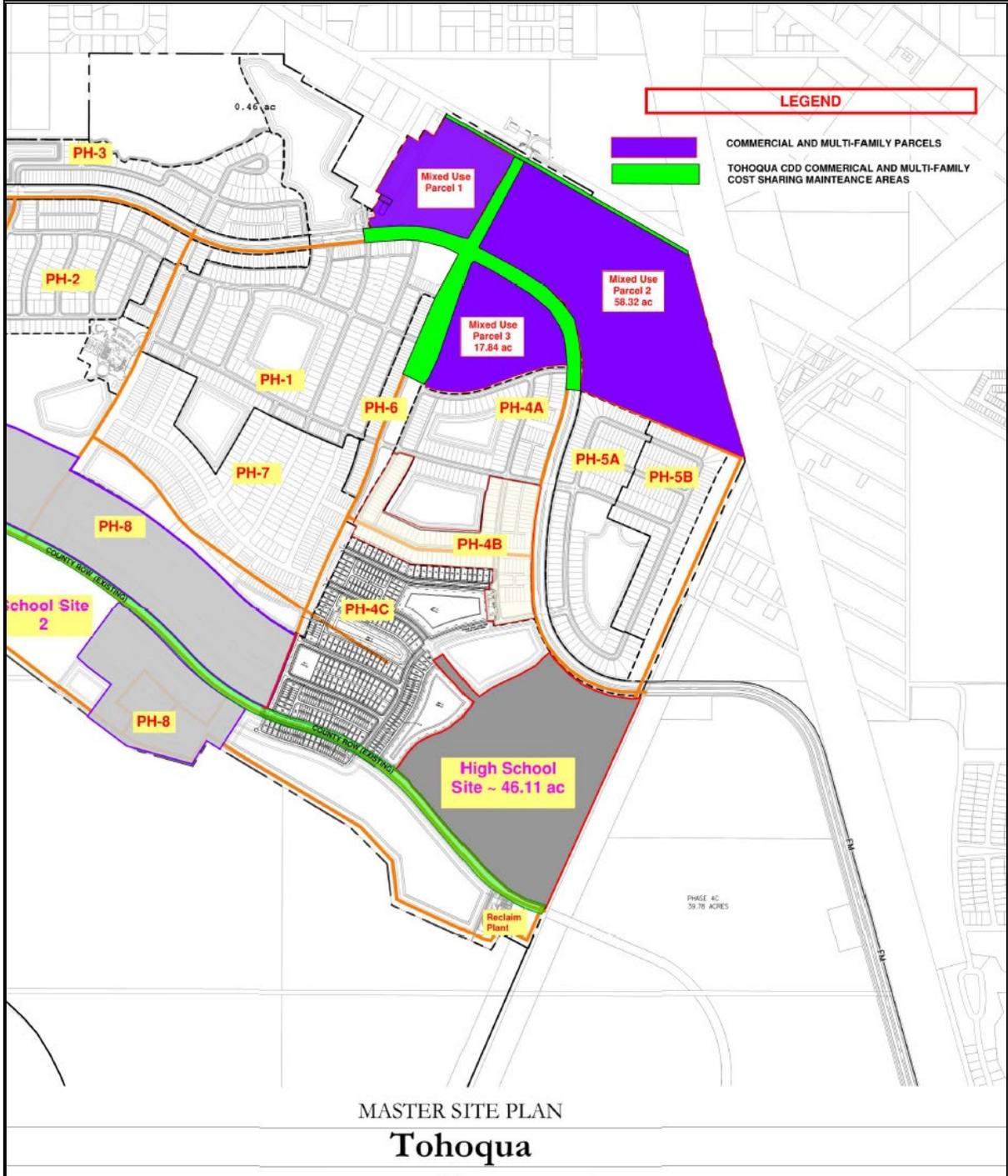
Sincerely,  
Tohoqua Development Group, LLC

*Andre Vidrine*

Andre M. Vidrine  
Partner

CC:  
Marc Hooker- Tohoqua Development Group  
Bob Secrist – Tohoqua Development Group  
Geoge Flint - GMS

# EXHIBIT "A"



**EXHIBIT “B”**

Legal Description

*See attached.*

# SECTION V

**SECOND AMENDMENT TO THE  
LANDSCAPE MANAGEMENT AGREEMENT**

(Tohoqua CDD and Florida ULS Operating LLC d/b/a United Land Services)

This **SECOND AMENDMENT TO THE LANDSCAPE MANAGEMENT AGREEMENT** (the “Amendment”), dated \_\_\_\_\_ is made by and between the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (“District”), whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801, and **FLORIDA ULS OPERATING LLC**, a Delaware limited liability company, d/b/a **UNITED LAND SERVICES** (“Contractor”), whose mailing address is 12428 San Jose Boulevard, Suite 4, Jacksonville, Florida 32223.

**WHEREAS**, the District and Contractor are parties to the Landscape Management Agreement, dated November 1, 2020, as amended by the First Amendment to the Landscape Management Agreement, dated October 1, 2021 (collectively, the “Agreement”) relating to the maintenance of landscaping within the boundaries of the District; and

**WHEREAS**, the Agreement is currently in full force and effect between District and Contractor; and

**WHEREAS**, the District desires to have the Contractor provide additional landscape maintenance services under the same terms and conditions as the Agreement and the terms set forth herein; and

**WHEREAS**, District and Contractor desire to amend the Agreement to include, in addition to the original scope of Work in the Agreement, the additional services described in the proposal, dated December 15, 2021, attached hereto as Exhibit “A” (the “Proposal”), along with the terms set forth herein.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. District and Contractor hereby agree to amend the scope of Work set forth in the Agreement to include, in addition to the Work described in the Agreement, the additional services described in the Proposal. The cost for the additional services shall be at a monthly maintenance fee of \$3,885, payable after the Work is completed and has been inspected and approved by the District’s authorized representative.
4. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
5. This Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it

shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

6. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
7. All of the provisions contained herein shall become effective upon the execution of this Agreement.

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

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

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

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**FLORIDA ULS OPERATING LLC, d/b/a  
UNITED LAND SERVICES,** a Delaware  
limited liability company

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

Print: JOHN BORLAND

Title: BRANCH MANAGER

**EXHIBIT “A”**

**Proposal**

*[ATTACHED]*



Tohoqua East Cross Prairie Parkway - Basic Maintenance Scope Proposal

December 15, 2021

Alan Scheerer  
Tohoqua CDD  
St. Cloud, FL

**Tohoqua East Cross Prairie Parkway**  
**Basic Maintenance Scope Proposal**

**Description of Services**

This proposal is for the maintenance service of Tohoqua East Cross Prairie in St. Cloud, FL. Service is to be provided per the scope breakdown provided below. Additional services not included in this base proposal will be available upon request.

**Scope 1 (Mowing)**

40 Cycles, all turf grass shall be mowed no less than once per week during heavy growing season May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

**Scope 2 (Edging, Weed Eating & Blowing)**

40 Cycles, edging and trimming of all walks and other paved areas included in contract shall be performed on a weekly basis May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

**Scope 3 (Pruning & Trimming)**

Pruning and Trimming to maintain a natural shall be done on an as needed basis with heavy pruning & trimming conducted immediately following flowering periods.

**Scope 4 (Weed Control)**

Shrub & ground cover beds shall be kept reasonably weed free, with respect to site conditions and time of year. This will be obtained through the use of pre-emergent herbicides, selective herbicides and manual weeding.

**Scope 5 (Fertilization & Horticulture Program)**

A custom fertilization program shall be implemented to include no less than (3) turf applications and (3) plant applications per year. Specific pest or disease issues will be addressed if they appear and may require treatments at an additional charge.

**Scope 6 (Tree/Palm Trimming)**

Tree/Palm trimming shall be done once per year or as needed to maintain desired clear trunk height.

**Scope 7 (Irrigation Inspection)**

A complete inspection of the irrigation system shall be done (12) times per year and any problems reported.

**Scope 8 (Annuals)**

Complete replenishment of Annual flowers 4 times per year.



Tohoqua East Cross Prairie Parkway - Basic Maintenance Scope Proposal

December 15, 2021

Tohoqua East Cross Prairie Parkway Areas

East Cross Prairie Pkwy	\$ 35,910.00 annually or \$ 2,992.50 per month
East Cross Prairie Buffer Areas	\$ 5,790.00 annually or \$ 482.50 per month
East CPP Irrigation Inspection	\$ 4,920.00 annually or \$ 410.00 per month

Total of proposed services: \$ 46,620.00 annually or \$ 3,885.00 per month

Budgets are projected on the following criteria :

- General Services (42) times per year.
- Hort Program/Fertilization (3) times per year.
- Palm/Tree Pruning (1) time per year.
- Irrigation Inspection (12) times per year.

Other services available but not included at additional cost:

- Design of landscape and/or irrigation improvements to the property
- Removal of dead plant material resulting from inclement weather or other damage
- Irrigation system repairs, installation, or modification
- Post storm clean up/debris removal due to major storms, hurricanes, floods, etc.
- Mulch replenishment, Not in base price. (1) time per year at \$56.00/CYD.

Please contact us with any questions or if you need additional information.

Sincerely,

John Borland  
 Branch Manager  
 Jborland@unitedlandservices.com  
 C: 904-855-5383

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

# SECTION VI

**TEMPORARY ACCESS EASEMENT AGREEMENT  
BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT  
AND ERIC DELANEY WILLIAMS/ TYISHA SAMANTHA GRANT-  
WILLIAMS**

This Temporary Access Easement Agreement (“Easement Agreement”) is made and entered into this 16<sup>th</sup> day of February, 2022, by and between:

**Tohoqua Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Kissimmee, Florida, and whose mailing address is 219 E. Livingston St, Orlando, Florida 32801 (the “District”); and

**Eric Delaney Williams/ Tyisha Samantha Grant-Williams**, whose mailing address is 1802 Blissful Drive, Kissimmee, FL 34744 (“Homeowner”).

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by an ordinance of Osceola County, Florida, County Commission, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is the owner of certain lands in the City of St. Cloud, Florida, more particularly described in Plat Book 27, Pages 70-74 Tract F Access (Tract F) and Tract E Stormwater as recorded in Plat Book 26 pages 173-181, of the Public Records of Osceola County, Florida (Parcel ID 05-26-30-5342-0001-00F0 and 05-26-30-5341-0001-00E0) (Tract E) (collectively, the “District Property”);

**WHEREAS**, Homeowner is the owner of the property within the District having the address of 1802 Blissful Drive, Kissimmee, FL 34744, with a legal description of Lot 247, Tohoqua Community Phase 1B as recorded in Plat Book 27 Pages 70-74, Page of the Public Records of Osceola County, Florida (Parcel ID 05-26-30-5342-0001-2470) (the “Homeowner’s Property”);

**WHEREAS**, Homeowner has requested that the District grant to it a temporary, non-exclusive easement over a portion of the District Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool and deck in the rear yard at Homeowner’s Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

**WHEREAS**, the portion of District Property over which the temporary easement is requested consists of Tract F and a twenty (20’) foot wide area of Tract E measured west from the east property line of Tract E extending from the southeast corner of Tract E north to the northern boundary of the Homeowner’s Property (the “Easement Property”), which Easement Property is more particularly shown in Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE,** in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

**2. GRANT OF EASEMENT.** The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the purpose of Homeowner gaining access to his lot for the purpose of constructing a swimming pool and deck in the rear yard at Homeowner's Property (the "Easement"). The Homeowner agrees and acknowledges that, while the District believes it is the owner of the Easement Property depicted on Exhibit A, the District has not verified such ownership and makes no representations or warranties regarding such ownership. It shall be the Homeowner's responsibility to confirm property-ownership to ensure that Homeowner is not using property over which it has not been granted legal access. Additionally, Homeowner agrees and acknowledges that the District makes no representations or warranties that the Easement Property is wide enough or suitable for the Homeowner's needs. To the extent there is any discrepancy in ownership or if the Easement Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner and its contractors assume any and all risk and liability associated with trespassing or any other unauthorized use of non-District-owned property. Homeowner shall be responsible for securing all required permits from the City of St. Cloud or any other governmental entity or agency having jurisdiction thereof in connection with the construction of the swimming pool and deck in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property

**3. TERM.** Homeowner shall be permitted to use the Easement until the earlier of the completion of construction of the swimming pool and deck in the rear yard at Homeowner's Property or one hundred eighty (180) days from the date of this Easement, at which time the Easement shall terminate.

**4. INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowner, his agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

**5. DAMAGE.** In the event that Homeowner, his respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner.

While access is granted, American Pools and Spas needs to put a silt fence to avoid any soil erosion in order to protect the adjacent pond, sidewalk and street. American Pools and Spas shall mitigate any damaged soil. Furthermore, the access area needs to be cleaned on a daily basis at the end of each workday.

**6. DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**7. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**8. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Eric D. Williams  
Tyisha S. Grant-Williams  
1802 Blissful Drive  
Kissimmee, FL 34744

To the District: Tohoqua Community Development District  
219 E. Livingston St.  
Orlando, Florida 32801  
Attn: District Manager

With a copy to:

Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, FL 32801  
Attn: Kristen Trucco

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

**9. THIRD PARTIES.** This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

**10. ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

**11. CONTROLLING LAW.** This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

**12. PUBLIC RECORDS.** Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

**13. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

**14. BINDING EFFECT.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**15. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

Witness:  
ATTEST:



Print name: Cari Urcutic  
Secretary/Assistant Secretary

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

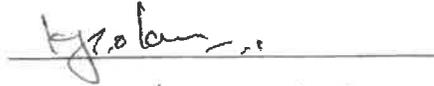


Print name: George S. Flink  
Chairperson/Vice Chairman

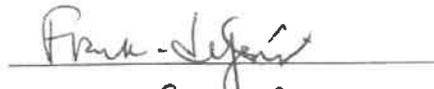
Date: 2/17/22  
District Meeting

**HOMEOWNERS – ERIC D. WILLIAMS  
and TYISHA S. GRANT-WILLIAMS**

WITNESSES:



Print name: Kumed Solomon



Print name: Frank DeJesus



ERIC D. WILLIAMS



TYISHA S. GRANT-WILLIAMS

Date: 2/16/2022

**Exhibit A**  
**The Easement Property**

**TOHOQUA COMMUNITY – PHASE 1B PB 27 PGS 70-74 TRACT F ACCESS**

**and**

**(SE corner pond bank portion only) of TOHOQUA COMMUNITY - PHASE 1B PB 26 PGS  
173-181 TRACT E STORMWATER ORD #2017-53  
(SE corner pond bank portion of parcel 05-26-30-53-41-0001-00E0)**

# SECTION VII

# SECTION C

# SECTION 1

# Tohoqua Community Development District

## Summary of Operating Checks

January 27, 2022 to February 19, 2022

<b>Bank</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	1/28/22	440-441	\$ 1,169.00
	2/7/22	442-447	\$ 31,734.42
	2/14/22	448-451	\$ 6,882.36
			<hr/>
			\$ 39,785.78
			<hr/>
			<b>\$ 39,785.78</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/28/22	00023	1/24/22 554666	202201 320-53800-47100	PEST CONTROL - JAN 22	*	65.00	
				PRO-STAFF TERMITE & PEST CONTROL			65.00 000440
1/28/22	00026	1/04/22 378233	202201 330-53800-53000	BULK BLEACH / DELIVERY	*	1,104.00	
				SPIES POOL, LLC			1,104.00 000441
2/07/22	00022	2/02/22 55	202202 330-53800-48200	FACILITY MAINT - FEB 22	*	1,250.00	
		2/02/22 55	202202 330-53800-11000	AMENITY MANAGEMENT-FEB 22	*	3,090.00	
				COMMUNITY ASSOCIATION AND LIFESTYLE			4,340.00 000442
2/07/22	00041	1/27/22 14311	202204 300-15500-10000	SPECIAL EVENTS / EASTER	*	1,400.00	
				CAPTAIN CARNIVAL			1,400.00 000443
2/07/22	00004	1/28/22 00738	202112 310-51300-31500	LEGAL SERVICES - DEC 21	*	2,907.00	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,907.00 000444
2/07/22	00024	2/01/22 7151	202202 320-53800-47200	POOL MAINTENANCE - FEB 22	*	1,735.00	
				ROBERTS POOL SRVC AND REPAIR INC			1,735.00 000445
2/07/22	00052	10/01/21 1207	202110 320-53800-46300	POND MAINT/ANALYSIS TEST	*	450.00	
				SUNSHINE LAND MANAGEMENT CORP.			450.00 000446
2/07/22	00033	10/01/21 ULS-2499	202110 320-53800-46200	TOH.1ST AMND PH2,3 OCT 21	*	4,323.00	
		11/01/21 ULS-2499	202111 320-53800-46200	TOH.1ST AMND PH2,3 NOV 21	*	4,323.00	
		12/01/21 ULS-2499	202112 320-53800-46200	TOH.1ST AMND PH2,3 DEC 21	*	4,323.00	
		1/01/22 ULS-2499	202201 320-53800-46200	TOH.1ST AMND PH2,3 JAN 22	*	4,323.00	
		1/01/22 ULS-2534	202201 320-53800-46200	LANDSCAPE ADD POND-JAN 22	*	700.00	
		1/01/22 ULS-2535	202201 320-53800-46200	TOHOQUA AMENITY - JAN 22	*	1,743.75	
		1/01/22 ULS-2535	202201 320-53800-46200	LANDSCAPE AMEN POND-JAN22	*	1,166.67	
				UNITED LAND SERVICES			20,902.42 000447

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
2/14/22	00002	2/01/22 208	202202 310-51300-34000	MANAGEMENT FEES - FEB 22	*	3,094.33		
		2/01/22 208	202202 310-51300-35200	WEBSITE MANAGEMENT-FEB 22	*	100.00		
		2/01/22 208	202202 310-51300-35100	INFORMATION TECH - FEB 22	*	150.00		
		2/01/22 208	202202 310-51300-31300	DISSEMINATION SVCS-FEB 22	*	833.33		
		2/01/22 208	202202 310-51300-51000	OFFICE SUPPLIES	*	.30		
		2/01/22 208	202202 310-51300-42000	POSTAGE	*	5.30		
		2/01/22 208	202202 310-51300-42500	COPIES	*	51.15		
							4,234.41	000448
-----								
2/14/22	00040	2/08/22 137792	202202 330-53800-49200	DOGIPOT PET STATION SUPPL	*	470.00		
							470.00	000449
-----								
2/14/22	00052	1/20/22 1285	202201 320-53800-46300	POND MAINT/CHEMICAL COST	*	850.00		
		2/01/22 1287	202202 320-53800-46300	POND MAINT/ANALYSIS TEST	*	680.00		
							1,530.00	000450
-----								
2/14/22	00039	2/03/22 22730207	202202 330-53800-49200	FACE MASK/SLIP OPEN CAN	*	647.95		
							647.95	000451
-----								
						TOTAL FOR BANK A	39,785.78	
						TOTAL FOR REGISTER	39,785.78	

TQUA TOHOQUA CDD KCOSTA

# SECTION 2

***Tohoqua***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2022***



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**Tohoqua**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 540,384	\$ -	\$ -	\$ 540,384
<b>Investments</b>				
<u>Series 2018</u>				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 139,732	\$ -	\$ 139,732
Construction	\$ -	\$ -	\$ 12,649	\$ 12,649
<u>Series 2021 Phase 2</u>				
Reserve	\$ -	\$ 72,381	\$ -	\$ 72,381
Revenue	\$ -	\$ 126,802	\$ -	\$ 126,802
Capital Interest	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ 1,579,413	\$ 1,579,413
<u>Series 2021 Phase 4A/5A</u>				
Reserve	\$ -	\$ 75,350	\$ -	\$ 75,350
Revenue	\$ -	\$ 75,350	\$ -	\$ 75,350
Capital Interest	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ 1,676,713	\$ 1,676,713
Due From General Fund	\$ -	\$ 3,280	\$ 241	\$ 3,521
Due From Other	\$ 31	\$ -	\$ -	\$ 31
<b>Total Assets</b>	<b>\$ 540,414</b>	<b>\$ 561,943</b>	<b>\$ 3,269,016</b>	<b>\$ 4,371,373</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 35,763	\$ -	\$ -	\$ 35,763
Due to Capital Projects	\$ 241	\$ -	\$ -	\$ 241
Due to Debt Service	\$ 3,280	\$ -	\$ -	\$ 3,280
<b>Total Liabilities</b>	<b>\$ 39,284</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,284</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 210,368	\$ -	\$ 210,368
Debt Service - Series 2021 Phase 2	\$ -	\$ 200,870	\$ -	\$ 200,870
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 150,705	\$ -	\$ 150,705
Capital Projects	\$ -	\$ -	\$ 3,269,016	\$ 3,269,016
Unassigned	\$ 501,130	\$ -	\$ -	\$ 501,130
<b>Total Fund Balances</b>	<b>\$ 501,130</b>	<b>\$ 561,943</b>	<b>\$ 3,269,016</b>	<b>\$ 4,332,089</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 540,414</b>	<b>\$ 561,943</b>	<b>\$ 3,269,016</b>	<b>\$ 4,371,373</b>

**Tohoqua**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Revenues</b>				
Developer Contributions	\$ 220,146	\$ -	\$ -	\$ -
Assessments - Tax Collector	\$ 387,600	\$ 344,008	\$ 344,008	\$ -
Assessments - Direct	\$ 668,125	\$ 378,504	\$ 378,504	\$ -
Special Events Revenue	\$ 12,000	\$ 4,000	\$ 3,730	\$ (270)
<b>Total Revenues</b>	<b>\$ 1,287,871</b>	<b>\$ 726,513</b>	<b>\$ 726,243</b>	<b>\$ (270)</b>
<b>Expenditures</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 600	\$ 3,400
FICA Expense	\$ 918	\$ 306	\$ 46	\$ 260
Engineering	\$ 12,000	\$ 4,000	\$ 105	\$ 3,895
Attorney	\$ 25,000	\$ 8,333	\$ 4,849	\$ 3,485
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Trustee Fees	\$ 11,152	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 37,132	\$ 12,377	\$ 12,377	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 32	\$ 301
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 3,000	\$ 1,000	\$ 546	\$ 454
Legal Advertising	\$ 3,800	\$ 1,267	\$ 168	\$ 1,099
Other Current Charges	\$ 2,500	\$ 833	\$ 381	\$ 452
Office Supplies	\$ 625	\$ 208	\$ 32	\$ 177
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 144,052</b>	<b>\$ 52,315</b>	<b>\$ 38,263</b>	<b>\$ 14,053</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Contract Services</b>				
Field Management	\$ 20,600	\$ 6,867	\$ 6,867	\$ (0)
Amenities Management	\$ 37,080	\$ 12,360	\$ 12,360	\$ -
Landscape Maintenance	\$ 469,372	\$ 156,457	\$ 70,180	\$ 86,277
Lake Maintenance	\$ 52,440	\$ 17,480	\$ 2,880	\$ 14,600
Wetland Maintenance	\$ 12,100	\$ 4,033	\$ 1,600	\$ 2,433
Wetland Mitigation Reporting	\$ 9,600	\$ 3,000	\$ 3,000	\$ -
Pool Maintenance	\$ 20,820	\$ 6,940	\$ 6,940	\$ -
Pest Control	\$ 780	\$ 260	\$ 260	\$ -
Janitorial Services	\$ 45,000	\$ 15,000	\$ 6,560	\$ 8,440
<b>Subtotal Contract Services</b>	<b>\$ 667,792</b>	<b>\$ 222,397</b>	<b>\$ 110,647</b>	<b>\$ 111,750</b>

**Tohoqua**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Repairs &amp; Maintenance</b>				
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	\$ 1,860	\$ 1,474
Road & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 1,500	\$ 500	\$ -	\$ 500
Walls - Repair/Cleaning	\$ 1,500	\$ 500	\$ -	\$ 500
Fencing	\$ 250	\$ 83	\$ -	\$ 83
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$ 58,650</b>	<b>\$ 19,550</b>	<b>\$ 1,860</b>	<b>\$ 17,690</b>
<b>Utilities</b>				
Pool - Electric	\$ 19,000	\$ 6,333	\$ 6,127	\$ 206
Pool - Water	\$ 6,500	\$ 2,167	\$ 2,388	\$ (222)
Electric	\$ 5,000	\$ 1,667	\$ 60	\$ 1,607
Water & Sewer	\$ 54,500	\$ 18,167	\$ 6,573	\$ 11,594
Streetlights	\$ 150,000	\$ 50,000	\$ 17,349	\$ 32,651
<b>Subtotal Utilities</b>	<b>\$ 235,000</b>	<b>\$ 78,333</b>	<b>\$ 32,497</b>	<b>\$ 45,837</b>
<b>Amenities</b>				
Property Insurance	\$ 25,000	\$ 25,000	\$ 23,054	\$ 1,946
Pool Attendants	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Security Patrol	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Pool Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 4,281	\$ 720
Pool Permits	\$ 325	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 2,390	\$ 797	\$ -	\$ 797
Fire Alarm & Security Monitoring	\$ 1,000	\$ 333	\$ -	\$ 333
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 667	\$ -	\$ 667
Fire Extinguisher Inspections	\$ 100	\$ 33	\$ 85	\$ (52)
Amenity Signage	\$ 2,000	\$ 667	\$ 708	\$ (41)
Repairs & Maintenance	\$ 17,500	\$ 5,833	\$ 5,937	\$ (104)
Office Supplies	\$ 1,500	\$ 500	\$ 120	\$ 380
Operating Supplies	\$ 5,000	\$ 1,667	\$ 986	\$ 681
Special Events	\$ 15,000	\$ 5,000	\$ 8,094	\$ (3,094)
Termite Bond	\$ 300	\$ 100	\$ -	\$ 100
Holiday Décor	\$ 12,500	\$ -	\$ -	\$ -
<b>Subtotal Amenities</b>	<b>\$ 142,115</b>	<b>\$ 59,763</b>	<b>\$ 43,265</b>	<b>\$ 16,498</b>

**Tohoqua**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Other</b>				
Contingency	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
<b>Subtotal Other</b>	<b>\$ 25,000</b>	<b>\$ 8,333</b>	<b>\$ -</b>	<b>\$ 8,333</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,128,557</b>	<b>\$ 388,377</b>	<b>\$ 188,268</b>	<b>\$ 200,109</b>
<b>Total Expenditures</b>	<b>\$ 1,272,609</b>	<b>\$ 440,693</b>	<b>\$ 226,531</b>	<b>\$ 214,162</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 15,262</b>		<b>\$ 499,712</b>	
<b><i>Other Financing Sources/(Uses)</i></b>				
Transfer In/(Out) - Capital Reserve	\$ (15,262)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (15,262)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 499,712</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,418</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 501,130</b>	

**Tohoqua**  
**Community Development District**  
**Debt Service Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Revenues</b>				
Special Assessments	\$ 137,458	\$ 121,996	\$ 121,996	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 137,458</b>	<b>\$ 121,996</b>	<b>\$ 121,998</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 48,948	\$ 48,948	\$ 48,948	\$ -
Principal Payment - 5/01	\$ 40,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 48,948	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 137,895</b>	<b>\$ 48,948</b>	<b>\$ 48,948</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (437)</b>		<b>\$ 73,050</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 67,273</b>		<b>\$ 137,318</b>	
<b>Fund Balance - Ending</b>	<b>\$ 66,836</b>		<b>\$ 210,368</b>	

**Tohoqua**  
**Community Development District**  
**Debt Service Fund - Series 2021 Phase 2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Revenues</b>				
Special Assessments	\$ 144,764	\$ 128,484	\$ 128,484	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 144,764</b>	<b>\$ 128,484</b>	<b>\$ 128,486</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 45,022	\$ 45,022	\$ 45,022	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 45,022	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 145,044</b>	<b>\$ 45,022</b>	<b>\$ 45,022</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (280)</b>		<b>\$ 83,464</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 45,024</b>		<b>\$ 117,406</b>	
<b>Fund Balance - Ending</b>	<b>\$ 44,744</b>		<b>\$ 200,870</b>	

**Tohoqua**  
**Community Development District**  
**Debt Service Fund - Series 2021 Phase 4A/5A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Revenues</b>				
Assessments - Direct Bill	\$ 150,700	\$ 75,350	\$ 75,350	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ 150,700</b>	<b>\$ 75,350</b>	<b>\$ 75,352</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest Payment - 11/01	\$ 48,030	\$ 48,030	\$ 48,030	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 48,030	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 151,060</b>	<b>\$ 48,030</b>	<b>\$ 48,030</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (360)</b>		<b>\$ 27,322</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 48,031</b>		<b>\$ 123,383</b>	
<b>Fund Balance - Ending</b>	<b>\$ 47,671</b>		<b>\$ 150,705</b>	

**Tohoqua**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2022**

	Series 2018	Series 2021 Phase 2	Series 2021 Phase 4A/5A	Total
<b>Revenues</b>				
Interest	\$ 0	\$ 26	\$ 28	\$ 55
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 26</b>	<b>\$ 28</b>	<b>\$ 55</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ 53	\$ -	\$ 53
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 53</b>	<b>\$ -</b>	<b>\$ 53</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>	<b>\$ (26)</b>	<b>\$ 28</b>	<b>\$ 2</b>
<b>Fund Balance - Beginning</b>	<b>\$ 12,649</b>	<b>\$ 1,579,680</b>	<b>\$ 1,676,685</b>	<b>\$ 3,269,014</b>
<b>Fund Balance - Ending</b>	<b>\$ 12,649</b>	<b>\$ 1,579,654</b>	<b>\$ 1,676,713</b>	<b>\$ 3,269,016</b>

**Tohoqua**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Tax Collector	\$ -	\$ 6,196	\$ 333,308	\$ 4,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,008
Assessments - Direct	\$ 88,884	\$ 122,028	\$ -	\$ 167,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378,504
Special Events Revenue	\$ 1,930	\$ 500	\$ 20	\$ 1,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,730
<b>Total Revenues</b>	<b>\$ 90,814</b>	<b>\$ 128,724</b>	<b>\$ 333,328</b>	<b>\$ 173,377</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,243</b>
<b>Expenditures</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Attorney	\$ 1,329	\$ 613	\$ 2,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,849
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549
Management Fees	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,377
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 14	\$ 3	\$ 7	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 99	\$ 54	\$ 337	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546
Legal Advertising	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Other Current Charges	\$ 176	\$ 129	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381
Office Supplies	\$ 16	\$ 0	\$ 15	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,772</b>	<b>\$ 5,728</b>	<b>\$ 7,483</b>	<b>\$ 4,280</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,263</b>
<b>Operations &amp; Maintenance</b>													
<b>Contract Services</b>													
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,867
Amenities Management	\$ 3,090	\$ 3,090	\$ 3,090	\$ 3,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,360
Landscape Maintenance	\$ 17,545	\$ 17,545	\$ 17,545	\$ 17,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,180
Lake Maintenance	\$ 450	\$ 450	\$ 450	\$ 1,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,880
Wetland Maintenance	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pool Maintenance	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,940
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Janitorial Services	\$ 2,080	\$ 2,400	\$ 2,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,560
<b>Subtotal Contract Services</b>	<b>\$ 26,682</b>	<b>\$ 28,602</b>	<b>\$ 26,682</b>	<b>\$ 28,682</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,647</b>

**Tohoqua**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Repairs &amp; Maintenance</b>													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 753	\$ -	\$ 1,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,860
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ 753</b>	<b>\$ -</b>	<b>\$ 1,107</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,860</b>
<b>Utilities</b>													
Pool - Electric	\$ -	\$ 1,599	\$ 1,569	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Pool - Water	\$ 623	\$ 467	\$ 628	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,388
Electric	\$ -	\$ 14	\$ 13	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Water & Sewer	\$ 2,737	\$ 724	\$ 2,023	\$ 1,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,573
Streetlights	\$ -	\$ 3,415	\$ 4,176	\$ 9,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,349
<b>Subtotal Utilities</b>	<b>\$ 3,360</b>	<b>\$ 6,218</b>	<b>\$ 8,409</b>	<b>\$ 14,510</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,497</b>
<b>Amenities</b>													
Property Insurance	\$ 23,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,054
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Maintenance	\$ 857	\$ 1,055	\$ 1,265	\$ 1,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,281
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Amenity Signage	\$ 12	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708
Repairs & Maintenance	\$ 2,187	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,937
Office Supplies	\$ 100	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Operating Supplies	\$ 556	\$ -	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 986
Special Events	\$ 1,258	\$ 202	\$ 6,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,094
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenities</b>	<b>\$ 28,024</b>	<b>\$ 3,224</b>	<b>\$ 9,148</b>	<b>\$ 2,869</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,265</b>
<b>Other</b>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Other</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 58,066</b>	<b>\$ 38,797</b>	<b>\$ 44,239</b>	<b>\$ 47,167</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,268</b>
<b>Total Expenditures</b>	<b>\$ 78,838</b>	<b>\$ 44,525</b>	<b>\$ 51,721</b>	<b>\$ 51,447</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,531</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,976</b>	<b>\$ 84,199</b>	<b>\$ 281,607</b>	<b>\$ 121,930</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499,712</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,976</b>	<b>\$ 84,199</b>	<b>\$ 281,607</b>	<b>\$ 121,930</b>	<b>\$ -</b>	<b>\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499,712</b>

# Tohoqua

## Community Development District

### Long Term Debt Report

<b>Series 2018, Special Assessment Revenue Bonds</b>	
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 - 2/8/18	\$2,165,000
Less: Principal Payment - 5/1/19	(\$35,000)
Less: Principal Payment - 5/1/20	(\$35,000)
Less: Principal Payment - 5/1/21	(\$35,000)
<b>Current Bonds Outstanding</b>	<b>\$2,060,000</b>

<b>Series 2020 Phase 2, Special Assessment Revenue Bonds</b>	
Interest Rates:	2.375%, 2.875%, 3.375%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$72,381
Reserve Fund Balance	\$72,381
Bonds Outstanding - 3/5/21	\$2,580,000
<b>Current Bonds Outstanding</b>	<b>\$2,580,000</b>

<b>Series 2020 Phase 4A/5A, Special Assessment Revenue Bonds</b>	
Interest Rates:	2.500%, 3.125%, 3.600%, 4.000%%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$75,350
Reserve Fund Balance	\$75,350
Bonds Outstanding - 3/19/21	\$2,660,000
<b>Current Bonds Outstanding</b>	<b>\$2,660,000</b>

**Tohoqua**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Gross Assessments \$ 412,340.00 \$ 146,228.39 \$ 154,005.37 \$ 712,573.76  
 Net Assessments \$ 387,599.60 \$ 137,454.69 \$ 144,765.05 \$ 669,819.33

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	57.87%      20.52%      21.61%      100.00%			Total
							General Fund	Series 2018 Debt Service	Series 2021 - LN Ph2	
11/22/21	ACH	\$11,380.76	(\$455.24)	(\$218.51)	\$0.00	\$10,707.01	\$6,195.75	\$2,197.20	\$2,314.06	\$10,707.01
12/08/21	ACH	\$561,941.86	(\$22,477.95)	(\$10,789.28)	\$0.00	\$528,674.63	\$305,924.39	\$108,490.16	\$114,260.08	\$528,674.63
12/22/21	ACH	\$50,300.23	(\$2,012.06)	(\$965.76)	\$0.00	\$47,322.41	\$27,383.72	\$9,711.11	\$10,227.58	\$47,322.41
01/10/22	ACH	\$8,188.76	(\$245.65)	(\$158.86)	\$0.00	\$7,784.25	\$4,504.45	\$1,597.42	\$1,682.38	\$7,784.25
<b>TOTAL</b>		<b>\$ 631,811.61</b>	<b>\$ (25,190.90)</b>	<b>\$ (12,132.41)</b>	<b>\$ -</b>	<b>\$ 594,488.30</b>	<b>\$ 344,008.31</b>	<b>\$ 121,995.89</b>	<b>\$ 128,484.10</b>	<b>\$ 594,488.30</b>

<b>89%</b>	<b>Net Percent Collected</b>
<b>\$75,331.03</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Tohoqua Development Group, LLC 2022-01						Net Assessments	\$88,883.78	\$88,883.78
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
10/4/21	10/1/21	Wire	\$88,883.78	\$88,883.78	\$88,883.78			
			<b>\$ 88,883.78</b>	<b>\$ 88,883.78</b>	<b>\$ 88,883.78</b>			

Pulte Home Company, LLC 2022-02							Net Assessments	\$394,756.77	\$244,055.96	\$150,700.81
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2021-PT Ph4/5 Debt				
11/22/21	12/1/21	95008502	\$197,378.39	\$197,378.39	\$122,027.98	\$75,350.41				
	2/1/22		\$98,689.19							
	5/1/22		\$98,689.19							
			<b>\$ 394,756.77</b>	<b>\$ 197,378.39</b>	<b>\$ 122,027.98</b>	<b>\$ 75,350.41</b>				

Lennar Homes, LLC 2022-03						Net Assessments	\$335,185.20	\$335,185.20
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
1/21/22	11/1/21	1726696	\$167,592.60	\$167,592.60	\$167,592.60			
	2/1/22		\$83,796.30					
	5/1/22		\$83,796.30					
			<b>\$ 335,185.20</b>	<b>\$ 167,592.60</b>	<b>\$ 167,592.60</b>			

# SECTION 3

# TOHOQUA

## TOHOQUA RESIDENTS' CLUB

# MONTHLY REPORT

MARCH 1, 2021

# February 2022:

# 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.
- New trash cans were installed by the mail boxes.
- NOTE: Closings through January 31, 2022 = **366 homes**

### ● February's Events Recap:

\* **Food Truck Social:** Bowls for Tu sold 60 orders.

### ● Special Events scheduled for March:

- \* **Spring Ice Cream Social** - Saturday, March 12th
- \* **Spring Break Kids Paint Party** - Tuesday, March 15th
- \* **St. Patrick's Scavenger Hunt** - Thursday, March 17th
- \* **Empty Nesters Coffee Break** - Wednesday, March 23rd
- \* **Spring Community Garage Sale** - Saturday, March 26th
- \* **Marco's Pizza Homeowner Appreciation Day** - Wednesday, March 30th

