#### Tohoqua Community Development District

Agenda

August 3, 2022

### **A**GENDA

# Tohoqua Community Development District Meeting Agenda

Wednesday August 3, 2022 9:00 AM Tohoqua Amenity Center 1830 Fulfillment Drive Kissimmee, Florida 34744

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the March 2, 2022 Board of Supervisors Meeting
- 4. Consideration of Acquisition Agreement for Phase 4B/5B
- 5. Consideration of Acquisition Agreement for Phase 3/6 Added
- 6. Review and Acceptance of FY 2021 Audit Report
- 7. New Business
  - A. Public Hearing
    - i. Consideration of Resolution 2022-09 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
    - ii. Consideration of resolution 2022-10 Imposing Special Assessment and Certifying an Assessment Roll
  - B. Approval of Fiscal Year 2023 Meeting Schedule
- 8. Consideration of Deficit Funding Agreement Added Separate cover
- 9. Consideration of Resolution 2022-08 Authorizing the Use of Electronic Document Signatures
- 10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters 455
    - iv. Amenity Manager's Report
    - v. Field Manager's Report
    - vi. Reminder to File Form 1 with Supervisor of Elections
- 11. Other Business
- 12. Supervisors Requests
- 13. Adjournment

### **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, **April 6, 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

#### Also present were:

George Flint District Manager
Kristen Trucco District Counsel
Eric Warren (by phone) 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: We just have Board Members and staff.

#### THIRD ORDER OF BUSINESS

Approval of Minutes of the March 2, 2022 Board of Supervisors Meeting

Mr. Flint: Did the Board have any comments or corrections?

Mr. Vidrine: No.

Mr. Flint: Then we need a motion to approve.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Minutes of the March 2, 2022 Board of Supervisors Meeting, were approved as presented.

#### FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04 Approving the Conveyance of Improvements Relating to Assessment Area Three for the Series 2021 Bonds

Mr. Flint: This is for the Phase 4A/5A project. Once the Board approves Resolution 2022-04, we have the associated requisition to be ratified. Kristen?

Ms. Trucco: I can go through the resolution, quickly. Like George said, this is a resolution related to Requisition #6 for the Series 2021 bonds. This is for a conveyance related to that requisition. The resolution is going to approve the conveyance documents that are attached to the resolution. Those include the Special Warranty Deed and Bill of Sale. Those documents transfer the real property tracts and improvements from the developer to the District. Following that is an agreement regarding taxes and Owners Affidavit. Those are promises from the developer that they are no outstanding taxes or encumbrances on the real property tracts or improvements that would hinder the ability of the District to maintain those. Following that is a certificate of the District Engineer. This certificate is required under the initial bond documents including the Acquisition Agreement where the District Engineer certifies that those conveyances are contemplated by the original development plans for the District and that the real property tracts abide by all of requirements of the District to only maintain them. If you have any questions, I can try to answer them now. Otherwise, we are just looking for the Board to approve Resolution 2022-04.

Mr. Flint: Are there any questions on the resolution or exhibits? If not, we need a motion to approve the resolution.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, Resolution 2022-04 Approving the Conveyance of Improvements Relating to Assessment Area Three for the Series 2021 Bonds, was adopted.

A. Consideration of Series 2021 (4A/5A Project) Requisition #6

Mr. Flint: I placed this item on the agenda in anticipation that we would have Requisition

#6. Eric, are we still working on Requisition #6?

Mr. Warren: I sent that out on Friday. Did you not receive it? I didn't get a bounce back. I

probably should've called.

Mr. Flint: Okay.

Mr. Warren: I sent it out to you and Jan and Kristen on Friday.

Mr. Flint: We don't technically need Board approval to process it. So, we can go ahead

and move forward with processing Requisition #6 and we can bring it back at your next meeting

to be ratified, if necessary. I don't have the information in front of me. I thought it was in the

agenda.

Mr. Warren: I can tell you really quickly.

Mr. Flint: Why don't you go through it and then the Board can just approve it.

Mr. Warren: Yup. Briefly, it's the same form as the others. Basically, it was for the

transfer of the stormwater and sanitary sewer, which had a \$3 million value. The requisition was

only for \$1,675,691.38, which is what I believe is the balance of the remaining bond money. Its

significantly less than the actual value of the assets.

Ms. Trucco: So, the Series 2021 bond series is for the Phase 4A/5A project. It is going to

come out of those bonds.

Mr. Flint: Requisition #6 would draw down the balance of the construction account. We

probably have \$2 million more in improvements than we do in funding. If the Board is

comfortable approving Requisition #6 based on Eric's description, we need a motion to approve

it.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, Requisitions #6 for Series 2021 Phase 4A/5A Project, was

approved.

FIFTH ORDER OF BUSINESS

**Ratification of Sidewalk Easement for Lot** 

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Mr. Flint: Kristen?

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Ms. Trucco: Yes. This was a request by the developer, Pulte Home Company (Pulte). The District approved one of these previously, I think in 2021. It is the same exact form of agreement. We are requesting an easement over Lot 134 that was owned by Pulte in order to construct and maintain the sidewalk. So, we have the form of the easement here and then there's an exhibit showing the exact location of the sidewalk and the easement. If you have any questions, we can answer them now. Otherwise, we are just looking for a motion to approve the sidewalk easement.

Mr. Flint: Are there any questions on the easement? If not, we need a motion to ratify.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Sidewalk Easement for Lot 134, was ratified.

#### SIXTH ORDER OF BUSINESS

#### **Ratification of Requisitions**

- A. Series 2018 Requisition #2
- B. Series 2021 (Phase 2 Project) Requisition #5 #7
- C. Series 2021 (Phase 4A/5A Project) Requisition #4 #5

Mr. Flint: We have some requisitions to be ratified. Requisition #2 for the Series 2018 bonds, reimburses the District for some expenses that they paid for \$735 through the General Fund. Then for the Series 2021 bonds, for the Phase 2 project, we have Requisitions #5, #6 and #7. Requisition #5 is also payable to the CDD for \$1,924 to reimburse for engineering services. We paid Poulos & Bennett and then reimbursing the District for that. Requisition #6 is for Poulos & Bennett for \$52.50 and Requisition #7 is for Poulos & Bennett for \$1,050. Then we have Requisitions #4 and #5 for Series 2021, which preceded Requisition #6 that you just approved. Requisition #4 is for \$745 to reimburse the District for engineering expenses and Requisition #5 is also to Poulos & Bennett for \$1,035. Are there any questions on the requisitions? If not, we need a motion to ratify the ones that I just covered.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, Requisition #2 for Series 2018, Requisition #5-7 for Series 2021 Phase 2 Project, and Requisition #4-5 Series 2021 Phase 4A/5A Project, was ratified.

#### SEVENTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Mr. Flint: Kristen, do you have anything else?

Ms. Trucco: No. The only update is that we are moving forward with the contraction. So, you will see some more documents at upcoming meetings. Otherwise, I have no updates for the Board.

Mr. Flint: Okay. Are there any questions for District Counsel? Hearing none,

#### B. Engineer

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

Mr. Warren: I do not have anything else, but I'm available for questions if there are any.

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

#### C. District Manager's Report

#### i. Approval of Check Register

Mr. Flint: You have the Check Register for February 20, 2022 through March 29, 2022 totaling \$158,49902. Are there any questions on the Check Register? 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 February 20, 2022 through March 29, 2022 in the amount of \$158,499.02, was approved.

#### ii. Balance Sheet and Income Statement

Mr. Flint: We have the Unaudited Financial Statements through the end of February. You have the combined Balance Sheet for the General Fund, Debt Service Fund and Capital Project Funds. Then we have the Statement of Revenues and Expenditures for each of the funds as well as a month-to-month summary of revenues and expenses for the General Fund. Are there any questions on the financials? Hearing none,

#### iii. Presentation of Arbitrage Rebate Calculation Reports

Mr. Flint: We have the Arbitrage Rebate Calculation Report for the Series 2021 bonds for the Phase 2 project dated March 5, 2021. We are required to do this calculation under the IRS code to make sure that we are not earning more interest than we are paying. You can see that we

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have a negative rebatable arbitrage of \$71,791. So, there are no arbitrage issues. That is the first one. Then we have the Series 2021 bonds with negative arbitrage of \$85,000. We just have those two reports. Are there any questions on the reports? If not, we need a motion to accept them.

On MOTION by Mr. Vidrine, seconded by Mr. Hooker, with all in favor, the Arbitrage Rebate Calculation Reports, were approved.

#### iv. Amenity Manager's Report

Mr. Flint: Larissa or Marcia, are you going to present the Amenity Report?

Ms. Diaz: Yes. Good morning. In March, we had one Clubhouse rental. You can see a recap of the events that we had in March. One of them was the St. Patrick's scavenger hunt. It was surprisingly nice. The residents supported it. We gave away personalized mints. You will find the event schedule for this month. The Happy Hoppy Easter is becoming very popular. We had a lot of RSVPs. You also have a summary of the Usage Report for the pool and Gym. I have pictures of the March events. Are there any questions?

Mr. Vidrine: No questions. Very nice.

Ms. Diaz: Thank you.

#### v. Field Manager's Report

Mr. Scheerer: Just briefly, we are meeting regularly with United Land Services (United) to review the entire community. We are dealing with some weed pressure right now. They should be onsite today doing the edging and tree rings. We are moving to weekly service in the month of April. I'm talking with Mr. Jay Robins at Pulte. He has a couple of areas that he would like to turn over. We will be reviewing those areas in the next 30 days and bringing back and addendum for a couple of ponds and maybe a third pond that is in Phases 2 and 4. The one in Phase 5 is what he is looking to turn over to us. We are working with the contractor to get the asbuilts and the irrigation system. We have an issue with the slide at the playground. We are working on repairing it. It has pulled out of its brackets and we are having a hard time putting it back. So, it has been roped off for now while we are working on it. Staff was out here recently looking at a location for a bike rack at the pavilion for all of the school kids. I don't know if we will have enough bike racks for all of the kids that are up there in the morning. Sod was removed by the mail kiosk. We are going to have to do some additional work over there to get that cleaned

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up and tied into the sidewalk. The sod will be replaced where the dirt has been sitting for a while. I'll be here most of the morning with United. If there are any questions, I would be happy to answer them for you.

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

#### EIGHTH ORDER OF BUSINESS

#### **Other Business**

Mr. Flint: That was all of the business items we had. Was there anything else that the Board wanted to discuss that was not on the agenda?

Mr. Vidrine: No.

#### NINTH ORDER OF BUSINESS

#### **Supervisors Requests**

Mr. Flint: If there is nothing else, 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**

# AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 4B/5B PROJECT)

THIS AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE (the "Acquisition Agreement") is made and entered into as of \_\_\_\_\_\_\_\_, 2022 by and between TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "District") and PULTE HOME COMPANY, LLC, a Michigan limited liability company (the "Developer").

#### **RECITALS**

WHEREAS, the District was established by Ordinance No. 2017-57 by the Board of County Commissioners of Osceola County, Florida, adopted on August 14, 2017 (the "Ordinance"), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the Developer is the developer and and/or owner of certain property located within the District boundaries (the "Development") identified in Exhibit "A," which is attached hereto and incorporated herein (the "Lands"); and

WHEREAS, the District is issuing its \$	_ Tohoqua Community Development
District Special Assessment Revenue Bonds, Series 2022 (P	hase 4B/5B Project) (the "Series 2022
(Phase 4B/5B Project) Bonds") to finance the planning, of	design, acquisition, construction, and
installation of certain infrastructure improvements, facilitie	es, and services (the "Improvements")
as detailed in the Tohoqua Community Development Dis	trict Supplemental Engineer's
Report for Phase 4B/5B (Phase 4B/5B Project), dated	, 2022 (the "Engineer's
Report"), attached hereto as Exhibit "B;" and	

WHEREAS, the District plans to construct, complete the construction and/or acquire certain public infrastructure improvements within the Phase 4B/5B Project, as more specifically described and identified in the Engineer's Report; and

**WHEREAS**, the Developer acknowledges that the Development will benefit from the timely completion and acquisition of the Phase 4B/5B Project; and

**WHEREAS**, the Developer and the District acknowledge that the funds available from the Series 2022 (Phase 4B/5B Project) Bonds will not be sufficient to complete the design, construction and/or acquisition of the Phase 4B/5B Project; and

**WHEREAS,** the Developer has agreed to complete the Phase 4B/5B Project, as more generally described in **Exhibit "C"** (as completed, the "Improvements"), in an expeditious and timely manner, some of which development requires or includes some of the improvements or items as described herein; and

WHEREAS, the District has not had sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents contemplated in Exhibit "D" (the "Work Product"), which would allow the timely commencement and completion of construction of the Improvements; and

WHEREAS, the Developer is under contract to create or has created the Work Product for the District and wishes to convey certain elements thereof, as it is completed, to the District; and

WHEREAS, the Developer acknowledges that upon its conveyance, the District will have the right to use and rely upon the Work Product for any and all purposes and further desires to release to the District of all its right, title, and interest in and to the Work Product (except as provided for in this Acquisition Agreement); and

WHEREAS, the District desires to acquire ownership of the completed Work Product as well as the unrestricted right to use and rely upon the Work Product for any and all purposes; and

WHEREAS, in order to allow the District to avoid delay as a result of the lengthy process incident to the sale and closing on the Series 2022 (Phase 4B/5B Project) Bonds, the Developer has under contract, under construction, or is obligated to convey to appropriate units of local government as is designated in the Engineer's Report, certain portions of the Phase 4B/5B Project; and

**WHEREAS,** the Developer agrees to convey to the District all right, title, and interest in the Improvements to be owned by the District as of the "Acquisition Date" (as hereinafter defined); and

**WHEREAS,** the District wishes to acquire the Improvements from the Developer as of the Acquisition Date, notwithstanding the District's inability pay for all or some of the Improvements with the proceeds of the Series 2022 (Phase 4B/5B Project) Bonds; and

WHEREAS, in conjunction with the acquisition of the Improvements, the Developer desires to convey, or cause to be conveyed, to the District, interests in certain real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements, whether such conveyances shall be in fee simple, perpetual easement, or other interest as may be in the best interests of the District, or required by permits or development plans and agreed to by the Developer (the "Real Property"); and

WHEREAS, the Developer agrees to convey, or cause to be conveyed, any such Real Property to the District and in a form satisfactory to the District and subject to the conditions set forth herein; and

WHEREAS, the Developer shall have the option to contribute additional Real Property and/or Improvements with values in an amount equal to or in excess of the Lands Assessments, and, if such option is elected, the District has agreed to accept such conveyances in lieu of assessments in order to complete the Phase 4B/5B Project, in an expeditious and timely manner ("Conveyances in Lieu of Assessments"); and

WHEREAS, the District and the Developer are entering into this Acquisition Agreement to ensure the timely completion, conveyance and operation of the Phase 4B/5B Project.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

- 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Acquisition Agreement.
- 2. WORK PRODUCT. The District agrees to pay, but only to the extent funds are available for such purpose derived from the proceeds of the Series 2022 (Phase 4B/5B Project) Bonds, the actual reasonable cost incurred by the Developer in preparation of the Work Product in accordance with the provisions of this Acquisition Agreement. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The parties agree that Acquisition Dates may be established for the acquisitions contemplated by this Acquisition Agreement. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors the total actual amount of cost, which in the District Engineer's sole opinion is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee. In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third-party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the funds from the District's Trustee. The parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction or operation, as applicable, of the Improvements.
  - A. The Developer agrees to release and/or to provide a non-exclusive assignment to the District of the right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain all releases and/or assignments from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work

Product. Such releases and/or assignments may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the reasonable discretion of the District.

- B. The Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.
- ACQUISITION OF IMPROVEMENTS. The Developer agrees that bond proceeds shall 3. only be disbursed upon completion of the Improvements and conveyance to the District. The Developer has constructed, is constructing, has under contract or will have under contract to construct and complete, the Improvements. When the Improvements are completed and are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Improvements, their general location, and their estimated cost. Any Real Property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 4. The District Engineer, in consultation with counsel, shall determine in writing whether or not the infrastructure to be conveyed is a part of the Improvements contemplated by the Engineer's Report and, if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in Section 2. The District Manager shall determine, in writing, whether the District has, based on the Developer's estimate of costs, any unencumbered Series 2022 (Phase 4B/5B Project) Bonds funds available to pay for the acquisition of such Improvements, although the Developer agrees that such payment is not required for the conveyance(s), if sufficient funds are not available. The Developer agrees, if it elects this option, that either no payments or reimbursements of any kind shall be made by the District for Conveyances in Lieu of Assessments, or payments or reimbursements may be deferred or partially deferred pending availability of unencumbered Series 2022 (Phase 4B/5B Project) Bonds funds becoming available.
  - A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-built, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired by the District is to be subsequently conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications or documents as may be required by that governmental body, if any.
  - B. The District Engineer shall certify as to the actual cost of any Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.
  - C. The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Acquisition Agreement.

#### 4. Conveyance of Real Property.

- Conveyance. The Developer agrees that it will convey, or cause to be A. conveyed by others, to the District at or prior to the Acquisition Date, and as determined solely by the District by a special warranty deed, easement (which may be non-exclusive), or other instrument reasonably acceptable to the District and the Developer together with a metes and bounds or platted legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements, or subsequently required to be conveyed by the District to the Osceola County or any other governmental entity. The parties agree that in no event shall the purchase price for the Real Property exceed the value of an appraisal or similar third-party report (prepared by a qualified appraiser or appraisal company) or other evidence acceptable to the District's bond counsel and District staff, obtained by the Developer or the District for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of Improvements on the Real Property and other Improvements serving the Property that have been, or will be, funded by the District. If requested and necessary, such special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future Improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the Real Property upon which the Improvements are constructed, including costs, if any, for the further conveyance by the District to Osceola County or any other governmental entity, if applicable. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy in a form satisfactory to the District in an amount equal to the value paid by the District to the Developer for such Real Property (or a title search, if the District determines, in its sole discretion, a title policy is not necessary). In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such Real Property, the Developer shall cure, or cause to be cured, such defects at no expense to the District.
- B. <u>Boundary or Other Adjustments.</u> Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that in

the event any land transfers made to the District to accommodate such adjustments when result in a net increase in acreage to the District when there are bond proceeds available, the District will pay the lesser of the Developer's cost basis in the land received by the District or fair market value as determined by an independent appraisal. For any land transfers made to the Developer to accommodate such adjustments for which bond proceeds were used to pay for such land, the Developer shall pay the greater of the price paid by the District for such land or the fair market value as determined by an independent appraisal. Notwithstanding the above, if there is no net increase or decrease in the lands to be owned by the District and the Developer as a result of such conveyances, no consideration will be owed by either party provided the swapped lands have the same utility. Further, the parties may request an opinion of the District's bond counsel if some other alternative is proposed for any boundary adjustments and such opinion concludes that such alternative will not adversely affect the tax status of the Series 2022 (Phase 4B/5B Project) Bonds. The party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, appraisals, any District bond counsel fee, recording fees or other costs.

- 5. COOPERATION AND COMPLETION. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Acquisition Agreement on such date or dates as the parties may jointly agree upon (each an "Acquisition Date"), but all must be no later than the end of a reasonable time period for acquisition considering the type of Work Product, Real Property and Improvements to be conveyed, or such other time period required to maintain the tax-exempt status of the Series 2022 (Phase 4B/5B Project) Bonds as determined by an opinion of the District's bond counsel.
- 6. ENGINEER'S CERTIFICATION. Before any payments are made by the District to the Developer, or any Improvements, Work Product or Real Property is accepted by the District, in addition to the other requirements provided herein the Developer shall provide to the District a certificate, signed by the District Engineer certifying that the Work Product, Improvements or Real Property are a part of the Phase 4B/5B Project and that such Work Product, Improvements or Real Property has been prepared, constructed, installed or must be acquired, in conformity with the plans and specifications, the Engineer's Report and all applicable laws related to the preparation, construction, installation or acquisition thereof.
- 7. WARRANTY. For the acquisition of Improvements or Work Product hereunder, the Developer agrees to assign to the District all or any remaining portion of any professionals' or contractors' warranties, contracts or bonds, warrantying or guaranteeing that the Improvements or Work Product conveyed against defects or failings in materials, equipment, fitness or construction. Notwithstanding such assignment, the Developer shall cause any such professionals and contractors to warranty that the Improvements are free from defects in materials, equipment and construction for a period of at least one (1) year from completion thereof.

**DEFAULT.** A default by either party under this Acquisition Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages (except special, consequential or punitive) and/or specific performance.

If the Developer fails to keep, observe or perform any of the agreements, terms, covenants or representations, or otherwise is in default of this Acquisition Agreement, the District shall give written notice to Developer (at the address listed in Section 13 below), and the Developer shall have sixty (60) days to cure such default (which time may be extended by the District in its sole discretion), unless a shorter time to cure is mandated by applicable law or regulation.

- 9. ENFORCEMENT OF ACQUISITION AGREEMENT. In the event that either party is required to enforce this Acquisition Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other, its reasonable attorneys' fees and costs incurred for trial, alternative dispute resolution, or appellate proceedings.
- 10. ACQUISITION AGREEMENT. This instrument shall constitute the final and complete expression of this Acquisition Agreement between the District and the Developer relating to the subject matter of this Acquisition Agreement.
- 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Acquisition Agreement may be made only by an instrument in writing which is executed by all parties hereto.
- 12. AUTHORIZATION. The execution of this Acquisition Agreement has been duly authorized by the appropriate body or official of the District and the Developer. The District and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.
- 13. NOTICES. All notices, requests, consents and other communications under this Acquisition Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Tohoqua Community Development District

c/o Governmental Management Services - Central Florida,

LLC

219 E. Livingston Street Orlando, Florida 32801 Attention: District Manager Telephone: (407) 841-5524 Email: gflint@gmscfl.com

With a copy to: Latham, Luna, Eden & Beaudine, LLP

201 South Orange Avenue, Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, Esq.

Telephone: (407) 481-5800

Email: jcarpenter@lathamluna.com

If to Developer: Pulte Home Company, LLC

3350 Peachtree Road Northeast, Suite 150

Atlanta, Georgia 30326 Attention: Doug Hoffman Telephone: (407) 509-4014

With a copy to: PulteGroup

2301 Lucien Way, Suite 155 Maitland, Florida 32751 Attention: Scott Clements Telephone: (407) 661-2145

Except as otherwise provided in this Acquisition Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Acquisition Agreement 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 the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein. Copies of Notices may be sent by e-mail, but such transmission should not constitute delivery under this Acquisition Agreement.

- 14. ARM'S LENGTH TRANSACTION. This Acquisition Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Acquisition Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Acquisition Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.
- 15. THIRD-PARTY BENEFICIARIES. This Acquisition Agreement is solely for the benefit of the District and the Developer 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 Acquisition Agreement. Nothing in this Acquisition Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Acquisition Agreement or any of the provisions or conditions of this Acquisition Agreement; and all of the provisions, representations, covenants, and conditions contained in this Acquisition Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective successors and assigns. Notwithstanding the foregoing, nothing in this paragraph shall be construed as impairing or modifying the rights of any holders of bonds issued by the District for the purpose of acquiring any Work Product, Real Property, or Improvements, and the Trustee for the Series 2022 (Phase 4B/5B Project) Bonds, on

behalf of the owners of the Series 2022 (Phase 4B/5B Project) Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Acquisition Agreement and shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligation under this Acquisition Agreement.

- **16. ASSIGNMENT.** This Acquisition Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 17. CONTROLLING LAW AND VENUE. This Acquisition Agreement and the provisions contained in this Acquisition Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereby acknowledge and agree that, in the event legal action is instituted to enforce this Acquisition Agreement, the Developer consents to and by execution hereof submit to the jurisdiction of any state court sitting in or for Osceola County, Florida.
- **18. EFFECTIVE DATE.** This Acquisition Agreement shall be effective upon its execution by the District and the Developer.
- 19. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Acquisition Agreement may be public records and will be treated as such in accordance with Florida law.
- **20. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Acquisition Agreement shall not affect the validity or enforceability of the remaining portions of this Acquisition Agreement, or any part of this Acquisition Agreement not held to be invalid or unenforceable.
- 21. SOVEREIGN IMMUNITY. The Developer agrees that nothing in this Acquisition Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or laws.
- **22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Acquisition Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Acquisition Agreement.
- 23. COUNTERPARTS. This Acquisition Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON FOLLOWING PAGE]

## COUNTERPART SIGNATURE PAGE TO THE AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

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

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PULTE HOME COMPANY, LLC, a Michigan limited liability company

By:	
Name: D. Bryce Langen	
Title: Vice President and Treasurer	

## COUNTERPART SIGNATURE PAGE TO THE AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

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

#### **DISTRICT**:

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

By:		
Print:		
Title:		

#### EXHIBIT "A"

**Legal Description** 

[ATTACHED BELOW]

#### EXHIBIT "B"

**Engineer's Report** 

[ATTACHED BELOW]

#### **EXHIBIT "C"**

#### Improvements to be Acquired

- 1. Stormwater management facilities (pipes, drainage structures, outfalls) and related earthwork for stormwater pond excavation and dewatering);
- 2. Roadways, alleys, pavement markings and signage for District roads, and pavement asphalt, base, sub-base stabilization, sidewalks, landscaping, and the secondary drainage system including curb and gutters, inlets and culverts;
- 3. Potable water, reclaimed water and sanitary sewer systems (lift station, pipes, fittings and valves) and connection fees;
- 4. Electrical distribution and street lighting;
- 5. Recreational Facilities and amenities;
- 6. Landscape, hardscape and irrigation (anticipated to include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, amenity area landscape, pedestrian/multipurpose trails and street trees); and together with all real property underlying the Improvements.

#### EXHIBIT "D"

#### **Work Product**

All architectural, engineering, landscape design, construction and other professional work product related to the Improvements including but not limited to plans, specifications, designs, drawings, permit applications and permits, surveys, and the like.

## SECTION V

AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT)

THIS AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT) (the "Acquisition Agreement") is made and entered into as of \_\_\_\_\_\_\_, 2022 by and between TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "District") and LENNAR HOMES, LLC, a Florida limited liability company (the "Developer").

#### **RECITALS**

WHEREAS, the District was established by Ordinance No. 2017-57 by the Board of County Commissioners of Osceola County, Florida, adopted on August 14, 2017 (the "Ordinance"), for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, roadways, landscaping, parks, and recreational facilities and uses; and

WHEREAS, the Developer is the developer and and/or owner of certain property located within the District boundaries (the "Development") identified in Exhibit "A," which is attached hereto and incorporated herein (the "Lands"); and

WHEREAS, the District intends to issue its Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2022 (Phase 3/6 Project) (the "Series 2022 (Phase 36 Project) Bonds") to finance a portion of the infrastructure components more specifically described and identified as the "Phase 3/6 Project" in the Tohoqua Community Development District

Supplemental Engineer's Report for Phase 3/6 (Phase 3/6 Project) (the "Engineer's Report"), dated

\_\_\_\_\_\_\_, as approved by the District (the "Phase 3/6 Project"), attached hereto as Exhibit "B;" and

**WHEREAS**, the District plans to construct, complete the construction and/or acquire certain public infrastructure improvements within the Phase 3/6 Project, as more specifically described and identified in the Engineer's Report; and

**WHEREAS**, the Developer acknowledges that the Development will benefit from the timely completion and acquisition of the Phase 3/6 Project; and

**WHEREAS**, the Developer and the District acknowledge that the funds available from the Series 2022 (Phase 3/6 Project) Bonds will not be sufficient to complete the design, construction and/or acquisition of the Phase 3/6 Project; and

WHEREAS, the Developer has simultaneously entered into a completion agreement with the District and agreed to complete the Phase 3/6 Project or to provide to the District sufficient funds to allow it to timely complete the Phase 3/6 Project, as more generally described in Exhibit "C" (the "Improvements"), in an expeditious and timely manner, some of which development requires or includes some of the improvements or items as described herein; and

WHEREAS, the District has not had sufficient monies on hand to allow the District to contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents contemplated in Exhibit "D" (the "Work Product"), which would allow the timely commencement and completion of construction of the Improvements; and

WHEREAS, the Developer is under contract to create or has created the Work Product for the District and wishes to convey certain elements thereof, as it is completed, to the District; and

WHEREAS, the Developer acknowledges that upon its conveyance, the District will have the right to use and rely upon the Work Product for any and all purposes and further desires to release to the District of all its right, title, and interest in and to the Work Product (except as provided for in this Acquisition Agreement); and

WHEREAS, the District desires to acquire ownership of the completed Work Product as well as the unrestricted right to use and rely upon the Work Product for any and all purposes; and

WHEREAS, in order to allow the District to avoid delay as a result of the lengthy process incident to the sale and closing on the Series 2022 (Phase 3/6 Project) Bonds, the Developer has under contract, under construction, or is obligated to convey to appropriate units of local government as is designated in the Engineer's Report, certain portions of the Phase 3/6 Project; and

WHEREAS, the Developer agrees to convey to the District all right, title, and interest in the Improvements to be owned by the District as of the "Acquisition Date" (as hereinafter defined); and

**WHEREAS**, the District wishes to acquire the Improvements from the Developer as of the Acquisition Date, notwithstanding the District's inability pay for all or some of the Improvements with the proceeds of the Series 2022 (Phase 3/6 Project) Bonds; and

WHEREAS, in conjunction with the acquisition of the Improvements, the Developer desires to convey, or cause to be conveyed, to the District, interests in certain real property sufficient to allow the District to own, operate, maintain, construct, or install the Improvements, whether such conveyances shall be in fee simple, perpetual easement, or other interest as may be in the best interests of the District, or required by permits or development plans and agreed to by the Developer (the "Real Property"); and

**WHEREAS,** the Developer agrees to convey, or cause to be conveyed, any such Real Property to the District and in a form satisfactory to the District and subject to the conditions set forth herein; and

WHEREAS, the Developer shall have the option to contribute additional Real Property and/or Improvements with values in an amount equal to or in excess of the Lands Assessments, and, if such option is elected, the District has agreed to accept such conveyances in lieu of assessments in order to complete the Phase 3/6 Project, in an expeditious and timely manner ("Conveyances in Lieu of Assessments"); and

WHEREAS, the District and the Developer are entering into this Acquisition Agreement to ensure the timely completion, conveyance and operation of the Phase 3/6 Project.

**NOW, THEREFORE,** based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

- 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Acquisition Agreement.
- WORK PRODUCT. The District agrees to pay, but only to the extent funds are available for such purpose derived from the proceeds of the Series 2022 (Phase 3/6 Project) Bonds, the actual reasonable cost incurred by the Developer in preparation of the Work Product in accordance with the provisions of this Acquisition Agreement. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Acquisition Agreement. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors the total actual amount of cost, which in the District Engineer's sole opinion is reasonable for the Work Product. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee. In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third-party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third-party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the funds from the District's Trustee. The parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction or operation, as applicable, of the Improvements.
  - A. The Developer agrees to release and/or to provide a non-exclusive assignment to the District of the right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory, and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain all releases

and/or assignments from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases and/or assignments may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the reasonable discretion of the District.

- B. The Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.
- 3. ACQUISITION OF IMPROVEMENTS. The Developer has constructed, is constructing, has under contract or will have under contract to construct and complete, the Improvements. When a portion of the Improvements is complete and is ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. Any Real Property interests necessary for the functioning of the Improvements to be acquired under this paragraph shall be reviewed and conveyed in accordance with the provisions of Section 4. The District Engineer, in consultation with counsel, shall determine in writing whether or not the infrastructure to be conveyed is a part of the Improvements contemplated by the Engineer's Report and, if so, shall provide Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process described in Section 2. The District Manager shall determine, in writing, whether the District has, based on the Developer's estimate of costs, any unencumbered Series 2022 (Phase 3/6 Project) Bonds funds available to pay for the acquisition of such Improvements, although the Developer agrees that such payment is not required for the conveyance(s), if sufficient funds are not available. The Developer agrees, if it elects this option, that either no payments or reimbursements of any kind shall be made by the District for Conveyances in Lieu of Assessments, or payments or reimbursements may be deferred or partially deferred pending availability of unencumbered Series 2022 (Phase 3/6 Project) Bonds funds becoming available.
  - A. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-built, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District. If any item acquired by the District is to be subsequently conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications or documents as may be required by that governmental body, if any.
  - B. The District Engineer shall certify as to the actual cost of any Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.
  - C. The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Acquisition Agreement.

#### 4. CONVEYANCE OF REAL PROPERTY.

- Conveyance. The Developer agrees that it will convey, or cause to be A. conveyed by others, to the District at or prior to the Acquisition Date, and as determined solely by the District by a special warranty deed, easement (which may be non-exclusive), or other instrument reasonably acceptable to the District and the Developer together with a metes and bounds or platted legal description, the Real Property upon which the Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements, or subsequently required to be conveyed by the District to the Osceola County or any other governmental entity. The parties agree that in no event shall the purchase price for the Real Property exceed the value of an appraisal or similar third-party report (prepared by a qualified appraiser or appraisal company) or other evidence acceptable to the District's bond counsel and District staff, obtained by the Developer or the District for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of Improvements on the Real Property and other Improvements serving the Property that have been, or will be, funded by the District. If requested and necessary, such special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future Improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the Real Property upon which the Improvements are constructed, including costs, if any, for the further conveyance by the District to Osceola County or any other governmental entity, if applicable. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy in a form satisfactory to the District in an amount equal to the value paid by the District to the Developer for such Real Property (or a title search, if the District determines, in its sole discretion, a title policy is not necessary). In the event the title search reveals exceptions to title which render title unmarketable or which, in the District's reasonable discretion, would materially interfere with the District's use of such Real Property, the Developer shall cure, or cause to be cured, such defects at no expense to the District.
- B. <u>Boundary or Other Adjustments.</u> Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that in

the event any land transfers made to the District to accommodate such adjustments when result in a net increase in acreage to the District when there are bond proceeds available, the District will pay the lesser of the Developer's cost basis in the land received by the District or fair market value as determined by an independent appraisal. For any land transfers made to the Developer to accommodate such adjustments for which bond proceeds were used to pay for such land, the Developer shall pay the greater of the price paid by the District for such land or the fair market value as determined by an independent appraisal. Notwithstanding the above, if there is no net increase or decrease in the lands to be owned by the District and the Developer as a result of such conveyances, no consideration will be owed by either party provided the swapped lands have the same utility. Further, the parties may request an opinion of the District's bond counsel if some other alternative is proposed for any boundary adjustments and such opinion concludes that such alternative will not adversely affect the tax status of the Series 2022 (Phase 3/6 Project) Bonds. The party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, appraisals, any District bond counsel fee, recording fees or other costs.

- 5. COOPERATION AND COMPLETION. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Acquisition Agreement on such date or dates as the parties may jointly agree upon (each an "Acquisition Date"), but all must be no later than the end of a reasonable time period for acquisition considering the type of Work Product, Real Property and Improvements to be conveyed, or such other time period required to maintain the tax-exempt status of the Series 2022 (Phase 3/6 Project) Bonds as determined by an opinion of the District's bond counsel.
- **6. ENGINEER'S CERTIFICATION.** Before any payments are made by the District to the Developer, or any Improvements, Work Product or Real Property is accepted by the District, in addition to the other requirements provided herein the Developer shall provide to the District a certificate, signed by the District Engineer certifying that the Work Product, Improvements or Real Property are a part of the Phase 3/6 Project and that such Work Product, Improvements or Real Property has been prepared, constructed, installed or must be acquired, in conformity with the plans and specifications, the Engineer's Report and all applicable laws related to the preparation, construction, installation or acquisition thereof.
- 7. WARRANTY. For the acquisition of Improvements or Work Product hereunder, the Developer agrees to assign to the District all or any remaining portion of any professionals' or contractors' warranties, contracts or bonds, warrantying or guaranteeing that the Improvements or Work Product conveyed against defects or failings in materials, equipment, fitness or construction. Notwithstanding such assignment, the Developer shall cause any such professionals and contractors to warranty that the Improvements are free from defects in materials, equipment and construction for a period of at least one (1) year from completion thereof.

**8. DEFAULT.** A default by either party under this Acquisition Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages (except special, consequential or punitive) and/or specific performance.

If the Developer fails to keep, observe or perform any of the agreements, terms, covenants or representations, or otherwise is in default of this Acquisition Agreement, the District shall give written notice to Developer (at the address listed in Section 13 below), and the Developer shall have sixty (60) days to cure such default (which time may be extended by the District in its sole discretion), unless a shorter time to cure is mandated by applicable law or regulation.

- 9. ENFORCEMENT OF ACQUISITION AGREEMENT. In the event that either party is required to enforce this Acquisition Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other, its reasonable attorneys' fees and costs incurred for trial, alternative dispute resolution, or appellate proceedings.
- 10. ACQUISITION AGREEMENT. This instrument shall constitute the final and complete expression of this Acquisition Agreement between the District and the Developer relating to the subject matter of this Acquisition Agreement.
- 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Acquisition Agreement may be made only by an instrument in writing which is executed by all parties hereto.
- 12. AUTHORIZATION. The execution of this Acquisition Agreement has been duly authorized by the appropriate body or official of the District and the Developer. The District and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.
- 13. NOTICES. All notices, requests, consents and other communications under this Acquisition Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Tohoqua Community Development District

c/o Governmental Management Services - Central Florida,

LLC

219 E. Livingston Street Orlando, Florida 32801 Attention: District Manager Telephone: (407) 841-5524 Email: gflint@gmscfl.com With a copy to: Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, Esq.

Telephone: (407) 481-5800

Email: jcarpenter@lathamluna.com

If to Developer: Lennar Homes, LLC - Orlando

6675 Westwood Boulevard, Suite 500

Orlando, Florida 32751

Attention: Ericka Pace, Vice President

Telephone: (407) 586-4046 Email: ericka.pace@lennar.com

With a copy to: Lennar Corporation

700 N. 107<sup>th</sup> Avenue Miami, Florida 33172

Attention: Mark Sustana, Esq., General Counsel

Telephone: (305) 229-6584

Except as otherwise provided in this Acquisition Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 contained in this Acquisition Agreement 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 the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein. Copies of Notices may be sent by e-mail, but such transmission should not constitute delivery under this Acquisition Agreement.

- 14. ARM'S LENGTH TRANSACTION. This Acquisition Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Acquisition Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Acquisition Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.
- 15. THIRD-PARTY BENEFICIARIES. This Acquisition Agreement is solely for the benefit of the District and the Developer 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 Acquisition Agreement. Nothing in this Acquisition Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Acquisition Agreement or any of the provisions or conditions

of this Acquisition Agreement; and all of the provisions, representations, covenants, and conditions contained in this Acquisition Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective successors and assigns. Notwithstanding the foregoing, nothing in this paragraph shall be construed as impairing or modifying the rights of any holders of bonds issued by the District for the purpose of acquiring any Work Product, Real Property, or portion of the Improvements, and the Trustee for the Series 2022 (Phase 3/6 Project) Bonds, on behalf of the owners of the Series 2022 (Phase 3/6 Project) Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Acquisition Agreement and shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligation under this Acquisition Agreement.

- **16. ASSIGNMENT.** This Acquisition Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 17. CONTROLLING LAW AND VENUE. This Acquisition Agreement and the provisions contained in this Acquisition Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereby acknowledge and agree that, in the event legal action is instituted to enforce this Acquisition Agreement, the Developer consents to and by execution hereof submit to the jurisdiction of any state court sitting in or for Osceola County, Florida.
- **18. EFFECTIVE DATE.** This Acquisition Agreement shall be effective upon its execution by the District and the Developer.
- 19. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Acquisition Agreement may be public records and will be treated as such in accordance with Florida law.
- **20. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Acquisition Agreement shall not affect the validity or enforceability of the remaining portions of this Acquisition Agreement, or any part of this Acquisition Agreement not held to be invalid or unenforceable.
- **21. SOVEREIGN IMMUNITY.** The Developer agrees that nothing in this Acquisition Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or laws.
- **22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Acquisition Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Acquisition Agreement.
- 23. COUNTERPARTS. This Acquisition Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and

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[SIGNATURES ON FOLLOWING PAGE]

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

DEVELOPER:
LENNAR HOMES, LLC, a Florida limited liability company
By: Mark McDonald Vice President

# COUNTERPART SIGNATURE PAGE TO THE AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (PHASE 3/6 PROJECT)

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TOHOQUA COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

By:	
Print:	Andre Vidrine
Title:	 Chairman

# EXHIBIT "A"

# **Legal Description**

[See attached.]

# EXHIBIT "B"

# **Engineer's Report**

[See attached.]

# **EXHIBIT "C"**

# Improvements to be Acquired

- 1. Stormwater management facilities (pipes, drainage structures, outfalls) and related earthwork for stormwater pond excavation and dewatering);
- 2. Roadways, alleys, pavement markings and signage for District roads, and pavement asphalt, base, sub-base stabilization, sidewalks, landscaping, and the secondary drainage system including curb and gutters, inlets and culverts;
- 3. Potable water, reclaimed water and sanitary sewer systems (lift station, pipes, fittings and valves) and connection fees;
- 4. Electrical distribution and street lighting;
- 5. Recreational Facilities and amenities;
- 6. Landscape, hardscape and irrigation (anticipated to include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, amenity area landscape, pedestrian/multipurpose trails and street trees); and

together with all real property underlying the Improvements.

# EXHIBIT "D"

# **Work Product**

All architectural, engineering, landscape design, construction and other professional work product related to the Improvements including but not limited to plans, specifications, designs, drawings, permit applications and permits, surveys, and the like.

# SECTION VI

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA

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### INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors Tohoqua Community Development District Osceola County, Florida

# **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Tohoqua Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

# Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

# **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2021, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

# Other Matters

# Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

# Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Is now + association

June 8, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tohoqua Community Development District, Osceola, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

# FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net deficit balance of (\$326,463).
- The change in the District's total net position in comparison with the prior fiscal year was (\$553,038), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$3,656,671, an increase of \$3,457,492 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

# **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

# Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

# **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

# OVERVIEW OF FINANCIAL STATEMENTS (Continued)

# Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

# Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

# **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the fiscal year ended September 30, 2021.

Key components of the District's net position are reflected in the following table:

# NET POSITION SEPTEMBER 30.

2021	2020
3,681,438 \$	250,757
3,488,711	2,163,871
7,170,149	2,414,628
143,100	93,053
7,353,512	2,095,000
7,496,612	2,188,053
(595,787)	82,254
259,774	91,716
9,550	52,605
(326,463) \$	226,575
	3,488,711 7,170,149 143,100 7,353,512 7,496,612 (595,787) 259,774 9,550

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

# GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations including bond issue costs in the current year exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

# CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,

	2021	2020		
Revenues:				
Program revenues				
Charges for services	\$ 484,776	\$ 475,921		
Operating grants and contributions	165,013	110		
Capital grants and contributions	100	11		
General revenues				
Miscellaneous	4,883			
Total revenues	654,772	476,042		
Expenses:				
General government	114,766	92,673		
Maintenance and operations	444,288	238,926		
Interest	201,612	100,499		
Bond issue costs	 447,144			
Total expenses	1,207,810	432,098		
Change in net position	(553,038)	43,944		
Net position - beginning	226,575	182,631		
Net position - ending	\$ (326,463)	\$ 226,575		

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,207,810. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions and income from investments in the current fiscal year. The increase in revenues is due to increased assessments due to an increase in operating costs. The majority of the increase in expenses is the result of an increase in the cost of maintenance and operations and the current year bond issue costs.

# **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

# CAPITAL ASSETS AND DEBT ADMINISTRATION

# Capital Assets

At September 30, 2021, the District had \$3,488,711 invested in capital assets for its governmental activities. No depreciation has been taken, so the book value is \$3,488,711. More detailed information about the District's capital assets is presented in the notes of the financial statements.

# Capital Debt

At September 30, 2021, the District had \$7,300,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

# ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District continues to be built out.

# CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tohoqua Community Development District's Finance Department at 219, East Livingston Street, Orlando FL 32801.

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2021

	Governmental Activities
ASSETS	
Cash	\$ 20,780
Accounts receivable	3,061
Assessments receivable	2,672
Prepaid items	9,049
Restricted assets:	
Investments	3,645,876
Capital assets:	
Nondepreciable	3,488,711
Total assets	7,170,149
LIABILITIES Accounts payable Accrued interest payable Noncurrent liabilities: Due within one year Due in more than one year	24,767 118,333 150,000 7,203,512
Total liabilities	7,496,612
NET POSITION	
Net investment in capital assets	(595,787)
Restricted for debt service	259,774
Unrestricted	9,550
Total net position	\$ (326,463)

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

					Proar	am Revenue	es		Re Cha	(Expense) venue and nges in Net Position
			(	Charges		perating		al Grants		
				for	Gr	ants and	a	and	Go	vernmental
Functions/Programs	E	xpenses		Services	Co	ntributions	Contr	ibutions	/	Activities
Primary government: Governmental activities:										
General government	\$	114,766	\$	114,766	\$	165,000	\$	-	\$	165,000
Maintenance and operations		444,288		231,350		-		100		(212,838)
Interest on long-term debt		201,612		138,660		13		-		(62,939)
Bond issue costs		447,144				-				(447,144)
Total governmental activities		1,207,810		484,776		165,013		100		(557,921)
			Ge	neral rever	nues:					
			N	/liscellaneo	us					4,883
				Total ge	eneral	revenues				4,883
			(	Change in r	net po	sition				(553,038)
			1	let position	- beg	inning				226,575
			ľ	let position	- end	ling			\$	(326,463)

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2021

			Ma	jor Funds	 	3	Total
					Capital	Go	vernmental
		General General	De	bt Service	Projects		Funds
ASSETS							
Cash	\$	20,780	\$	-	\$ -	\$	20,780
Investments		-		377,103	3,268,773		3,645,876
Assessments receivable		1,668		1,004	-		2,672
Accounts receivable		3,061		-	_		3,061
Due from other funds		-		-	241		241
Prepaid items		9,049					9,049
Total assets	\$	34,558	\$	378,107	\$ 3,269,014	\$	3,681,679
LIABILITIES AND FUND BALANCES Liabilities: Accounts payable Due to other funds Total liabilities	\$	24,767 241 25,008	\$	-	\$ - - -	\$	24,767 241 25,008
Fund balances: Nonspendable: Prepaid items Restricted for:		9,049		-	-		9,049
Debt service		-		378,107	_		378,107
Capital projects		_		-	3,269,014		3,269,014
Unassigned:		501		_	-		501
Total fund balances	2	9,550		378,107	3,269,014		3,656,671
Total liabilities and fund balances	\$	34,558	\$	378,107	\$ 3,269,014	\$	3,681,679

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2021

Total fund balances - governmental funds		\$ 3,656,671
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.  Cost of capital assets  Accumulated depreciation	3,488,711	3,488,711
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.  Accrued interest payable Bonds payable Original issue discount/premium	(118,333) (7,300,000) (53,512)	(7,471,845)
Net position of governmental activities		\$ (326,463)

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	-		Ma	jor Funds			Total
	Capital					Go	vernmental
		General	De	bt Service	Projects	Funds	
REVENUES							
Assessments	\$	346,116	\$	138,660	\$ -	\$	484,776
Developer contributions		165,000		-	-		165,000
Interest income		-		13	100		113
Miscellaneous		4,883			_		4,883
Total revenues		515,999		138,673	100		654,772
EXPENDITURES Current:							
General government		114,766		_	_		114,766
Maintenance and operations		444,288		_	-		444,288
Debt Service:		,					,
Principal		-		35,000	-		35,000
Interest		-		124,754	-		124,754
Bond issue costs		-		-	447,144		447,144
Capital outlay		-			1,324,840		1,324,840
Total expenditures		559,054		159,754	1,771,984		2,490,792
Excess (deficiency) of revenues over (under) expenditures		(43,055)		(21,081)	(1,771,884)	(	1,836,020)
OTHER FINANCING SOURCES (USES)							
Bond proceeds		-		265,997	4,974,003		5,240,000
Original issue premium				205 007	53,512		53,512
Total other financing sources (uses)	_	-		265,997	5,027,515		5,293,512
Net change in fund balances		(43,055)		244,916	3,255,631	;	3,457,492
Fund balances - beginning		52,605		133,191	13,383		199,179
Fund balances - ending	\$	9,550	\$	378,107	\$3,269,014	\$	3,656,671

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA

# RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

Net change in fund balances - total governmental funds	\$	3,457,492
Amounts reported for governmental activities in the statement of activities are different because:		
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		(76,858)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		35,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(5,240,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.		(53,512)
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	·	1,324,840
Change in net position of governmental activities	\$	(553,038)

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

### NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Tohoqua Community Development District ("the District") was created on August 15, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Osceola County Ordinance 2017-57. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the District") which is composed of five members. The Supervisors are elected by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Certain Board members are affiliated with Tohoqua Development Group, LLC (the "Developer") at September 30, 2021.

The District has the final responsibility for:

- 1. Assessing and levying maintenance taxes and special assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards District ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the Board of Supervisors is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

# NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

# NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

# Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before May 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

# Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and repairs and maintenance within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

# NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

# Assets, Liabilities and Net Position or Equity

### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

# Deposits and Investments

The government's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

# Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

# Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

# NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

# Assets, Liabilities and Net Position or Equity (Continued)

# Long-Term Obligations

In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of the applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

# Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time

# Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance — Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

# NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

# Assets, Liabilities and Net Position or Equity (Continued)

# Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

# **Other Disclosures**

# Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

# **NOTE 4 - DEPOSITS AND INVESTMENTS**

#### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

# NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

#### Investments

The District's investments were held as follows at September 30, 2021:

	Am	ortized Cost	Credit Risk	Maturities
US Bank Money Market Ct 5	\$	3,645,876	N/A	N/A
Total Investments	\$	3,645,876		

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

# **NOTE 5 - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	1	Beginning				Ending
		Balance	Additions	Red	luctions	Balance
Governmental activities						
Capital assets, not being depreciated						
Construction in progress	\$	2,163,871	\$ 1,324,840	\$	-	\$ 3,488,711
Total capital assets, not being depreciated		2,163,871	1,324,840			3,488,711
Governmental activities capital assets	\$	2,163,871	\$ 1,324,840	\$		\$ 3,488,711

# NOTE 5 - CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of about \$71,780,000. The Capital Improvement Program ("CIP") will be built out in phases. The infrastructure will include roads, stormwater management, utilities, community facilities, and off-site improvements. A portion of the project costs are to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. The remaining project costs will be funded by a combination of Developer contributions or future bond issues. Upon completion, certain assets will be conveyed for ownership and maintenance.

All of the current year improvements were acquired from the Developer.

# **NOTE 6 – LONG-TERM LIABILITIES**

# Series 2018

On February 8, 2018, the District issued \$2,165,000 of Special Assessment Revenue Bonds, Series 2018, consisting of \$1,090,000 Term Bonds due on May 1, 2038 and \$1,075,000 Term Bonds due on May 1, 2048 with fixed interest rates ranging from 4.7% to 4.8%. The Bonds were issued to repay the developer for financing the construction improvements to the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

# Series 2021 Phase 2 Bonds

On March 5, 2021, the District issued \$2,580,000 of Special Assessment Revenue Bonds, Series 2021 "Phase 2 Bonds", consisting of \$2,580,000 Term Bonds due on May 1, 2051 with fixed interest rates ranging from 2.375% to 4.000%. The Bonds were issued to repay the Developer for financing the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Phase 2 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

# NOTE 6 – LONG-TERM LIABILITIES (Continued)

# Series 2021 Phase 4A/5A Bonds

On March 19, 2021, the District issued \$2,660,000 of Special Assessment Revenue Bonds, Series 2021 "Phase 4A/5A Bonds", consisting of \$2,660,000 Term Bonds due on May 1, 2051 with fixed interest rates ranging from 2.500% to 4.000%. The Bonds were issued to repay the Developer for financing the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Phase 4A/5A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

# **Long-term Debt Activity**

Changes in long-term liabilities for the fiscal year ended September 30, 2021 were as follows:

	I	Beginning Balance	Additions	Re	eductions	Ending Balance	Due	Within One Year
Governmental activities								
Series 2018 Bonds	\$	2,095,000	\$ *	\$	35,000	\$ 2,060,000	\$	40,000
Series 2021 Phase 2		-	2,580,000		-	2,580,000		55,000
Plus: Original issue premium		-	33,140		-	33, 140		-
Series 2021 Phase 4A/5A		_	2,660,000		-	2,660,000		55,000
Plus: Original issue premium			20,372		(9)	20,372		
Total	\$	2,095,000	\$ 5,293,512	\$	35,000	\$ 7,353,512	\$	150,000

At September 30, 2021, the scheduled debt service requirements on the long - term liabilities were as follows:

	Governmental Activities					
Year ending September 30:		Principal		Interest		Total
2022	\$	150,000	\$	284,000	\$	434,000
2023		150,000		279,439		429,439
2024		155,000		274,877		429,877
2025		155,000	270,080			425,080
2026		165,000		265,285		430,285
2027-2031		905,000		1,240,115		2,145,115
2032-2036		1,090,000		1,061,584		2,151,584
2037-2041		1,325,000	832,571			2,157,571
2042-2046		1,625,000		540,800		2,165,800
2047-2051		1,580,000		181,480		1,761,480
	\$	7,300,000	\$	5,230,231	\$	12,530,231

# NOTE 7 - DEVELOPER TRANSACTIONS AND CONCENTRATION

For the current fiscal year, Developer assessment revenue in the general fund was \$115,763. The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$165,000.

The District's activities are dependent on the continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations.

# **NOTE 8 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

### **NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	 Budgeted Amounts jinal & Final	Actua	al Amounts	Fina	iance with al Budget - Positive legative)
REVENUES		_			
Assessments	\$ 3 <del>44</del> ,103	\$	346,116	\$	2,013
Developer contributions	699,813		165,000		(534,813)
Miscellaneous	 12,000		4,883		(7,117)
Total revenues	1,055,916		515,999		(539,917)
EXPENDITURES Current: General government Maintenance expenditures Amenity center	126,519 784,122 145,275		114,766 444,288 -		11,753 339,834 145,275
Total expenditures	1,055,916		559,054		496,862
Excess (deficiency) of revenues over (under) expenditures	\$ -		(43,055)	\$	(43,055)
Fund balance - beginning		-	52,605		
Fund balance - ending		_\$	9,550		

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

# TOHOQUA COMMUNITY DEVELOPMENT DISTRICT OSCEOLA COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FLORIDA STATUTE 218.39(3)(C) UNAUDITED

<u>Element</u>	Comments
Number of district employees compensated at 9/30/2021	
Number of independent contractors compensated in September 2021	13
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$ 6,000.00
Independent contractor compensation for FYE 9/30/2021	\$ 2,323,335.14
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$498.00, \$730.00, \$822.00, \$1,004.00, \$1,280.00
	Debt service - \$300.00, \$439.50, \$494.50, \$604.38, \$769.21, \$7,427.44, \$8,212.72
Special assessments collected FYE 9/30/2021	\$ 484,776.37
Outstanding Bonds:	
Series 2018, due May 1, 2048,	see Note 6 for details
Series 2021 Phase 2, due May 1, 2051,	see Note 6 for details
Series 2021 Phase 4A/5A, due May 1, 2051,	see Note 6 for details



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# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Tohoqua Community Development District Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tohoqua Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 8, 2022.

# Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

# **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

#### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Draw & association

June 8, 2022



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# INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors Tohoqua Community Development District Osceola County, Florida

We have examined Tohoqua Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tohoqua Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Bran & association

June 8, 2022



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Tohoqua Community Development District Osceola County, Florida

#### Report on the Financial Statements

We have audited the accompanying basic financial statements of Tohoqua Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 8, 2022.

#### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

#### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 8, 2022, should be considered in conjunction with this management letter.

#### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tohoqua Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tohoqua Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

Draw & Association

June 8 2022

#### **REPORT TO MANAGEMENT**

#### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

#### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

## III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

 A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

# **SECTION VII**

# SECTION A

# SECTION 1

#### RESOLUTION 2022-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("Board") of the Tohoqua Community Development District ("District") proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2023") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS,** the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tohoqua Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

#### **SECTION 2. APPROPRIATIONS**

There is her	reby appropriated out of the re	evenues of the Distric	et for Fiscal Year 2023, the
sum of \$	to be raised by the lev	y of assessments and/	or otherwise, which sum is
•	rd to be necessary to defray a and appropriated in the follow		District during said budget
TOTAL GE	NERAL FUND FY23	•	

### **SECTION 3. BUDGET AMENDMENTS**

**TOTAL ALL FUNDS FY23** 

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023 or within 60 days following the end of the Fiscal Year 2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF August, 2022.

ATTEST:	TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY2023

Community Development District

Proposed Budget FY2023



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## Community Development District General Fund

### Fiscal Year 2023

	Adopted Budget		Actual thru	F	rojected Next 3	Total thru	I	Proposed Budget
Description	FY2022	(	6/30/22		Months	9/30/22		FY2023
Revenues								
Developer Contributions	\$ 220,146	\$	3,280	\$	-	\$ 3,280	\$	115,016
Assessments - Tax Collector	\$ 387,600	\$	389,056	\$	-	\$ 389,056	\$	660,211
Assessments - Direct	\$ 579,241	\$	579,241	\$	-	\$ 579,241	\$	545,915
Assessments - Direct (Administrative)	\$ 88,884	\$	88,884	\$	-	\$ 88,884	\$	81,731
Special Events Revenue	\$ 12,000	\$	8,765	\$	3,000	\$ 11,765	\$	12,000
Total Revenues	\$ 1,287,871	\$	1,069,226	\$	3,000	\$ 1,072,226	\$	1,414,873
Expenditures								
Administrative								
Supervisor Fees	\$ 12,000	\$	3,400	\$	2,400	\$ 5,800	\$	12,000
FICA Expense	\$ 918	\$	260	\$	184	\$ 444	\$	918
Engineering	\$ 12,000	\$	9,065	\$	18,500	\$ 27,565	\$	12,000
Attorney	\$ 25,000	\$	19,689	\$	5,400	\$ 25,089	\$	25,000
Annual Audit	\$ 6,600	\$	5,500	\$	-	\$ 5,500	\$	7,600
Assessment Administration	\$ 7,500	\$	7,500	\$	-	\$ 7,500	\$	10,000
Arbitrage	\$ 1,350	\$	900	\$	450	\$ 1,350	\$	2,250
Dissemination	\$ 10,000	\$	7,500	\$	2,500	\$ 10,000	\$	15,000
Trustee Fees	\$ 11,152	\$	3,717	\$	7,435	\$ 11,152	\$	18,587
Management Fees	\$ 37,132	\$	27,849	\$	9,283	\$ 37,132	\$	40,000
Information Technology	\$ 1,800	\$	1,350	\$	450	\$ 1,800	\$	1,800
Website Maintenance	\$ 1,200	\$	900	\$	300	\$ 1,200	\$	1,200
Telephone	\$ 300	\$	-	\$	75	\$ 75	\$	300
Postage	\$ 1,000	\$	114	\$	250	\$ 364	\$	1,000
Insurance	\$ 6,000	\$	5,570	\$	-	\$ 5,570	\$	6,684
Printing & Binding	\$ 3,000	\$	1,386	\$	750	\$ 2,136	\$	3,000
Legal Advertising	\$ 3,800	\$	189	\$	3,611	\$ 3,800	\$	3,800
Other Current Charges	\$ 2,500	\$	1,060	\$	625	\$ 1,685	\$	2,500
Office Supplies	\$ 625	\$	35	\$	156	\$ 191	\$	625
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$ 175	\$	175
<u>Total Administrative:</u>	\$ 144,052	\$	96,160	\$	52,369	\$ 148,529	\$	164,439
Operations & Maintenance								
Contract Services								
Field Management	\$ 20,600	\$	15,450	\$	5,150	\$ 20,600	\$	21,630
Amenities Management	\$ 37,080	\$	27,810	\$	9,270	\$ 37,080	\$	125,000
Landscape Maintenance	\$ 469,372	\$	181,414	\$	64,290	\$ 245,704	\$	483,172
Lake Maintenance	\$ 52,440	\$	6,280	\$	2,040	\$ 8,320	\$	35,000
Wetland Maintenance	\$ 12,100	\$	3,200	\$	4,800	\$ 8,000	\$	12,100
Wetland Mitigation Reporting	\$ 9,600	\$	6,600	\$	3,000	\$ 9,600	\$	9,600
Pool Maintenance	\$ 20,820	\$	15,615	\$	5,205	\$ 20,820	\$	20,820
Pest Control	\$ 780	\$	585	\$	195	\$ 780	\$	780
Janitorial Services	\$ 45,000	\$	16,320	\$	8,880	\$ 25,200	\$	30,000
Contract Services Subtotal:	\$ 667,792	\$	273,275	\$	102,830	\$ 376,105	\$	738,102

## Community Development District General Fund

### Fiscal Year 2023

Description		Adopted Budget FY2022	,	Actual thru 5/30/22		Projected Next 3 Months	(	Total thru 9/30/22		Proposed Budget FY2023
Repairs & Maintenance		112022	,	0/30/22		Months	•	7730722		112023
Landscape Replacement	\$	25,000	\$	1,069	\$	6,250	\$	7,319	\$	25,000
Irrigation Repairs	\$	3,000	\$	1,009	\$	750	\$ \$	2,000	\$	3,000
Stormwater Inspections	\$	14,400	\$	1,230	\$	3,600	\$	3,600	\$	12,900
General Repairs & Maintenance	\$	10,000	\$	3,487	\$	2,500	\$	5,987	\$	10,000
Alleyway & Sidewalk Maintenance	\$	3,000	\$	3,407	\$	2,300 750	\$	750	\$	3,000
	\$	3,000 1,500	\$ \$	-	\$ \$	375	э \$	375	э \$	1,500
Signage Walls - Repair/Cleaning	\$	1,500 1,500	\$ \$	-	\$ \$	375 375	\$ \$	375 375	э \$	1,500
		250		-	\$ \$	63		63		
Pencing & Maintenance Subtetal	\$ <b>\$</b>		\$ <b>\$</b>	- F 006	<u> </u>		\$ <b>\$</b>		\$ <b>\$</b>	1,500
Repairs & Maintenance Subtotal:	•	58,650	•	5,806	•	14,663	•	20,469	•	58,400
<u>Utilities</u>										
Amenity Center - Electric	\$	19,000	\$	12,268	\$	4,800	\$	17,068	\$	21,120
Amenity Center - Water	\$	6,500	\$	5,934	\$	2,100	\$	8,034	\$	9,240
Electric	\$	5,000	\$	123	\$	45	\$	168	\$	2,500
Water & Sewer	\$	54,500	\$	10,340	\$	3,600	\$	13,940	\$	70,000
Streetlights	\$	150,000	\$	38,786	\$	16,200	\$	54,986	\$	150,000
<u>Utilities Subtotal:</u>	\$	235,000	\$	67,451	\$	26,745	\$	94,196	\$	252,860
Amenities	4	25 222		00.054				22.05.4		05.665
Property Insurance	\$	25,000	\$	23,054	\$	-	\$	23,054	\$	27,665
Pool Attendants	\$	12,500	\$	-	\$	12,500	\$	12,500	\$	12,500
Facility Maintenance	\$	-	\$	-	\$	-	\$	-	\$	53,000
Security Patrol	\$	30,000	\$	-	\$	-	\$	-	\$	-
Pool Repairs & Maintenance	\$	15,000	\$	19,260	\$	3,750	\$	23,010	\$	15,000
Pool Permits	\$	325	\$	325	\$	-	\$	325	\$	325
Access Cards & Equipment Supplies	\$	2,390	\$	5,144	\$	-	\$	5,144	\$	6,000
Fire Alarm & Security Monitoring	\$	1,000	\$	280	\$	175	\$	455	\$	420
Fire Alarm & Security Monitoring Repairs	\$	2,000	\$	-	\$	500	\$	500	\$	2,000
Fire Extinguisher Inspections	\$	100	\$	85	\$	-	\$	85	\$	100
Amenity Signage	\$	2,000	\$	1,165	\$	835	\$	2,000	\$	2,000
Repairs & Maintenance	\$	17,500	\$	12,980	\$	4,375	\$	17,355	\$	5,000
Office Supplies	\$	1,500	\$	120	\$	375	\$	495	\$	1,000
Operating Supplies	\$	5,000	\$	4,357	\$	1,250	\$	5,607	\$	5,000
Special Events	\$	15,000	\$	14,507	\$	3,750	\$	18,257	\$	18,000
Termite Bond	\$	300	\$	-	\$	300	\$	300	\$	300
Holiday Décor	\$	12,500	\$	5,100	\$	7,400	\$	12,500	\$	12,500
Amenities Subtotal:	\$	142,115	\$	86,378	\$	35,210	\$	121,587	\$	160,810
<u>Other</u>	+	0.5.00		a=a		60 <b>7</b> 0		<b>F</b> 400		0.5.00.5
Contingency	\$	25,000	\$	879	\$	6,250	\$	7,129	\$	25,000
Capital Reserve	\$	15,262	\$	-	\$	15,262	\$	15,262	\$	15,262
Other Subtotal:	\$	40,262	\$	879	\$	21,512	\$	22,391	\$	40,262
Total Operations & Maintenance:	\$	1,143,819	\$	433,788	\$	200,959	\$	634,747	\$	1,250,434
Total Expenditures	\$	1,287,871	\$	529,948	\$	253,328	\$	783,276	\$	1,414,873
Excess Revenues/(Expenditures)	\$	-	\$	539,278	\$	(250,328)	\$	288,950	\$	0
Ziloss Revenues, (Dapenuitures)	Ψ		Ψ	007,270	Ψ	(200,020)	Ψ	200,700	Ψ	0

Tohoqua
Community Development District
General Fund - Assessments

	Assessable			Net		Gross		Gross Per
Product	Units	ERU	As	sessment	Ass	sessment	Net Per Unit	Unit
Phase 1 - Mattamy - Tax Roll								
Townhome	101	0.6	\$	47,280	\$	50,298	\$468.12	\$498.00
Single-Family 40'	69	8.0	\$	47,348	\$	50,370	\$686.20	\$730.00
Single-Family 45'	97	0.9	\$	74,950	\$	79,734	\$772.68	\$822.00
Single-Family 55'	61	1.1	\$	57,569	\$	61,244	\$943.76	\$1,004.00
Single-Family 70'	1	1.4	\$	1,201	\$	1,278	\$1,201.32	\$1,278.00
Total Phase 1 - Mattamy	329		\$	228,349	\$	242,924		
Phase 2 - Lennar - Tax Roll								
Single-Family 32'	115	0.65	\$	63,130	\$	67,160	\$548.96	\$584.00
Single-Family 50'	112	1	\$	96,121	\$	102,256	\$858.22	\$913.00
Total Phase 2 - Lennar	227		\$	159,251	\$	169,416		
Phase 4A/5A - Pulte - Tax Roll								
Multi-Family-Duplex	68	0.6	\$	31,832	\$	33,864	\$468.12	\$498.00
Single-Family 32'	57	0.65	\$	31,291	\$	33,288	\$548.96	\$584.00
Single-Family 40'	37	8.0	\$	25,389	\$	27,010	\$686.20	\$730.00
Single-Family 50'	87	1	\$	74,665	\$	79,431	\$858.22	\$913.00
Total Phase 4A/5A - Pulte	249		\$	163,177	\$	173,593		
Phase 4B - Pulte - Tax Roll								
Single-Family 32'	67	0.65	\$	36,780	\$	39,128	\$548.96	\$584.00
Single-Family 40'	38	8.0	\$	26,076	\$	27,740	\$686.20	\$730.00
Single-Family 50'	21	1	\$	18,023	\$	19,173	\$858.22	\$913.00
Total Phase 4B - Pulte	126		\$	80,879	\$	86,041		
Phase 6 - Lennar - Tax Roll								
Townhome	61	0.6	\$	28,555	\$	30,378	\$468.12	\$498.00
Total Phase 6 - Lennar	61		\$	28,555	\$	30,378		
Total Tax Roll	992		\$	660,211	\$	702,352		
Phase 3 & 7 - Lennar - Direct								
Townhome	156	0.6	\$	73,027	\$	77,688	\$468.12	\$498.00
Single-Family 32'	169	0.65	\$	92,774	\$	98,696	\$548.96	\$584.00
Single-Family 50'	164	1	\$	140,748		149,732	\$858.22	\$913.00
Total Phase 3 & 7	489		\$	306,549		326,116	ψ050.22	Ψ713.00
Phase 4C - Pulte - Direct	107		Ψ	500,517	Ψ_	320,110		
Townhome	90	0.6	\$	42,131	\$	44,820	\$468.12	\$498.00
Single-Family 32'	25	0.65	\$	13,724	\$	14,600	\$548.96	\$584.00
Single-Family 40'	102	0.8	\$	69,992	\$	74,460	\$686.20	\$730.00
Single-Family 50'	32	1	\$	27,463	\$	29,216	\$858.22	\$913.00
Total Phase 4C - Pulte	249		\$	153,310		163,096	<b>4000.22</b>	ψ,15.00
Phase 5B-Pulte - Direct			Ψ	200,010	Ψ	_00,070		
Multi-Family-Duplex	72	0.6	\$	33,705	\$	35,856	\$468.12	\$498.00
Single-Family 50'	61	1	\$ \$	52,351	э \$	55,693	\$858.22	\$913.00
Total Phase 5B - Pulte	133	1	<u> </u>	86,056	<u> </u>	91,549	ψ030.22	\$713.00
			·					
Total Direct	871		\$	545,915	\$	580,761		

## Community Development District

### **General Fund Budget**

#### **Revenues:**

#### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

#### Special Events Revenue

Represents fees collected by the onsite management company related to various special events operated by the District.

#### **Expenditures:**

#### **Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

#### **Engineering**

The District's engineer, Poulos & Bennett, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### <u>Attorney</u>

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates.

#### **Assessment Administration**

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

### **Community Development District**

**General Fund Budget** 

#### <u>Arbitrage</u>

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018, Series 2021 Phase 2 & Series 2021 Phase 4A/5A Special Assessment Revenue Bonds.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

#### Trustee Fees

The District issued the Series 2018, Series 2021 Phase 2 & Series 2021 Phase 4A/5A Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### **Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### **Telephone**

Telephone and fax machine.

#### <u>Postage</u>

Mailing of agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

### **Community Development District**

### **General Fund Budget**

#### Printing & Binding

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

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

#### **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Miscellaneous office supplies.

#### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### **Operations & Maintenance:**

#### **Contract Services:**

#### Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Amenities Management

The District has contracted with Community Association and Lifestyle Management, LLC to provide amenity center management services, amenity operations services and programming services.

### **Community Development District**

General Fund Budget

#### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District is currently contracted with United Landscapes for these services.

Description	Monthly	Annually
Cross Prairie Parkway	\$3,668	\$44,020
2 Additional Ponds	\$700	\$8,400
Phase 1 (excludes Cross Prairie Parkway)	\$5,943	\$71,320
Amenity Center	\$1,744	\$20,925
Amenity Center Pond	\$1,167	\$14,000
East Cross Prairie Parkway	\$3,885	\$46,620
Estimated West Cross Prairie Parkway	\$1,505	\$18,060
Phase 2	\$2,555	\$30,660
Estimated Phase 3	\$2,631	\$31,572
Estimated Phase 4	\$5,519	\$66,228
Estimated Phase 5	\$1,060	\$12,720
Estimated Phase 6	\$4,296	\$51,555
Estimated Phase 7	\$5,591	\$67,092
Total		\$483,172

#### Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes. The District is currently contracted with Sunshine Land Management for these services.

Description	Monthly	Annually
Phase 1, 2 & 3 Ponds	\$480	\$5,760
Amenity Pond	\$50	\$600
Estimated Phase 4 Ponds	\$890	\$10,680
Estimated Phase 5 Ponds	\$140	\$1,680
Estimated Phase 7 Ponds	\$310	\$3,720
Dump Fees	\$200	\$2,400
Water Analysis Testing	\$100	\$1,200
Algae Control		\$2,000
Contingency		\$6,960
Total		\$35,000

### **Community Development District**

General Fund Budget

#### Wetland Maintenance

BioTech Consulting, Inc. provides maintenance services on the District's wetlands. These services include quarterly maintenance consisting of herbicide treatments and water level monitoring.

Description	Quarterly	Annually
Mitigation Maintenance	\$1,600	\$6,400
Water Level Monitoring	\$800	\$3,200
Estimated Project Coordination		\$2,500
Total		\$12,100

#### Wetland Mitigation Monitoring

The District will incur costs related to mitigation reporting for its wetlands. BioTech Consulting, Inc. conducts a semi annual mitigation monitoring report as well as an annual mitigation report detailing all of the monitoring events conducted. These reports are submitted to respective agencies for permit conditions.

Description	Event	Annually
Semi – Annual Mitigation Monitoring	\$3,000	\$6,000
Annual Mitigation Report	\$3,600	\$3,600
Total		\$9,600

#### Pool Maintenance

Represents the costs of regular cleaning of the District's pool. This service is provided by Roberts Pool Service and Repair, Inc.

Description	Monthly	Annually
5 times per week	\$1,735	\$20,820
Total		\$20,820

#### Pest Control

The District is contracted with Pro-Staff Termite & Pest Control, LLC for integrated pest management and rodent control.

Description	Monthly	Annually
Pest Control	\$65	\$780
Total		\$780

### **Community Development District**

### General Fund Budget

#### **Ianitorial Services**

The District is contracted with Westwood Interior Cleaning, Inc. to provide janitorial services for the amenity center. Amounts are based on two cleaning services per week.

Description	Monthly	Annually
Janitorial Services - \$225 per service	\$1,950	\$23,400
Janitorial Services – Holidays		\$1,350
Supplies		\$5,250
Total		\$30,000

#### Repairs & Maintenance

#### Landscape Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

#### **Irrigation Repairs**

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

#### **Stormwater Inspections**

Represents the estimated costs of inspecting the District's stormwater systems.

### **General Repairs & Maintenance**

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

### Alleyway & Sidewalk Maintenance

The District will incur costs related to maintaining the alleyways and sidewalks within its boundaries. The amount is estimated.

#### <u>Signage</u>

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

#### Walls - Repair/Cleaning

Represents estimated costs of repairing and cleaning walls maintained by the District.

#### **Fencing**

Represents estimated costs for maintaining fences during the fiscal year.

#### **Utilities:**

#### Amenity Center - Electric

Represents estimated electric charges for the District's pool.

## Community Development District General Fund Budget

#### Amenity Center - Water

Represents estimated water charges for the District's pool.

#### **Electric**

Represents estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

#### **Streetlights**

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

#### Amenities:

#### **Property Insurance**

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

#### **Pool Attendants**

Represents the estimated cost of having pool attendants during certain times throughout the operating season for the pool.

#### Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

#### Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance costs not included under the District's regular pool agreement.

#### **Pool Permits**

Represents annual costs of required pool permits paid to the Florida Department of Health.

#### Access Cards & Equipment Supplies

Represents the estimated cost for providing and maintaining an access card system.

#### Fire Alarm & Security Monitoring

Represents estimated costs of maintaining fire alarm and security systems for the amenity facilities within the District.

## Community Development District General Fund Budget

#### Fire Alarm & Security Monitoring Repairs

Represents estimated costs of maintaining and repairing the fire alarm and security systems.

#### Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

#### Amenity Signage

Represents estimated costs to obtain amenity signage necessary throughout the fiscal year.

#### Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's amenities.

#### Office Supplies

Represents the cost of daily office supplies required by the District to facilitate operations.

#### Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

#### Special Events

The onsite management company for the District will coordinate and provide various special events throughout the year. The amount represents estimated costs related to supplies, notices and other items to run these events.

#### Termite Bond

The District will incur annual fees for the termite bonds of its amenity facilities.

### Holiday Décor

The District will incur costs related to the decoration of common areas during the Holidays.

#### Other:

#### Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

#### Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

## Community Development District Capital Reserve Fund

## Fiscal Year 2023

Description	Adopted Budget FY2022		t	Actual thru 6/30/22		Projected Next 3 Months		Total thru 9/30/22		Proposed Budget FY2023	
Revenues											
Transfer In	\$	15,262	\$	-	\$	15,262	\$	15,262	\$	15,262	
Carry Forward Surplus	\$	15,262	\$	-	\$	-	\$	-	\$	15,262	
<b>Total Revenues</b>	\$	30,524	\$	-	\$	15,262	\$	15,262	\$	30,524	
Expenditures											
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-	
Total Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-	
Excess Revenues/(Expenditures)	\$	30,524	\$	-	\$	15,262	\$	15,262	\$	30,524	

### **Community Development District**

#### Debt Service Fund - Series 2018 Fiscal Year 2023

Description	Adopted Budget FY2022		Actual thru 6/30/22		Projected Next 3 Months		Ç	Total thru 9/30/22	Proposed Budget FY2023	
Revenues										
Special Assessments	\$	137,458	\$	137,971	\$	-	\$	137,971	\$	137,458
Interest	\$	-	\$	6	\$	-	\$	6	\$	-
Carry Forward Surplus	\$	67,273	\$	68,279	\$	-	\$	68,279	\$	68,361
<b>Total Revenues</b>	\$	204,731	\$	206,256	\$	-	\$	206,256	\$	205,819
Expenditures										
Interest Payment - 11/01	\$	48,948	\$	48,948	\$	-	\$	48,948	\$	48,008
Principal Payment - 05/01	\$	40,000	\$	40,000	\$	-	\$	40,000	\$	40,000
Interest Payment - 05/01	\$	48,948	\$	48,948	\$	-	\$	48,948	\$	48,008
Total Expenditures	\$	137,895	\$	137,895	\$	-	\$	137,895	\$	136,015
Excess Revenues/(Expenditures)	\$	66,836	\$	68,361	\$	-	\$	68,361	\$	69,804

1. Carry forward surplus is net of Reserves.

Net Assessments \$137,458
Add: Discounts & Collection \$8,774
Gross Assessments \$146,232

\$47,068

Interest 11/1/23

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	ebt Service	Assessment	Assessment
Townhouse	101	\$	28,482	\$282.00	\$300.00
Single-Family 40'	69	\$	28,509	\$413.18	\$439.55
Single-Family 45'	97	\$	45,089	\$464.83	\$494.50
Single-Family 55'	61	\$	34,655	\$568.12	\$604.38
Single-Family 70'	1	\$	723	\$723.06	\$769.21
	329	\$	137,458		

# Community Development District Series 2018 Special Assessment Bonds

## **Amortization Schedule**

Date		Balance		Principal		Interest		Total
11/01/22	\$	2,020,000.00	\$	-	\$	48,007.50	\$	136,955.00
05/01/23	\$	2,020,000.00	\$	40,000.00	\$	48,007.50		
11/01/23	\$	1,980,000.00	\$	-	\$	47,067.50	\$	135,075.00
05/01/24	\$	1,980,000.00	\$	45,000.00	\$	47,067.50		
11/01/24	\$	1,935,000.00	\$	-	\$	46,010.00	\$	138,077.50
05/01/25	\$	1,935,000.00	\$	45,000.00	\$	46,010.00		
11/01/25	\$	1,890,000.00	\$	-	\$	44,952.50	\$	135,962.50
05/01/26	\$	1,890,000.00	\$	45,000.00	\$	44,952.50		
11/01/26	\$	1,845,000.00	\$	-	\$	43,895.00	\$	133,847.50
05/01/27	\$	1,845,000.00	\$	50,000.00	\$	43,895.00		
11/01/27	\$	1,795,000.00	\$	-	\$	42,720.00	\$	136,615.00
05/01/28	\$	1,795,000.00	\$	50,000.00	\$	42,720.00		
11/01/28	\$	1,745,000.00	\$	-	\$	41,545.00	\$	134,265.00
05/01/29	\$	1,745,000.00	\$	55,000.00	\$	41,545.00		
11/01/29	\$	1,690,000.00	\$	-	\$	40,252.50	\$	136,797.50
05/01/30	\$	1,690,000.00	\$	55,000.00	\$	40,252.50		
11/01/30	\$	1,635,000.00	\$	-	\$	38,960.00	\$	134,212.50
05/01/31	\$	1,635,000.00	\$	60,000.00	\$	38,960.00		
11/01/31	\$	1,575,000.00	\$	-	\$	37,550.00	\$	136,510.00
05/01/32	\$	1,575,000.00	\$	60,000.00	\$	37,550.00		
11/01/32	\$	1,515,000.00	\$	-	\$	36,140.00	\$	133,690.00
05/01/33	\$	1,515,000.00	\$	65,000.00	\$	36,140.00		
11/01/33	\$	1,450,000.00	\$	-	\$	34,612.50	\$	135,752.50
05/01/34	\$	1,450,000.00	\$	70,000.00	\$	34,612.50		
11/01/34	\$	1,380,000.00	\$	-	\$	32,967.50	\$	137,580.00
05/01/35	\$	1,380,000.00	\$	70,000.00	\$	32,967.50	_	
11/01/35	\$	1,310,000.00	\$	-	\$	31,322.50	\$	134,290.00
05/01/36	\$	1,310,000.00	\$	75,000.00	\$	31,322.50		40500050
11/01/36	\$	1,235,000.00	\$	-	\$	29,560.00	\$	135,882.50
05/01/37	\$	1,235,000.00	\$	80,000.00	\$	29,560.00		40=04000
11/01/37	\$	1,155,000.00	\$	-	\$	27,680.00	\$	137,240.00
05/01/38	\$	1,155,000.00	\$	80,000.00	\$	27,680.00	ф	122 100 00
11/01/38	\$	1,075,000.00	\$	-	\$	25,800.00	\$	133,480.00
05/01/39	\$	1,075,000.00	\$	85,000.00	\$	25,800.00	ф	1245000
11/01/39	\$	990,000.00	\$	-	\$	23,760.00	\$	134,560.00
05/01/40	\$	990,000.00	\$	90,000.00	\$	23,760.00	ď	125 260 00
11/01/40	\$	900,000.00 900,000.00	\$	-	\$	21,600.00	\$	135,360.00
05/01/41	\$	900,000.00 805,000.00	\$ ¢	95,000.00	\$ ¢	21,600.00	¢	12502000
11/01/41 05/01/42	\$ \$	805,000.00	\$ \$	100,000.00	\$ \$	19,320.00 19,320.00	\$	135,920.00
11/01/42		705,000.00	э \$	100,000.00		16,920.00	Ф	126 240 00
05/01/43	\$ \$	705,000.00	ֆ \$	105,000.00	\$ \$	16,920.00	\$	136,240.00
• •	\$ \$	600,000.00		103,000.00			Ф	126 220 00
11/01/43	<b>Þ</b>	600,000.00	\$	-	\$	14,400.00	\$	136,320.00

Tohoqua

## Community Development District Series 2018 Special Assessment Bonds **Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 600,000.00	\$ 110,000.00	\$ 14,400.00	
11/01/44	\$ 490,000.00	\$ -	\$ 11,760.00	\$ 136,160.00
05/01/45	\$ 490,000.00	\$ 115,000.00	\$ 11,760.00	
11/01/45	\$ 375,000.00	\$ -	\$ 9,000.00	\$ 135,760.00
05/01/46	\$ 375,000.00	\$ 120,000.00	\$ 9,000.00	
11/01/46	\$ 255,000.00	\$ -	\$ 6,120.00	\$ 135,120.00
05/01/47	\$ 255,000.00	\$ 125,000.00	\$ 6,120.00	
11/01/47	\$ 130,000.00	\$ -	\$ 3,120.00	\$ 134,240.00
05/01/48	\$ 130,000.00	\$ 130,000.00	\$ 3,120.00	\$ 133,120.00
		\$ 2,020,000.00	\$ 1,550,085.00	\$ 3,659,032.50

# Community Development District Debt Service Fund - Series 2021 Phase 2 Fiscal Year 2023

Description	Adopted Budget FY2022		Actual thru 6/30/22		Projected Next 3 Months		Total thru 9/30/22		Proposed Budget FY2023	
Revenues										
Special Assessments	\$	144,764	\$	145,309	\$	-	\$	145,309	\$	144,764
Interest	\$	-	\$	6	\$	-	\$	6	\$	-
Carry Forward Surplus	\$	45,024	\$	45,025	\$	-	\$	45,025	\$	45,296
Total Revenues	\$	189,788	\$	190,340	\$	-	\$	190,340	\$	190,060
<b>Expenditures</b>										
Interest Payment - 11/01	\$	45,022	\$	45,022	\$	-	\$	45,022	\$	44,369
Principal Payment - 05/01	\$	55,000	\$	55,000	\$	-	\$	55,000	\$	55,000
Interest Payment - 05/01	\$	45,022	\$	45,022	\$	-	\$	45,022	\$	44,369
Total Expenditures	\$	145,044	\$	145,044	\$	-	\$	145,044	\$	143,738
Excess Revenues/(Expenditures)	\$	44,744	\$	45,296	\$	-	\$	45,296	\$	46,322

1	Carry	forward	surn	lus is	net of	Reserves.
т.	curry	ioi wai a	Jui p	ius is	IICC OI	reserves.

Net Assessments	\$144,764
Add: Discounts & Collection	\$9,240
Gross Assessments	\$154,004

\$43,716

Interest 11/1/23

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	bt Service	Assessment	Assessment
Single-Family 32'	115	\$	57,944	\$503.87	\$536.03
Single-Family 50'	112	\$	86,820	\$775.18	\$824.66
	227	\$	144,764		

## Tohoqua Community Development District Series 2021 Special Assessment Bonds Phase 2 Project **Amortization Schedule**

Date	Balance	Principal	 Interest		Total
Date	Dalance	Principal	mieresi		Total
11/01/22	\$ 2,525,000.00	\$ _	\$ 44,368.75	\$	144,390.63
05/01/23	\$ 2,525,000.00	\$ 55,000.00	\$ 44,368.75	Ψ	111,570.05
11/01/23	\$ 2,470,000.00	\$ -	\$ 43,715.63	\$	143,084.38
05/01/24	\$ 2,470,000.00	\$ 55,000.00	\$ 43,715.63	Ψ	113,001.50
11/01/24	\$ 2,415,000.00	\$ -	\$ 43,062.50	\$	141,778.13
05/01/25	\$ 2,415,000.00	\$ 55,000.00	\$ 43,062.50	Ψ	111),7 7 0.110
11/01/25	\$ 2,300,000.00	\$ -	\$ 42,409.38	\$	140,471.88
05/01/26	\$ 2,300,000.00	\$ 60,000.00	\$ 42,409.38	•	
11/01/26	\$ 2,300,000.00	\$ -	\$ 41,696.88	\$	144,106.25
05/01/27	\$ 2,300,000.00	\$ 60,000.00	\$ 41,696.88	•	,
11/01/27	\$ 2,240,000.00	\$ -	\$ 40,834.38	\$	142,531.25
05/01/28	\$ 2,240,000.00	\$ 60,000.00	\$ 40,834.38		,
11/01/28	\$ 2,180,000.00	\$ · -	\$ 39,971.88	\$	140,806.25
05/01/29	\$ 2,180,000.00	\$ 65,000.00	\$ 39,971.88		
11/01/29	\$ 2,115,000.00	\$ <u>-</u>	\$ 39,037.50	\$	144,009.38
05/01/30	\$ 2,115,000.00	\$ 65,000.00	\$ 39,037.50		
11/01/30	\$ 2,050,000.00	\$ -	\$ 38,103.13	\$	142,140.63
05/01/31	\$ 2,050,000.00	\$ 65,000.00	\$ 38,103.13		
11/01/31	\$ 1,985,000.00	\$ -	\$ 37,168.75	\$	140,271.88
05/01/32	\$ 1,985,000.00	\$ 70,000.00	\$ 37,168.75		
11/01/32	\$ 1,915,000.00	\$ -	\$ 35,987.50	\$	143,156.25
05/01/33	\$ 1,915,000.00	\$ 70,000.00	\$ 35,987.50		
11/01/33	\$ 1,845,000.00	\$ -	\$ 34,806.25	\$	140,793.75
05/01/34	\$ 1,845,000.00	\$ 75,000.00	\$ 34,806.25		
11/01/34	\$ 1,770,000.00	\$ -	\$ 33,540.63	\$	143,346.88
05/01/35	\$ 1,770,000.00	\$ 75,000.00	\$ 33,540.63		
11/01/35	\$ 1,695,000.00	\$ -	\$ 32,275.00	\$	140,815.63
05/01/36	\$ 1,695,000.00	\$ 80,000.00	\$ 32,275.00		
11/01/36	\$ 1,615,000.00	\$ -	\$ 30,925.00	\$	143,200.00
05/01/37	\$ 1,615,000.00	\$ 80,000.00	\$ 30,925.00		
11/01/37	\$ 1,535,000.00	\$ -	\$ 29,575.00	\$	140,500.00
05/01/38	\$ 1,535,000.00	\$ 85,000.00	\$ 29,575.00		
11/01/38	\$ 1,450,000.00	\$ -	\$ 28,140.63	\$	142,715.63
05/01/39	\$ 1,450,000.00	\$ 90,000.00	\$ 28,140.63		
11/01/39	\$ 1,360,000.00	\$ -	\$ 26,621.88	\$	144,762.50
05/01/40	\$ 1,360,000.00	\$ 90,000.00	\$ 26,621.88		
11/01/40	\$ 1,175,000.00	\$ -	\$ 25,103.13	\$	141,725.00
05/01/41	\$ 1,175,000.00	\$ 95,000.00	\$ 25,103.13		
11/01/41	\$ 1,175,000.00	\$ -	\$ 23,500.00	\$	143,603.13
05/01/42	\$ 1,175,000.00	\$ 95,000.00	\$ 23,500.00	_	
11/01/42	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$	140,100.00
05/01/43	\$ 1,080,000.00	\$ 100,000.00	\$ 21,600.00		
11/01/43	\$ 980,000.00	\$ -	\$ 19,600.00	\$	141,200.00

## Tohoqua Community Development District Series 2021 Special Assessment Bonds Phase 2 Project **Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 980,000.00	\$ 105,000.00	\$ 19,600.00	
11/01/44	\$ 875,000.00	\$ -	\$ 17,500.00	\$ 142,100.00
05/01/45	\$ 875,000.00	\$ 110,000.00	\$ 17,500.00	,
11/01/45	\$ 765,000.00	\$ , -	\$ 15,300.00	\$ 142,800.00
05/01/46	\$ 765,000.00	\$ 115,000.00	\$ 15,300.00	•
11/01/46	\$ 650,000.00	\$ , -	\$ 13,000.00	\$ 143,300.00
05/01/47	\$ 650,000.00	\$ 120,000.00	\$ 13,000.00	
11/01/47	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 143,600.00
05/01/48	\$ 530,000.00	\$ 125,000.00	\$ 10,600.00	\$ -
11/01/48	\$ 405,000.00	\$ -	\$ 8,100.00	\$ 143,700.00
05/01/49	\$ 405,000.00	\$ 130,000.00	\$ 8,100.00	\$ -
11/01/49	\$ 275,000.00	\$ -	\$ 5,500.00	\$ 143,600.00
05/01/50	\$ 275,000.00	\$ 135,000.00	\$ 5,500.00	\$ · •
11/1/50	\$ 140,000.00	\$ -	\$ 2,800.00	\$ 143,300.00
5/1/51	\$ 140,000.00	\$ 140,000.00	\$ 2,800.00	\$ 142,800.00
		\$ 2,525,000.00	\$ 1,649,687.50	\$ 4,274,709.38

### **Community Development District**

### Debt Service Fund - Series 2021 Phase 4A/5A Fiscal Year 2023

Description	Adopted Budget FY2022		Actual thru 6/30/22		Projected Next 3 Months		Total thru 9/30/22		Proposed Budget FY2023	
Revenues										
Special Assessments	\$	150,700	\$	150,701	\$	-	\$	150,701	\$	150,700
Interest	\$	-	\$	5	\$	-	\$	5	\$	-
Carry Forward Surplus	\$	48,031	\$	48,033	\$	-	\$	48,033	\$	47,678
Total Revenues	\$	198,731	\$	198,738	\$	-	\$	198,738	\$	198,378
Expenditures										
Interest Payment - 11/01	\$	48,030	\$	48,030	\$	-	\$	48,030	\$	47,343
Principal Payment - 05/01	\$	55,000	\$	55,000	\$	-	\$	55,000	\$	55,000
Interest Payment - 05/01	\$	48,030	\$	48,030	\$	-	\$	48,030	\$	47,343
Total Expenditures	\$	151,060	\$	151,060	\$	-	\$	151,060	\$	149,685
Excess Revenues/(Expenditures)	\$	47,671	\$	47,678	\$	-	\$	47,678	\$	48,693
1. Carry forward surplus is net of Reser	ves.						In	terest 11/1/23	:	\$46,655

Net Assessments	\$150,700
Add: Discounts & Collection	\$9,619
Gross Assessments	\$160.319

				Per Unit	Per Unit
			Annual	Net Debt	Gross Debt
Product Type	No. of Units	De	ebt Service	Assessment	Assessment
Multi-Family-Duplex 33'	68	\$	31,620	\$465.01	\$494.69
Single-Family 32'	57	\$	28,714	\$503.76	\$535.91
Single-Family 40'	37	\$	22,940	\$620.01	\$659.58
Single-Family 50'	87	\$	67,426	\$775.01	\$824.48
·	240	¢	150 700	•	•

## Community Development District Series 2021 Special Assessment Bonds Phase 4A/5A Project **Amortization Schedule**

Date		Balance		Principal		Interest		Total
11/01/22	\$	2,605,000.00	\$	-	\$	47,342.50	\$	150,372.50
05/01/23	\$	2,605,000.00	\$	55,000.00	\$	47,342.50		
11/01/23	\$	2,550,000.00	\$	-	\$	46,655.00	\$	148,997.50
05/01/24	\$	2,550,000.00	\$	55,000.00	\$	46,655.00		
11/01/24	\$	2,495,000.00	\$	-	\$	45,967.50	\$	147,622.50
05/01/25	\$	2,495,000.00	\$	55,000.00	\$	45,967.50	ф	44604550
11/01/25	\$	2,380,000.00	\$	-	\$	45,280.00	\$	146,247.50
05/01/26	\$	2,380,000.00	\$	60,000.00	\$	45,280.00	ď	140.010.00
11/01/26 05/01/27	\$ \$	2,380,000.00 2,380,000.00	\$ \$	60,000.00	\$ \$	44,530.00 44,530.00	\$	149,810.00
11/01/27	\$	2,320,000.00	\$	-	\$	43,592.50	\$	148,122.50
05/01/28	\$	2,320,000.00	\$	60,000.00	\$	43,592.50	Ψ	110,122.50
11/01/28	\$	2,260,000.00	\$	-	\$	42,655.00	\$	146,247.50
05/01/29	\$	2,260,000.00	\$	65,000.00	\$	42,655.00	*	110,217.60
11/01/29	\$	2,195,000.00	\$	-	\$	41,639.38	\$	149,294.38
05/01/30	\$	2,195,000.00	\$	65,000.00	\$	41,639.38	•	,
11/01/30	\$	2,130,000.00	\$	· -	\$	40,623.75	\$	147,263.13
05/01/31	\$	2,130,000.00	\$	70,000.00	\$	40,623.75		
11/01/31	\$	2,060,000.00	\$	-	\$	39,530.00	\$	150,153.75
05/01/32	\$	2,060,000.00	\$	70,000.00	\$	39,530.00		
11/01/32	\$	1,990,000.00	\$	-	\$	38,270.00	\$	147,800.00
05/01/33	\$	1,990,000.00	\$	75,000.00	\$	38,270.00		
11/01/33	\$	1,915,000.00	\$	-	\$	36,920.00	\$	150,190.00
05/01/34	\$	1,915,000.00	\$	75,000.00	\$	36,920.00		
11/01/34	\$	1,840,000.00	\$	-	\$	35,570.00	\$	147,490.00
05/01/35	\$	1,840,000.00	\$	80,000.00	\$	35,570.00		
11/01/35	\$	1,760,000.00	\$	-	\$	34,130.00	\$	149,700.00
05/01/36	\$	1,760,000.00	\$	80,000.00	\$	34,130.00	ф	4.46.000.00
11/01/36	\$	1,680,000.00	\$	-	\$	32,690.00	\$	146,820.00
05/01/37	\$	1,680,000.00	\$	85,000.00	\$	32,690.00		
11/01/37	\$	1,595,000.00	\$	-	\$	31,160.00	\$	148,850.00
05/01/38	\$	1,595,000.00	\$	90,000.00	\$	31,160.00		
11/01/38	\$	1,505,000.00	\$	-	\$	29,540.00	\$	150,700.00
05/01/39	\$	1,505,000.00	\$	90,000.00	\$	29,540.00		
11/01/39	\$	1,415,000.00	\$	-	\$	27,920.00	\$	147,460.00
05/01/40	\$	1,415,000.00	\$	95,000.00	\$	27,920.00		
11/01/40	\$	1,320,000.00	\$	-	\$	26,210.00	\$	149,130.00
05/01/41	\$	1,320,000.00	\$	95,000.00	\$	26,210.00		·
11/01/41	\$	1,225,000.00	\$	, -	\$	24,500.00	\$	145,710.00
05/01/42	\$	1,225,000.00	\$	100,000.00	\$	24,500.00	Ψ	110,710.00
11/01/42	\$	1,125,000.00	\$	100,000.00	\$	22,500.00	\$	147,000.00
				105,000,00			Ф	147,000.00
05/01/43	\$	1,125,000.00	\$	105,000.00	\$	22,500.00	¢	14700000
11/01/43	\$	1,020,000.00	\$	-	\$	20,400.00	\$	147,900.00
05/01/44	\$	1,020,000.00	\$	110,000.00	\$	20,400.00		
11/01/44	\$	910,000.00	\$	-	\$	18,200.00	\$	148,600.00
05/01/45	\$	910,000.00	\$	115,000.00	\$	18,200.00		
11/01/45	\$	795,000.00	\$	-	\$	15,900.00	\$	149,100.00
05/01/46	\$	795,000.00	\$	120,000.00	\$	15,900.00		
11/01/46	\$	675,000.00	\$	-	\$	13,500.00	\$	149,400.00

## Community Development District Series 2021 Special Assessment Bonds Phase 4A/5A Project **Amortization Schedule**

Date	Date Balance		Principal		Interest		Total
05/01/47	\$	675,000.00	\$ 125,000.00	\$	13,500.00		
11/01/47	\$	550,000.00	\$ -	\$	11,000.00	\$	149,500.00
05/01/48	\$	550,000.00	\$ 130,000.00	\$	11,000.00		
11/01/48	\$	420,000.00	\$ -	\$	8,400.00	\$	149,400.00
05/01/49	\$	420,000.00	\$ 135,000.00	\$	8,400.00		
11/01/49	\$	285,000.00	\$ -	\$	5,700.00	\$	149,100.00
05/01/50	\$	285,000.00	\$ 140,000.00	\$	5,700.00		
11/01/50	\$	145,000.00	\$ -	\$	2,900.00	\$	148,600.00
05/01/51	\$	145,000.00	\$ 145,000.00	\$	2,900.00	\$	147,900.00
			\$ 2,605,000.00	\$	1,746,451.25	\$	4,454,481.25

# SECTION 2

#### **RESOLUTION 2022-10**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the Tohoqua Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("County"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS,** the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tohoqua Community Development District ("Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2.** Assessment Imposition. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits** "A" and "B." The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4.** ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of August 2022.

ATTEST:	TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

**Exhibit A**: Budget

**Exhibit B:** Assessment Roll

# SECTION B

# NOTICE OF MEETING DATES TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Tohoqua Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2023** at *9:00 am at 1830 Fulfillment Drive, Kissimmee, Florida 34744*, on the first Wednesday of each month as follows:

October 5, 2022
November 2, 2022
December 7, 2022
January 4, 2023
February 1, 2023
March 1, 2023
April 5, 2023 (Passover – Consider Rescheduling/Cancelling)
May 3, 2023
June 7, 2023
July 5, 2023
August 2, 2023
September 6, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC

## **SECTION VIII**

# Item will be provided under separate cover

# SECTION IX

#### **RESOLUTION 2022-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOOUA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING **AND IMPLEMENTING ELECTRONIC DOCUMENT** CONTROL **PROCESSES** AND PROCEDURES: PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

**WHEREAS**, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce though the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

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

**SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES.** Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

**SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS.** All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

**SECTION 4. CONTROLS PROCESSES AND PROCEDURES.** The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3<sup>rd</sup> day of August 2022.

ATTEST:	TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair
Secretary/Assistant Secretary	Chair vice Chair

# SECTION X

# SECTION C

# SECTION 1

# Tohoqua Community Development District

#### **Summary of Operating Checks**

April 27, 2022 to July 26, 2022

Bank	Date	Check No.'s	Amount	
General Fund	5/3/22	503-506	\$ 6,275.00	
	5/10/22	507-512	\$ 11,669.40	
	5/27/22	513-523	\$ 36,304.45	
	6/14/22	524-529	\$ 13,687.30	
	6/20/22	530-531	\$ 12,191.33	
	6/24/22	532-537	\$ 5,454.80	
	7/7/22	538-544	\$ 29,231.59	
	7/12/22	545-549	\$ 14,709.15	
	7/18/22	550-553	\$ 28,617.17	
			\$ 158,140.19	
			\$ 158,140.19	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 1
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

CHIER DITES 01/21/2022 07/20/2022	BANK A GENERAL I			
CHECK VEND#INVOICEEXI	PENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
5/03/22 00063 9/30/21 014995 202110		*	35.00	
SECURITY MONIT 10/31/21 015159 202110	330-53800-48800	*	35.00	
SECURITY MONIT 11/30/21 015318 202113	1 330-53800-48800	*	35.00	
SECURITY MONIT 12/31/21 015476 202112	2 330-53800-48800	*	35.00	
SECURITY MONIT 1/31/22 015649 202201	1 330-53800-48800	*	35.00	
SECURITY MONIT 2/28/22 015807 202202	2 330-53800-48800	*	35.00	
SECURITY MONIT 3/31/22 015972 202203	3 330-53800-48800	*	35.00	
SECURITY MONIT	FOR - MAR 22 MODERN SECURI	ITY SYSTEM, LLC		245.00 000503
5/03/22 00023 4/27/22 567726 202204	4 320-53800-47100	*	65.00	
PEST CONTROL -	- APR 22 PRO-STAFF TEI	RMITE & PEST CONTROL		65.00 000504
5/03/22 00033 4/01/22 ULS-2801 202204	4 320-53800-46200	*	3,885.00	
LNDSCP E CROSS		SERVICES		3,885.00 000505
5/03/22 00032 4/18/22 22-2037 202203	3 320-53800-46700	*	2,080.00	
JANITORIAL SVO	US - MAR 22 WESTWOOD INTI	ERIOR CLEANING INC.		2,080.00 000506
5/10/22 00022 5/02/22 58 202209	330-53800-48200	*	1,250.00	
FACILITY MAINT 5/02/22 58 202205	5 330-53800-11000	*	3,090.00	
AMENITY MANAGE 5/02/22 58 202205	330-53800-48000	*	1,500.00	
HOLIDAY PARTY 5/02/22 58 202205	5 330-53800-48000	*	1,500.00	
HAPPY HOPPY EX	ASTER-EVENTS COMMUNITY ASS	SOCIATION AND LIFESTYLE		7,340.00 000507
5/10/22 00031 4/11/22 2060-183 202204	4 320-53800-51200	*	267.00	
LOGO SIGNS FOR	FASTSIGNS 17	5401 		267.00 000508
5/10/22 00006 4/29/22 17-188(4 202203	3 310-51300-31100	*	169.35	
ENGINEER SERVI	POULOS & BENI	NETT, LLC		169.35 000509
			<b></b>	<b></b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 2
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICE EXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/10/22 00024	5/01/22 7351 202205 320-53800-47200 POOL MAINTENANCE - MAY 22	*	1,735.00	
	ROBERTS POOL SRVC AND REPAIR	INC		1,735.00 000510
5/10/22 00026	4/19/22 382222 202204 330-53800-53000 SULFURIC ACID/ALGAE KILL	*	591.80	
	4/19/22 382868 202204 330-53800-53000 BULK BLEACH / DELIVERY	*	886.25	
	SPIES POOL, LLC			1,478.05 000511
5/10/22 00052	5/01/22 1350 202205 320-53800-46300 POND MAINT/ANALYSIS TEST	*	680.00	
	SUNSHINE LAND MANAGEMENT CORP			680.00 000512
5/27/22 00047	5/11/22 32374 202205 320-53800-49000 ANNUAL BACKFLOW TEST	*	65.00	
	AARON'S BACKFLOW SERVICES			65.00 000513
5/27/22 99999	5/27/22 VOID 202205 000-00000-00000	C	.00	
	VOID CHECK  *****INVALID VENDOR NUMBER	****		.00 000514
5/27/22 00002	4/30/22 222 202203 320-53800-47800 GENERAL MAINT-PRESS/WASH	*	550.00	
	5/01/22 220 202205 310-51300-34000 MANAGEMENT FEES - MAY 22	*	3,094.33	
	5/01/22 220 202205 310-51300-35200 WEBSITE MANAGEMENT-MAY 22	*	100.00	
	5/01/22 220 202205 310-51300-35100 INFORMATION TECH - MAY 22	*	150.00	
	5/01/22 220 202205 310-51300-31300 DISSEMINATION SVCS-MAY 22	*	833.33	
	5/01/22 220 202205 310-51300-51000 OFFICE SUPPLIES	*	.72	
	5/01/22 220 202205 310-51300-42000 POSTAGE	*	12.34	
	5/01/22 220 202205 310-51300-42500 COPIES	*	144.75	
	5/01/22 220 202205 330-53800-48000 SPECIAL EVENTS	*	732.32	
	5/01/22 220 202205 330-53800-48200 MAINTENANCE SUPPLIES	*	95.99	
	5/01/22 220 202205 330-53800-48200 A/C REPAIR - SERVICE CALL	*	274.03	
	5/01/22 220 202205 320-53800-51200 DOOR SIGNS - AMEN CENTER	*	15.44	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 3
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

CHECK DAIES		ONOQUA - GENERAL FUND ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/01/22 221 202205 320-53800-: FIELD MANAGEMENT - MAY 22	12000	*	1,716.67	
	5/01/22 221 202205 310-51300-4	49000	*	23.95	
	GEN MTHLY MAINT MATERIALS	GOVERNMENTAL MANAGEMENT SERVICES			7,743.87 000515
	5/19/22 100620 202204 310-51300-3	31500	*	906.50	
	ATTND MTG/PREP LIST/DRAFT	LATHAM, LUNA, EDEN & BEAUDINE,LLP			906.50 000516
	3/08/22 2018548 202203 310-51300-4		*	271.46	
	NON ADVALOREM ASSESSMENTS	OSCEOLA COUNTY PROPERTY APPRAISER			271.46 000517
5/27/22 00006	5/24/22 17-188(5 202204 310-51300-3	31100	*	978.95	
	ENGINEER SERVICEDS-APR 22	POULOS & BENNETT, LLC			978.95 000518
5/27/22 00026	5/04/22 383078 202205 330-53800-	53000	*	1,242.40	
	BULK BLEACH/SULFUR ACID 5/10/22 383371 202205 330-53800-		*	149.90	
	SULFURIC ACID 5/10/22 383528 202205 330-53800-! BULK BLEACH / DELIVERY	53000	*	927.50	
	5/17/22 383621 202205 330-53800-9 POOL RETURN CAP REPLACENT	53000	*	54.95	
	FOOL RETURN CAP REPLACMINT	SPIES POOL, LLC			2,374.75 000519
5/27/22 00064	5/13/22 17725988 202205 320-53800-4 PEST CONTROL - MAY 22		*	65.00	
	PESI CONTROL - MAI 22	TURNER PEST CONTROL, LLC			65.00 000520
5/27/22 00033	2/28/22 ULS-2674 202112 320-53800- BALANCE FROM DECEMBER 21	46200	*	1,000.00	
	2/28/22 ULS-2674 202112 320-53800- BALANCE DEC 21 / JAN 22		*	2,942.50	
	5/03/22 ULS-2975 202205 320-53800- TOH 1ST AMND PH2,3 MAY 22		*	4,323.00	
	5/03/22 ULS-2976 202205 320-53800- LANDSCAPE PH1/POND-MAY 22	46200	*	5,943.33	
	5/03/22 ULS-2976 202205 320-53800- LANDSCAPE CROS PRA-MAY 22	46200	*	3,668.33	
	5/03/22 ULS-2976 202205 320-53800- LANDSCAPE ADD POND-MAY 22	46200	*	700.00	
	5/03/22 ULS-2976 202205 320-53800-4 TOHOQUA AMENITY - MAY 22	46200	*	1,743.75	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 4
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

BANK A GENERAL FUND					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	SUB SUBCLASS VENDOR NAME	STATUS	TRUOMA	CHECK AMOUNT #
	5/03/22 ULS-2976 202205 320-53800- LANDSCPE AMEN POND-MAY 22		*	1,166.67	
	LANDSCPE AMEN POND-MAY 22	UNITED LAND SERVICES			21,487.58 000521
5/27/22 00039	5/04/22 22955694 202205 330-53800-	49200	*	353.36	
	CFOLD TOWEL/TOILET TISSUE 5/20/22 22999221 202205 330-53800-		*	137.98	
	PAPER TOWEL DISPENSER	W.B.MASON CO.INC			491.34 000522
5/27/22 00032	5/12/22 22-2285 202204 320-53800- JANITORIAL SVCS - APR 22	-46700	*	1,920.00	
		WESTWOOD INTERIOR CLEAN	ING INC.		1,920.00 000523
6/14/22 00022	6/01/22 59 202206 330-53800- FACILITY MAINT - JUN 22		*	1,250.00	
	6/01/22 59 202206 330-53800- AMENITY MANAGEMENT-JUN 22		*	3,090.00	
	AMENITI MANAGEMENI-UUN 22	COMMUNITY ASSOCIATION A	ND LIFESTYLE		4,340.00 000524
6/14/22 00016 5/02/22 22559 202205 310-51300- AUDIT FYE - 09/30/21	32200	*	5,500.00		
		GRAU & ASSOCIATES			5,500.00 000525
6/14/22 00063	5/31/22 016295 202205 330-53800- SECURITY MONITOR - MAY 22	-48800	*	35.00	
	SECURITY MONITOR - MAY 22	MODERN SECURITY SYSTEM,	LLC		35.00 000526
6/14/22 00024	6/01/22 7418 202206 320-53800- POOL MAINTENANCE - JUN 22	47200	*	1,735.00	
	POOL MAINTENANCE - JUN 22	ROBERTS POOL SRVC AND R	EPAIR INC		1,735.00 000527
6/14/22 00026	5/26/22 384184 202205 330-53800-	-53000	*	299.80	
	SULFURIC ACID 5/26/22 384489 202205 330-53800- BULK BLEACH / DELIVERY		*	1,097.50	
	BULK BLEACH / DELIVERY	SPIES POOL, LLC			1,397.30 000528
6/14/22 00052	6/01/22 1366 202206 320-53800-		*	680.00	
	POND MAINT/ANALYSIS TEST	SUNSHINE LAND MANAGEMEN	Г CORP.		680.00 000529
6/20/22 00002	6/01/22 224 202206 310-51300-		*	3,094.33	
	MANAGEMENT FEES - JUN 22 6/01/22 224 202206 310-51300- WEBSITE MANAGEMENT-JUN 22		*	100.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 5
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

CHIECK BITTED		BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/01/22 224 202206 310-51300-		*	150.00	
	INFORMATION TECH - JUN 22 6/01/22 224 202206 310-51300	-31300	*	833.33	
	DISSEMINATION SVCS-JUN 2: 6/01/22 224 202206 310-51300-		*	.66	
	OFFICE SUPPLIES 6/01/22 224 202206 310-51300-	-42000	*	8.68	
	POSTAGE 6/01/22 224 202206 310-51300-	-42500	*	291.33	
	COPIES	GOVERNMENTAL MANAGEMENT SERVICES			4,478.33 000530
6/20/22 00004	6/14/22 104132 202205 310-51300-		*	4,433.00	
	RVW/AGENDA/AGRMNT/CONVEY 6/14/22 104134 202205 310-51300-	-31500	*	3,280.00	
	RVW/CNTRCT/MTG/ASMNT/ZOOI	M LATHAM, LUNA, EDEN & BEAUDINE,LL	P		7,713.00 000531
	6/22/22 2021159 202206 330-53800-	-48000	*	225.00	
	BACK TO SCHOOL - EVENT	BUBBLE BUS ORLANDO			225.00 000532
6/24/22 00049	6/21/22 49-BID-5 202206 330-53800-	-52000	*	325.00	
	POOL PERMIT FY 2022	FLORIDA DEPARTMENT OF HEALTH			325.00 000533
6/24/22 00002	5/31/22 226 202204 320-53800-	-47800	*	840.00	
	GEN REPAIR & MAINT-APR 22	GOVERNMENTAL MANAGEMENT SERVICES			840.00 000534
6/24/22 00026	6/14/22 385048 202206 330-53800-		*	319.80	
	SULFURIC ACID 6/14/22 385142 202206 330-53800-	-53000	*	1,525.00	
	BULK BLEACH / DELIVERY	SPIES POOL, LLC			1,844.80 000535
	6/22/22 149 202206 330-53800-	-48000	*	300.00	
	SUMMER KIDS PAINT PARTY	TIFFANIE MAAS			300.00 000536
6/24/22 00032	6/21/22 22-2503 202205 320-53800-	-46700	*	1,920.00	
	JANITORIAL SVCS - MAY 22	WESTWOOD INTERIOR CLEANING INC.			1,920.00 000537
	7/01/22 60 202207 330-53800- FACILITY MAINT - JUL 22		*	1,250.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 6
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

CHIECK BITTED	01, 2, , 2022 01, 20, 2022	BANK A	GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENDATE INVOICE YRMO I	ISED TO DPT ACCT# SUB SI	VENDOR NAME UBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	7/01/22 60 202207 3 AMENITY MANAGEM	רי דוד יייזאי		*	· ·	
	AMENIII MANAGEMI	COMM	UNITY ASSOCIATION AND LIE	FESTYLE		4,340.00 000538
7/07/22 00002	6/01/22 225 202206 3	320-53800-12000		*	1,716.67	
	FIELD MANAGEMENT 6/01/22 225 202206 3 GEN MTHLY MAINT	320-53800-47800		*	138.73	
	6/01/22 225 202206 3	330-53800-49200		*	71.59	
	TRASH BAGS/WET I 6/01/22 225 202206 3	330-53800-48000		*	315.73	
	SUPPLIES SPECIAL 6/01/22 225 202206 3	330-53800-48200		*	22.40	
	SUPPLIES FITNESS 6/01/22 225 202206 3	310-51300-42000		*	3.36	
	POSTAGE-VIOLATIO	ON LETTERS GOVEI	RNMENTAL MANAGEMENT SERVI	ICES		2,268.48 000539
7/07/22 00026	6/23/22 385517 202206 3	330-53800-53000		*	159.90	
	SULFURIC ACID 6/23/22 385733 202206 3 BULK BLEACH / DI	330-53800-53000		*	1,525.00	
	BULK BLEACH / DI	SPIE	S POOL, LLC			1,684.90 000540
7/07/22 00052	7/01/22 1389 202207 3	320-53800-46300		*	920.00	
	POND MAINT/ANALY		HINE LAND MANAGEMENT CORE	₽.		920.00 000541
7/07/22 00064	6/15/22 18126128 202206 3	320-53800-47100		*	65.00	
	PEST CONTROL - 0	JUN 22 TURNI	ER PEST CONTROL, LLC			65.00 000542
7/07/22 00033	6/01/22 ULS-3101 202206 3	320-53800-46200		*	3,885.00	
	LNDSCP E CROSS I 6/01/22 ULS-3101 202206 3	320-53800-46200		*	5,943.33	
	LANDSCAPE PH1/PC 6/13/22 ULS-3158 202206 3	320-53800-46200		*	4,323.00	
	TOH.1ST AMND PH2 6/13/22 ULS-3158 202206 3	320-53800-46200		*	3,668.33	
	LANDSCPE CROSS I 6/13/22 ULS-3159 202206	320-53800-46200		*	700.00	
	LANDSCAPE ADD PG 6/13/22 ULS-3159 202206	320-53800-46200		*	1,166.67	
	LANDSCPE AMEN PO	OND-JUN 22	ED LAND SERVICES			19,686.33 000543

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/27/22 PAGE 7
\*\*\* CHECK DATES 04/27/2022 - 07/26/2022 \*\*\* TOHOQUA - GENERAL FUND

^^^ CHECK DATES	04/2//2022 - 0//26/2022 ^^^	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR 1	NAME STATUS	AMOUNT	CHECK
7/07/22 00039	6/28/22 23081556 202206 330-5380 C-FOLD PAPER TOWEL 16 P.	0-49200 KS	*	266.88	
					266.88 000544
7/12/22 00004	5/19/22 100621 202204 310-5130 SENT DOC\CONVEY/RVW/TIT		*	431.00	
	6/14/22 104133 202205 310-5130 REO/CONVEY/RVW/FINALIZE	0-31500	*	618.20	
	REQ/CONVEI/RVW/FINALIZE	LATHAM, LUNA, EDEN 8	BEAUDINE,LLP		1,049.20 000545
7/12/22 00006	3/28/22 17-188(4 202202 310-5130	0-31100	*	225.00	
	ENGINEER SERVICES-FEB 2 4/30/22 17-188(4 202203 310-5130	0-31100	*	2,681.25	
	ENGINEER SERVICES-MAR 2 5/24/22 17-188(5 202204 310-5130	0-31100	*	1,031.25	
	ENGINEER SERVICES-APR 2 5/24/22 17-188(5 202204 310-5130	0-31100	*	393.75	
	ENGINEER SERVICES-APR 2 6/28/22 17-188(5 202205 310-5130	0-31100	*	360.00	
	ENGINEER SERVICES-MAY 2 6/28/22 17-188(5 202205 310-5130	2 0-31100	*	1,705.45	
	ENGINEER SERVICES-MAY 2 6/28/22 17-188(5 202205 310-5130	0-31100	*	875.00	
	ENGINEER SERVICES-MAY 2 6/28/22 17-188(5 202205 310-5130	0-31100	*	371.25	
	ENGINEER SERVICES-MAY 2	<pre>2    POULOS &amp; BENNETT, LI</pre>	ic		7,642.95 000546
7/12/22 00024			*	1,735.00	
	POOL MAINTENANCE - JUL	22	ND REPAIR INC		1.735.00 000547
7/12/22 00026				397.00	
7/12/22 00026	6/04/22 386074 202206 330-5380 RBLT STENNER/TUBE ASSMB	LY			205 00 000540
		SPIES POOL, LLC			397.00 000548
7/12/22 00033	5/03/22 ULS-2976 202205 320-5380 LNDSCP E CROSS PRA-MAY	0-46200 22	*	3,885.00	
		UNITED LAND SERVICES	5		3,885.00 000549
7/18/22 00002	7/01/22 227 202207 310-5130 MANAGEMENT FEES - JUL 2	0-34000	*	3,094.33	<b></b>
	7/01/22 227 202207 310-5130	0-35200	*	100.00	
	WEBSITE MANAGEMENT-JUL 7/01/22 227 202207 310-5130 INFORMATION TECH - JUL	0-35100	*	150.00	

AP300R	YEAR-TO-DATE ACCOUNTS	PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN 7/27/22	PAGE
*** CHECK DATES 04/27/2022 - 07/26/20	22 *** TOHOOUA -	GENERAL FUND		

	BANK A GENE	RAL FUND			
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLA	VENDOR NAME ASS	STATUS	AMOUNT	CHECK AMOUNT #
	202207 310-51300-31300		*	833.33	
7/01/22 227 2	ATION SVCS-JUL 22 202207 310-51300-51000		*	.72	
	JPPLIES 202207 310-51300-42000		*	12.72	
	202207 310-51300-42500		*	296.25	
COPIES	GOVERNME	NTAL MANAGEMENT SERVI	CES		4,487.35 000550
7/18/22 00004 7/12/22 104807 2	202206 310-51300-31500		*	1,724.74	
ATND MTG/	RESOL/AGDA/ADNDM LATHAM, 1	LUNA, EDEN & BEAUDINE	L,LLP		1,724.74 000551
7/18/22 00026 7/05/22 386566 2	202207 330-53800-53000		*	975.00	
BULK BLEA	ACH / DELIVERY SPIES POO	OL, LLC			975.00 000552
	202207 320-53800-46200		*	5,943.33	
7/01/22 ULS-3241 2	E PH1/POND-JUL 22 202207 320-53800-46200		*	3,885.00	
7/01/22 ULS-3296 2	CROSS PRA-JUL 22 202207 320-53800-46200		*	4,323.00	
7/01/22 ULS-3296 2	AMND PH2,3-JUL 22 202207 320-53800-46200		*	3,668.33	
7/01/22 ULS-3296 2	CROSS PRA-JUL 22 202207 320-53800-46200		*	700.00	
7/01/22 ULS-3296 2	E ADD POND-JUL 22 202207 320-53800-46200		*	1,743.75	
7/01/22 ULS-3296 2	AMENITY - JUL 22 202207 320-53800-46200		*	1,166.67	
LANDSCPE	AMEN POND-JUL 22  UNITED LA	AND SERVICES			21,430.08 000553
			BANK A		

TOTAL FOR BANK A 158,140.19 158,140.19 TOTAL FOR REGISTER

8

# SECTION 2

Community Development District

Unaudited Financial Reporting June 30, 2022



#### **Table of Contents**

1	Balance Sheet
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9-10	Month to Month
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#### Tohoqua Community Development District Combined Balance Sheet June 30, 2022

		General Fund	De	ebt Service Fund	Capit	tal Projects Fund	Totals Governmental Funds		
Assets:									
Cash	\$	618,765	\$	_	\$	_	\$	618,765	
Investments	Ψ	010,703	Ψ		Ψ		Ψ	010,703	
Series 2018									
Reserve	\$	_	\$	69,039	\$	_	\$	69,039	
Revenue	\$	_	\$	68,089	\$	_	\$	68,089	
Construction	\$	_	\$	-	\$	12,649	\$	12,649	
Series 2021 Phase 2	Ψ		Ψ		Ψ	12,047	Ψ	12,047	
Reserve	\$	_	\$	72,381	\$	_	\$	72,381	
Revenue	\$		\$	45,008	\$	_	\$	45,008	
Capital Interest	\$	-	\$	43,008	\$	-	\$	43,000	
Construction	\$ \$	-	\$ \$	-	\$ \$	232	\$ \$	232	
	Ф	-	Ф	-	Ф	232	ф	232	
Series 2021 Phase 4A/5A Reserve	\$	_	\$	75,350	\$	_	\$	75,350	
	\$ \$	-	\$ \$	10,003	\$ \$	-			
Revenue	\$ \$	-	\$ \$	*		-	\$	10,003	
Capital Interest		-		1	\$		\$	1 9	
Construction	\$	-	\$	-	\$	9	\$	_	
Due From Developer	\$	3,280	\$	-	\$	-	\$	3,280	
Due From General Fund	\$	-	\$	38,235	\$	241	\$	38,476	
Due From Other	\$	31	\$	-	\$	-	\$	31	
Prepaid Expenses	\$	3,899	\$	-	\$	-	\$	3,899	
Total Assets	\$	625,974	\$	378,105	\$	13,131	\$	1,017,210	
Liabilities:									
Accounts Payable	\$	38,670	\$	-	\$	_	\$	38,670	
Due to Capital Projects	\$	241	\$	_	\$	_	\$	241	
Due to Debt Service	\$	38,235	\$	-	\$	-	\$	38,235	
Total Liabilities	\$	77,147	\$		\$	-	\$	77,147	
Total Budiffices	Ψ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Ψ		Ψ		Ψ	,,,11,	
Fund Balances:									
Nonspendable:									
Deposits & Prepaid Items	\$	3,899	\$	-	\$	-	\$	3,899	
Restricted for:									
Debt Service - Series 2018	\$	-	\$	137,400	\$	-	\$	137,400	
Debt Service - Series 2021 Phase 2	\$	-	\$	117,677	\$	-	\$	117,677	
Debt Service - Series 2021 Phase 4A/5A	\$	-	\$	123,028	\$	-	\$	123,028	
Capital Projects	\$	-	\$	-	\$	13,131	\$	13,131	
Unassigned	\$	544,929	\$	-	\$	-	\$	544,929	
Total Fund Balances	\$	548,827	\$	378,105	\$	13,131	\$	940,064	

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Thr	ru 06/30/22	Th	ru 06/30/22	Variance
Revenues						
Developer Contributions	\$ 220,146	\$	3,280	\$	3,280	\$ -
Assessments - Tax Collector	\$ 387,600	\$	387,600	\$	389,056	\$ 1,456
Assessments - Direct	\$ 668,125	\$	668,125	\$	668,125	\$ 0
Special Events Revenue	\$ 12,000	\$	9,000	\$	8,765	\$ (235)
Total Revenues	\$ 1,287,871	\$	1,068,004	\$	1,069,226	\$ 1,221
<u>Expenditures</u>						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	9,000	\$	3,400	\$ 5,600
FICA Expense	\$ 918	\$	689	\$	260	\$ 428
Engineering	\$ 12,000	\$	9,000	\$	9,065	\$ (65)
Attorney	\$ 25,000	\$	18,750	\$	19,689	\$ (939)
Annual Audit	\$ 6,600	\$	6,600	\$	5,500	\$ 1,100
Assessment Administration	\$ 7,500	\$	7,500	\$	7,500	\$ -
Arbitrage	\$ 1,350	\$	900	\$	900	\$ -
Dissemination	\$ 10,000	\$	7,500	\$	7,500	\$ 0
Trustee Fees	\$ 11,152	\$	3,717	\$	3,717	\$ -
Management Fees	\$ 37,132	\$	27,849	\$	27,849	\$ (0)
Information Technology	\$ 1,800	\$	1,350	\$	1,350	\$ -
Website Maintenance	\$ 1,200	\$	900	\$	900	\$ -
Telephone	\$ 300	\$	225	\$	-	\$ 225
Postage	\$ 1,000	\$	750	\$	114	\$ 636
Insurance	\$ 6,000	\$	6,000	\$	5,570	\$ 430
Printing & Binding	\$ 3,000	\$	2,250	\$	1,386	\$ 864
Legal Advertising	\$ 3,800	\$	2,850	\$	189	\$ 2,661
Other Current Charges	\$ 2,500	\$	1,875	\$	1,060	\$ 815
Office Supplies	\$ 625	\$	469	\$	35	\$ 434
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$ -
Total General & Administrative:	\$ 144,052	\$	108,348	\$	96,160	\$ 12,188
Operations & Maintenance						
Contract Services						
Field Management	\$ 20,600	\$	15,450	\$	15,450	\$ (0)
Amenities Management	\$ 37,080	\$	27,810	\$	27,810	\$ 150 (15
Landscape Maintenance	\$ 469,372	\$	352,029	\$	181,414	\$ 170,615
Lake Maintenance	\$ 52,440	\$	39,330	\$	6,280	\$ 33,050
Wetland Maintenance	\$ 12,100	\$	9,075	\$	3,200	\$ 5,875
Wetland Mitigation Reporting	\$ 9,600	\$	6,600	\$	6,600	\$ -
Pool Maintenance	\$ 20,820	\$	15,615	\$	15,615	\$ -
Pest Control	\$ 780	\$	585	\$	585	\$ 
Janitorial Services	\$ 45,000	\$	33,750	\$	16,320	\$ 17,430
Subtotal Contract Services	\$ 667,792	\$	500,244	\$	273,275	\$ 226,970

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual			
		Budget	Thr	u 06/30/22	Thru	ı 06/30/22	١	Variance	
Danaina é Maintanana									
Repairs & Maintenance	\$	25,000	\$	18,750	¢	1,069	\$	17,681	
Landscape Replacement	\$ \$	3,000	э \$	2,250	\$ \$	1,069	\$ \$	1,000	
Irrigation Repairs		,		,		1,250	\$ \$		
Stormwater Inspections	\$ \$	14,400	\$	10,800	\$	2 407		10,800	
General Repairs & Maintenance		10,000	\$	7,500	\$	3,487	\$	4,013	
Road & Sidewalk Maintenance	\$	3,000	\$	2,250	\$	-	\$	2,250	
Signage	\$	1,500	\$	1,125	\$	-	\$	1,125	
Walls - Repair/Cleaning	\$	1,500	\$	1,125	\$	-	\$	1,125	
Fencing	\$	250	\$	188	\$	-	\$	188	
Subtotal Repairs & Maintenance	\$	58,650	\$	43,988	\$	5,806	\$	38,181	
Utilities									
Pool - Electric	\$	19,000	\$	14,250	\$	12,268	\$	1,982	
Pool - Water	\$	6,500	\$	4,875	\$	5,934	\$	(1,059)	
Electric	\$	5,000	\$	3,750	\$	123	\$	3,627	
Water & Sewer	\$	54,500	\$	40,875	\$	10,340	\$	30,535	
Streetlights	\$	150,000	\$	112,500	\$	38,786	\$	73,714	
Subtotal Utilities	\$	235,000	\$	176,250	\$	67,451	\$	108,799	
Amenities	<b>.</b>	25 222		25 222		22.25.4		1016	
Property Insurance	\$	25,000	\$	25,000	\$	23,054	\$	1,946	
Pool Attendants	\$	12,500	\$	9,375	\$	-	\$	9,375	
Security Patrol	\$	30,000	\$	22,500	\$	-	\$	22,500	
Pool Repairs & Maintenance	\$	15,000	\$	11,250	\$	19,260	\$	(8,010)	
Pool Permits	\$	325	\$	325	\$	325	\$	-	
Access Cards & Equipment Supplies	\$	2,390	\$	2,390	\$	5,144	\$	(2,754)	
Fire Alarm & Security Monitoring	\$	1,000	\$	750	\$	280	\$	470	
Fire Alarm & Security Monitoring Repairs	\$	2,000	\$	1,500	\$	-	\$	1,500	
Fire Extinguisher Inspections	\$	100	\$	100	\$	85	\$	15	
Amenity Signage	\$	2,000	\$	1,500	\$	1,165	\$	335	
Repairs & Maintenance	\$	17,500	\$	13,125	\$	12,980	\$	145	
Office Supplies	\$	1,500	\$	1,125	\$	120	\$	1,005	
Operating Supplies	\$	5,000	\$	3,750	\$	4,357	\$	(607)	
Special Events	\$	15,000	\$	11,250	\$	14,507	\$	(3,257)	
Termite Bond	\$	300	\$	225	\$	-	\$	225	
Holiday Décor	\$	12,500	\$	5,100	\$	5,100	\$	-	
Subtotal Amenities	\$	142,115	\$	109,265	\$	86,378	\$	22,887	

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 06/30/22	Thr	u 06/30/22	Variance
Other						
Contingency	\$ 25,000	\$	18,750	\$	879	\$ 17,871
Subtotal Other	\$ 25,000	\$	18,750	\$	879	\$ 17,871
Total Operations & Maintenance	\$ 1,128,557	\$	848,497	\$	433,788	\$ 414,709
Total Expenditures	\$ 1,272,609	\$	956,845	\$	529,948	\$ 426,897
Excess (Deficiency) of Revenues over Expenditures	\$ 15,262			\$	539,278	
Other Financing Sources/(Uses)						
Transfer In/(Out) - Capital Reserve	\$ (15,262)	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$ (15,262)	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 0			\$	539,278	
Fund Balance - Beginning	\$ -			\$	9,549	
Fund Balance - Ending	\$ 0			\$	548,827	

#### **Community Development District**

#### **Debt Service Fund - Series 2018**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/22	Thr	u 06/30/22	Va	riance
Revenues							
Special Assessments	\$ 137,458	\$	137,458	\$	137,971	\$	513
Interest Income	\$ -	\$	-	\$	6	\$	6
Total Revenues	\$ 137,458	\$	137,458	\$	137,977	\$	519
Expenditures:							
Interest Payment - 11/01	\$ 48,948	\$	48,948	\$	48,948	\$	-
Principal Payment - 5/01	\$ 40,000	\$	40,000	\$	40,000	\$	-
Interest Payment - 5/01	\$ 48,948	\$	48,948	\$	48,948	\$	-
Total Expenditures	\$ 137,895	\$	137,895	\$	137,895	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (437)			\$	82		
Fund Balance - Beginning	\$ 67,273			\$	137,318		
Fund Balance - Ending	\$ 66,836			\$	137,400		

#### **Community Development District**

#### Debt Service Fund - Series 2021 Phase 2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/22	Thru 06/30/22		Va	riance
Revenues							
Special Assessments	\$ 144,764	\$	144,764	\$	145,309	\$	545
Interest Income	\$ -	\$	-	\$	6	\$	6
Total Revenues	\$ 144,764	\$	144,764	\$	145,315	\$	551
Expenditures:							
Interest Payment - 11/01	\$ 45,022	\$	45,022	\$	45,022	\$	-
Principal Payment - 5/01	\$ 55,000	\$	55,000	\$	55,000	\$	-
Interest Payment - 5/01	\$ 45,022	\$	45,022	\$	45,022	\$	-
Total Expenditures	\$ 145,044	\$	145,044	\$	145,044	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (280)			\$	271		
Fund Balance - Beginning	\$ 45,024			\$	117,406		
Fund Balance - Ending	\$ 44,744			\$	117,677		

#### **Community Development District**

#### Debt Service Fund - Series 2021 Phase 4A/5A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorated Budget			Actual		
	Budget	Thr	u 06/30/22	Thr	ru 06/30/22	Var	iance
Revenues							
Assessments - Direct Bill	\$ 150,700	\$	150,700	\$	150,701	\$	1
Interest Income	\$ -	\$	-	\$	5	\$	5
Total Revenues	\$ 150,700	\$	150,700	\$	150,706	\$	6
Expenditures:							
Interest Payment - 11/01	\$ 48,030	\$	48,030	\$	48,030	\$	-
Principal Payment - 5/01	\$ 55,000	\$	55,000	\$	55,000	\$	-
Interest Payment - 5/01	\$ 48,030	\$	48,030	\$	48,030	\$	-
Total Expenditures	\$ 151,060	\$	151,060	\$	151,060	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ (360)			\$	(354)		
Fund Balance - Beginning	\$ 48,031			\$	123,383		
Fund Balance - Ending	\$ 47,671			\$	123,028		

#### **Community Development District**

#### **Capital Projects Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Series 2018	2	Series 021 Phase 2	202	Series	Total
	2018		021 Phase 2	202	1 Phase 4A/5A	Total
Revenues						
Interest	\$ 0	\$	59	\$	50	\$ 110
Total Revenues	\$ 0	\$	59	\$	50	\$ 110
Expenditures:						
Capital Outlay	\$ -	\$	1,579,267	\$	1,676,726	\$ 3,255,993
Total Expenditures	\$ -	\$	1,579,267	\$	1,676,726	\$ 3,255,993
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$	(1,579,207)	\$	(1,676,676)	\$ (3,255,883)
Fund Balance - Beginning	\$ 12,649	\$	1,579,680	\$	1,676,685	\$ 3,269,014
Fund Balance - Ending	\$ 12,649	\$	473	\$	9	\$ 13,131

#### Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug S	Бер	Total
Revenues													
Developer Contributions	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,280 \$	- \$	- \$	- \$	3,280
Assessments - Tax Collector	\$ - \$	6,196 \$	333,308 \$	4,504 \$	35,130 \$	1,396 \$	7,753 \$	- \$	769 \$	- \$	- \$	- \$	389,056
Assessments - Direct	\$ 88,884 \$	122,028 \$	- \$	167,593 \$	61,014 \$	- \$	61,014 \$	83,796 \$	83,796 \$	- \$	- \$	- \$	668,125
Special Events Revenue	\$ 1,930 \$	500 \$	20 \$	1,280 \$	850 \$	- \$	3,425 \$	- \$	760 \$	- \$	- \$	- \$	8,765
Total Revenues	\$ 90,814 \$	128,724 \$	333,328 \$	173,377 \$	96,994 \$	1,396 \$	72,192 \$	83,796 \$	88,605 \$	- \$	- \$	- \$	1,069,226
Expenditures													
General & Administrative:													
Supervisor Fees	\$ - \$	600 \$	- \$	- \$	800 \$	800 \$	600 \$	- \$	600 \$	- \$	- \$	- \$	3,400
FICA Expense	\$ - \$	46 \$	- \$	- \$	61 \$	61 \$	46 \$	- \$	46 \$	- \$	- \$	- \$	260
Engineering	\$ - \$	105 \$	- \$	- \$	394 \$	2,851 \$	2,404 \$	3,312 \$	- \$	- \$	- \$	- \$	9,065
Attorney	\$ 1,329 \$	613 \$	2,907 \$	369 \$	1,457 \$	1,621 \$	1,338 \$	8,331 \$	1,725 \$	- \$	- \$	- \$	19,689
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	5,500 \$	- \$	- \$	- \$	- \$	5,500
Assessment Administration	\$ 7,500 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,500
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	900 \$	- \$	- \$	- \$	- \$	- \$	- \$	900
Dissemination	\$ 833 \$	833 \$	833 \$	833 \$	833 \$	833 \$	833 \$	833 \$	833 \$	- \$	- \$	- \$	7,500
Trustee Fees	\$ 1,549 \$	- \$	- \$	- \$	- \$	2,168 \$	- \$	- \$	- \$	- \$	- \$	- \$	3,717
Management Fees	\$ 3,094 \$	3,094 \$	3,094 \$	3,094 \$	3,094 \$	3,094 \$	3,094 \$	3,094 \$	3,094 \$	- \$	- \$	- \$	27,849
Information Technology	\$ 150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	- \$	- \$	- \$	1,350
Website Maintenance	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	900
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Postage	\$ 14 \$	3 \$	7 \$	7 \$	5 \$	13 \$	40 \$	12 \$	12 \$	- \$	- \$	- \$	114
Insurance	\$ 5,570 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,570
Printing & Binding	\$ 99 \$	54 \$	337 \$	56 \$	51 \$	90 \$	263 \$	145 \$	291 \$	- \$	- \$	- \$	1,386
Legal Advertising	\$ 168 \$	- \$	- \$	- \$	- \$	- \$	21 \$	- \$	- \$	- \$	- \$	- \$	189
Other Current Charges	\$ 176 \$	129 \$	39 \$	39 \$	64 \$	377 \$	135 \$	64 \$	39 \$	- \$	- \$	- \$	1,060
Office Supplies	\$ 16 \$	0 \$	15 \$	0 \$	0 \$	1 \$	1 \$	1 \$	1 \$	- \$	- \$	- \$	35
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative:	\$ 20,772 \$	5,728 \$	7,483 \$	4,648 \$	7,011 \$	13,060 \$	9,024 \$	21,542 \$	6,892 \$	- \$	- \$	- \$	96,160
Operations & Maintenance													
Contract Services													
Field Management	\$ 1,717 \$	1,717 \$	1,717 \$	1,717 \$	1,717 \$	1,717 \$	1,717 \$	1,717 \$	1,717 \$	- \$	- \$	- \$	15,450
Amenities Management	\$ 3,090 \$	3,090 \$	3,090 \$	3,090 \$	3,090 \$	3,090 \$	3,090 \$	3,090 \$	3,090 \$	- \$	- \$	- \$	27,810
Landscape Maintenance	\$ 17,545 \$	17,545 \$	21,488 \$	17,545 \$	20,430 \$	24,315 \$	21,430 \$	21,430 \$	19,686 \$	- \$	- \$	- \$	181,414
Lake Maintenance	\$ 450 \$	450 \$	450 \$	1,530 \$	680 \$	680 \$	680 \$	680 \$	680 \$	- \$	- \$	- \$	6,280
Wetland Maintenance	\$ - \$	1,600 \$	- \$	- \$	1,600 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,200
Wetland Mitigation Reporting	\$ - \$		- \$	3,000 \$	3,600 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	6,600
Pool Maintenance	\$ 1,735 \$	1,735 \$	1,735 \$	1,735 \$	1,735 \$	1,735 \$	1,735 \$	1,735 \$	1,735 \$	- \$	- \$	- \$	15,615
Pest Control	\$ 65 \$		65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	- \$	- \$	- \$	585
Janitorial Services	\$ 2,080 \$	2,400 \$	2,080 \$	1,920 \$	1,920 \$	2,080 \$	1,920 \$	1,920 \$	- \$	- \$	- \$	- \$	16,320
Subtotal Contract Services	\$ 26,682 \$	28,602 \$	30,624 \$	30,602 \$	34,837 \$	33,682 \$	30,637 \$	30,637 \$	26,973 \$	- \$	- \$	- \$	273,275

#### Community Development District Month to Month

Repairs & Maintenance  Landscape Replacement   \$ Irrigation Repairs   \$ Stormwater Inspections   \$ General Repairs & Maintenance   \$ Road & Sidewalk Maintenance   \$ Signage   \$ Walls - Repair/Cleaning   \$ Fencing   \$ Subtotal Repairs & Maintenance   \$ Utilities  Pool - Electric   \$ Pool - Water   \$ Electric   \$ Streedlights   \$ Subtotal Utilities   \$ Subtotal Utilities   \$ Property Insurance   \$ Pool Attendants   \$ Security Patrol   \$ Pool Repairs & Maintenance   \$ Pool Peprints   \$ Access Cards & Equipment Supplies   \$	- \$ - \$ - \$	- \$ - \$ - \$	- \$ - \$	1,069 \$ 1,250 \$	- \$	- \$	Apr - \$	May - \$	Jun - \$	Jul - \$	Aug - \$	Sep - \$	
Landscape Replacement   \$   Irrigation Repairs   \$   \$   \$   \$   \$   \$   \$   \$   \$	- \$ - \$	- \$	- \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Irrigation Repairs \$ Stormwater Inspections \$ General Repairs & Maintenance \$ Road & Sidewalk Maintenance \$ Signage \$ Walls - Repair/Cleaning \$ Fencing \$  Subtotal Repairs & Maintenance \$  Utilities \$ Pool - Electric \$ Pool - Water \$ Electric \$ Water & Sewer \$ Streetlights \$  Subtotal Utilities \$  Amenities \$ Property Insurance \$ Pool Aytendants \$ Security Patrol \$ Pool Repairs & Maintenance \$ Pool Repairs & S Security Patrol \$ Pool Repairs & Maintenance \$ Pool Repairs & Maintenance \$ Pool Repairs & Maintenance \$ Pool Permits \$	- \$ - \$	- \$	- \$			- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Stormwater Inspections General Repairs & Maintenance Road & Sidewalk Maintenance Signage \$Walls-Repair/Cleaning Fencing \$Subtotal Repairs & Maintenance  Utilities Value Sewer Substal Repairs & Maintenance  Signage  Utilities  Fencing  Subtotal Repairs & Maintenance  Subtotal Repairs & Maintenance  Subtotal Repairs & Maintenance  Subtotal Repairs & Maintenance  Subtotal Valiet Subtotal Utilities  Subtota	- \$			1250 \$									1,069
General Repairs & Maintenance         \$           Road & Sidewalk Maintenance         \$           Signage         \$           Walls - Repair / Cleaning         \$           Fencing         \$           Subtotal Repairs & Maintenance         \$           Utilities         \$           Pool - Electric         \$           Pool - Water         \$           Electric         \$           Water & Sewer         \$           Streetlights         \$           Subtotal Utilities         \$           Amenities         Property Insurance           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$		- \$		1,230 φ	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,250
Road & Sidewalk Maintenance         \$           Signage         \$           Walls - Repair/Cleaning         \$           Fencing         \$           Subtotal Repairs & Maintenance         \$           Utilities         \$           Pool - Electric         \$           Pool - Water         \$           Electric         \$           Water & Sewer         \$           Streetlights         \$           Subtotal Utilities         \$           Amenities         \$           Property Insurance         \$           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$	- \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Signage         \$           Walls - Repair/Cleaning         \$           Fencing         \$           Subtotal Repairs & Maintenance         \$           Utilities         *           Pool - Electric         \$           Pool - Water         \$           Electric         \$           Water & Sewer         \$           Streetlights         \$           Subtotal Utilities         \$           Amenities         \$           Property Insurance         \$           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$		753 \$	- \$	1,107 \$	- \$	649 \$	840 \$	- \$	139 \$	- \$	- \$	- \$	3,487
Walls - Repair/Cleaning         \$           Fencing         \$           Subtotal Repairs & Maintenance         \$           Utilities         Pool - Electric         \$           Pool - Water         \$           Electric         \$           Water & Sewer         \$           Streetlights         \$           Subtotal Utilities         \$           Amenities         Property Insurance           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Repairs & Maintenance	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Repairs & Maintenance         \$           Utilities         Pool - Electric         \$           Pool - Water         \$         \$           Electric         \$         \$           Water & Sewer         \$         \$           Streetlights         \$         \$           Amenities         *         *           Property Insurance         \$         Pool Attendants         \$           Security Patrol         \$         Pool Repairs & Maintenance         \$           Pool Permits         \$         \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Utilities	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pool - Electric	- \$	753 \$	- \$	3,426 \$	- \$	649 \$	840 \$	- \$	139 \$	- \$	- \$	- \$	5,806
Pool - Electric         \$           Pool - Water         \$           Electric         \$           Water & Sewer         \$           Streedlights         \$           Subtotal Utilities         \$           Amenities         *           Property Insurance         \$           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$													
Pool - Water	- \$	1,599 \$	1,569 \$	2,958 \$	- \$	3,055 \$	- \$	3,087 \$	- \$	- \$	- \$	- \$	12,268
Electric	623 \$	467 \$	628 \$	671 \$	726 \$	784 \$	660 \$	694 \$	681 \$	- \$	- \$	- \$	5,934
Water & Sewer         \$           Streetlights         \$           Subtotal Utilities         \$           Amenities         Property Insurance         \$           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$	- \$	14 \$	13 \$	33 \$	- \$	37 \$	- \$	26 \$	- \$	- \$	- \$	- \$	123
Streetlights         \$           Subtotal Utilities         \$           Amenities         \$           Property Insurance         \$           Pool Attendants         \$           Security Patrol         \$           Pool Repairs & Maintenance         \$           Pool Permits         \$	2,737 \$	321 \$	2.023 \$	1.089 \$	293 \$	329 \$	1.308 \$	1,123 \$	1,117 \$	- \$	- \$	- \$	10,340
Subtotal Utilities     \$       Amenities     \$       Property Insurance     \$       Pool Attendants     \$       Security Patrol     \$       Pool Repairs & Maintenance     \$       Pool Permits     \$	- \$	3,415 \$	4,176 \$	9,758 \$	- \$	10,762 \$	- \$	10,675 \$	- \$	- \$	- \$	- \$	38,786
Amenities  Property Insurance \$ Pool Attendants \$ Security Patrol \$ Pool Repairs & Maintenance \$ Pool Permits \$	3,360 \$	5,816 \$	8,409 \$	14,510 \$	1,019 \$	14,966 \$	1,968 \$	15,605 \$	1,798 \$	- \$	- \$	- \$	67,451
Property Insurance \$ Pool Attendants \$ Security Patrol \$ Pool Repairs & Maintenance \$ Pool Permits \$	2,222 4	2,222 4					2,222 4	22,222 4	_, +		<del>,</del>	*	
Pool Attendants \$ Security Patrol \$ Pool Repairs & Maintenance \$ Pool Permits \$													
Security Patrol \$ Pool Repairs & Maintenance \$ Pool Permits \$	23,054 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,054
Pool Repairs & Maintenance \$ Pool Permits \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pool Permits \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
•	857 \$	1,055 \$	1,265 \$	1,104 \$	2,071 \$	2,177 \$	3,033 \$	3,772 \$	3,927 \$	- \$	- \$	- \$	19,260
Access Cards & Equipment Supplies \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	325 \$	- \$	- \$	- \$	325
	- \$	- \$	- \$	- \$	- \$	5,144 \$	- \$	- \$	- \$	- \$	- \$	- \$	5,144
Fire Alarm & Security Monitoring \$	70 \$	35 \$	35 \$	35 \$	35 \$	35 \$	- \$	35 \$	- \$	- \$	- \$	- \$	280
Fire Alarm & Security Monitoring Repairs \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Fire Extinguisher Inspections \$	- \$	- \$	- \$	85 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	85
Amenity Signage \$	12 \$	696 \$	- \$	- \$	175 \$	- \$	267 \$	15 \$	- \$	- \$	- \$	- \$	1,165
Repairs & Maintenance \$	2,187 \$	1,250 \$	1,250 \$	1,650 \$	1,250 \$	1,250 \$	1,250 \$	1,620 \$	1,272 \$	- \$	- \$	- \$	12,980
Office Supplies \$	100 \$	20 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	120
Operating Supplies \$	556 \$	- \$	- \$	430 \$	1,274 \$	- \$	1,268 \$	491 \$	338 \$	- \$	- \$	- \$	4,357
Special Events \$	1,258 \$	202 \$	7,048 \$	- \$	- \$	1,261 \$	163 \$	3,732 \$	841 \$	- \$	- \$	- \$	14,507
Termite Bond \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Holiday Décor \$	5,100 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,100
Subtotal Amenities \$	33,194 \$	3,259 \$	9,598 \$	3,304 \$	4,805 \$	9,867 \$	5,981 \$	9,666 \$	6,703 \$	- \$	- \$	- \$	86,378
Other													
Contingency \$	- \$	- \$	- \$	- \$	562 \$	- \$	252 \$	65 \$	- \$	- \$	- \$	- \$	879
Subtotal Other \$	- \$	- \$	- \$	- \$	562 \$	- \$	252 \$	65 \$	- \$	- \$	- \$	- \$	879
Subtotal other		<u> </u>			502 \$	<u> </u>	202 \$	00 ¢	<u> </u>	<u> </u>	Ψ	<u> </u>	0,7
Total Operations & Maintenance \$	63,236 \$	38,429 \$	48,631 \$	51,841 \$	41,223 \$	59,164 \$	39,678 \$	55,973 \$	35,613 \$	- \$	- \$	- \$	433,788
Total Expenditures \$	84,008 \$	44,157 \$	56,114 \$	56,489 \$	48,234 \$	72,224 \$	48,702 \$	77,515 \$	42,504 \$	- \$	- \$	- \$	529,948
Excess (Deficiency) of Revenues over Expenditures \$	6,806 \$	84,566 \$	277,214 \$	116,888 \$	48,761 \$	(70,829) \$	23,490 \$	6,281 \$	46,101 \$	- \$	- \$	- \$	539,278
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/(Uses) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance \$	. ,	- 3	- 3		- 3	- 9	- 4	- 3	- J	- 3	- J	- 3	

#### **Community Development District**

#### Long Term Debt Report

Series 2018, Spec	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									
Rande Outstanding - 2/8/18	\$2.165.00									

 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)

 Less: Principal Payment - 5/1/22
 (\$40,000)

 Current Bonds Outstanding
 \$2,020,000

#### Series 2021 Phase 2, Special Assessment Revenue Bonds

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

Less: Principal Payment - 5/1/22 (\$55,000)

Current Bonds Outstanding \$2,525,000

#### Series 2021Phase 4A/5A, Special Assessment Revenue Bonds

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

 Less: Principal Payment - 5/1/22
 (\$55,000)

 Current Bonds Outstanding
 \$2,605,000

#### 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

				ON ROLL ASS	ESSIMENTS					
							57.87%	20.52%	21.61%	100.00%
								Series 2018	Series 2021 - LN	
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Debt Service	Ph2	Total
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
02/10/22	ACH	\$63,288.83	(\$1,313.36)	(\$1,265.78)	\$0.00	\$60,709.69	\$35,130.45	\$12,458.33	\$13,120.91	\$60,709.69
03/10/22	ACH	\$2,486.00	(\$24.36)	(\$49.72)	\$0.00	\$2,411.92	\$1,395.69	\$494.95	\$521.28	\$2,411.92
04/08/22	ACH	\$13,670.82	\$0.00	(\$273.42)	\$0.00	\$13,397.40	\$7,752.58	\$2,749.30	\$2,895.52	\$13,397.40
06/17/22	ACH	\$1,355.99	\$0.00	(\$27.12)	\$0.00	\$1,328.87	\$768.97	\$272.70	\$287.20	\$1,328.87
	TOTAL	\$ 712,613.25	\$ (26,528.62)	\$ (13,748.45)	\$ -	\$ 672,336.18	\$ 389,056.00	\$ 137,971.17	\$ 145,309.01	\$ 672,336.18

100%	Net Percent Collected
0	Balance Remaining to Collect

#### DIRECT BILL ASSESSMENTS

Tohoqua Developi 2022-01		Net Assessments \$88,883.78			\$88,883.78			
Date	Due	Check		Net		Amount		General
Received	Date	Number		Assessed		Received		Fund
10/4/21	10/1/21	Wire		\$88,883.78		\$88,883.78		\$88,883.78
		•	\$	88,883.78	\$	88,883.78	\$	88,883.78

Pulte Home Compa 2022-02	any, LLC		Net Assessments	sments \$394,756.77 \$244,05		\$150,700.81
Date	Due	Check	Net	Amount	General	Series 2021-PT
Received	Date	Number	Assessed	Received	Fund	Ph4/5 Debt
11/22/21	12/1/21	95008502	\$197,378.39	\$197,378.39	\$122,027.98	\$75,350.41
2/22/22	2/1/22	95010223	\$98,689.19	\$98,689.19	\$61,013.99	\$37,675.20
4/28/22	5/1/22	95011535	\$98,689.19	\$98,689.19	\$61,013.99	\$37,675.20
			\$ 394,756,77	\$ 394,756,77	\$ 244.055.96	\$ 150,700,81

Lennar Homes, LLC 2022-03			Net Assessments	\$335,185.20	\$335,185.20
Date	Due	Check	Net	Amount	General
Received	Date	Number	Assessed	Received	Fund
1/21/22	11/1/21	1726696	\$167,592.60	\$167,592.60	\$167,592.60
5/10/22	2/1/22	1798217	\$83,796.30	\$83,796.30	\$83,796.30
6/24/22	5/1/22	1821111	\$83,796.30	\$83,796.30	\$83,796.30
			\$ 335,185.20	\$ 335,185.20	\$ 335,185.20

# SECTION 3



### MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS



April 19, 2022

Ms. Cari Urrutic Recording Secretary Tohoqua Community Development District 219 E. Livingston St. Orlando, FL 32801

RE: Tohoqua Community Development District – Registered Voters

Dear Ms. Urrutic:

Thank you for your letter of April 15, 2022, requesting confirmation of the number of registered voters within the Tohoqua Community Development District as of April 15, 2022.

The number of registered voters within the Tohogua CDD is 455 as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections



## SECTION 4

# TOHOQUA

TOHOQUA RESIDENTS' CLUB

# MCINTHIAM REPORT

**AUGUST 1, 2022** 

#### June & July 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 bike rack was installed by the central park's playground.
- Clubhouse Rentals in July: 2

#### June Events Recap:

- \* Summer Spaghetti Feast 41 residents participated.
- \* Father's Day Continental Breakfast & Crafts 44 residents participated (20 children / 24 adults)
- \* Food Truck Social: Asian Bros sold 58 orders.

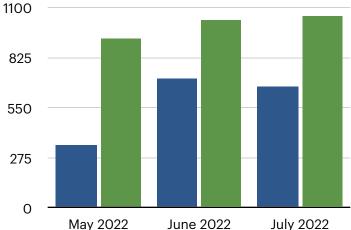
#### July's Events Recap:

- \* Independence Day Celebration live band performed and cookies and cupcakes were distributed to the residents in the pool. Grandma's BBQ Food Truck sold 43 orders.
- \* Summer Kids Paint Party 12 children participated.
- \* Food Truck Social: Cancelled due to inclement weather.
- \* Summer Mexican Feast Will be reported during the meeting.

#### Events Scheduled for August:

Back to School Bubble Party: Thursday, August 4th Food Truck Social: Tuesday, August 16th International Dog Day: Friday, August 26th





#### **Events in June**

#### Summer Spaghetti Feast



















#### Father's Day Continental Breakfast & Crafts

























**Events in July** 

































