

***Tohoqua
Community Development District***

Agenda

March 6, 2019

AGENDA

Tohoqua

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 27, 2019

**Board of Supervisors
Tohoqua Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Tohoqua Community Development District will be held **Wednesday, March 6, 2019 at 9:00 AM at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Consideration of Resolution 2019-01 Electing Assistant Secretary
4. Approval of Minutes of the November 7, 2018 Board of Supervisors Meeting
5. Ratification of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Funding Request #2
7. Other Business
8. Supervisors Requests
9. Adjournment

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

The third order of business is Organizational Matters. Section A is the discussion of an individual to fulfill the Board vacancy with a term ending November 2019. Section C is the Administration of Oath to the newly appointed Officer. Section D is the consideration of Resolution 2019-01 electing an assistant secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the November 7, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of the aquatic plant management agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes approval of the check register being presented. Sub-Section 2 includes the balance sheet and income statement for review. Sub-Section 3 is the consideration of funding request #2. A copy of the funding request and supporting documentation is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized, flowing script.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2019-01

**A RESOLUTION OF THE TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Tohoqua Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 6th day of March, 2019.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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, November 7, 2018 at 9:00 a.m., at the West Osceola Branch Library, 305 Campus Street, Kissimmee, FL.

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
James Dowd	Assistant Secretary
Keith Trace	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Clayton Smith	Assistant Field Manager
Darrin Mossing	GMS
Darrin Mossing, Jr.	GMS
Marcia Calleja	Amenity Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. Three supervisors were present, with Mr. Trace in progress.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kaitlyn Noyes

Mr. Flint: We received a resignation from Kaitlyn, which was in the agenda package. We need a motion for the Board to accept the resignation.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Kaitlyn Noyes resignation was accepted.

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019

C. Administration of Oath to Newly Appointed Supervisor

D. Consideration of Resolution 2019-01 Electing Assistant Secretary

Mr. Flint: Any time there is a vacancy on the Board during the term of office, the remaining Board Members appoint someone to fill that vacancy. Are there any nominations at this time? If you are not prepared to fill that seat today, you can continue to operate with four Board Members until you fill it.

Mr. Vidrine: Not today.

Mr. Flint: We will put it on the next agenda for consideration.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 3, 2018 Board of Supervisors Meeting and Acceptance of Minutes of the October 3, 2018 Audit Committee Meeting

Mr. Flint: Are there any questions, comments or corrections to the minutes?

Mr. Vidrine: I have no comments.

Mr. Flint: If not, we need a motion to approve and accept the minutes.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the October 3, 2018 Board of Supervisors Meeting were approved and the Minutes of the October 3, 2018 Audit Committee Meeting were accepted, as presented.

FIFTH ORDER OF BUSINESS

Designation of District Records Office

Mr. Flint: We are required to have a records office in the County where the District is located. Our accounting office was in Osceola County, but it relocated to Orange County, so we designated our accounting office as a local office. Since our District Engineer is also in Orlando that's not an option, but we have a location at Reunion where we can store records so they are in Osceola County. Our recommendation at this point would be to designate Reunion Stables at 1350 Reunion Boulevard, as the local records office.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor designating Reunion Stables at 1350 Reunion Boulevard, Reunion, Florida as the District records office was approved.

Mr. Flint: Once the amenities are developed at the project, we can eventually designate the Amenity Center as the records office and keep them there, but this is an interim measure allowing us to meet the statutory requirements.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018

Mr. Flint: The Board selected Grau & Associates through a competitive process as prescribed by the Statutes. You enter into an agreement annually with them and this is the agreement for Fiscal Year 2018, which just ended on September 30th.

Mr. Trace joined the meeting.

Mr. Flint: The fee is a not-to-exceed of \$3,200 which is consistent with their bid, so we would recommend approval.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2018 in the amount of \$3,200 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-02 Amending Resolutions 2018-13 and 2018-14; Amending the Fiscal Year 2019 Budget; Amending, Re-imposing, and Certifying the Assessment Roll; Authorizing the Filing of Revised Notices to the Osceola County Tax Collector and Revision of District Invoices

Mr. Flint: This resolution amends Resolutions 2018-13 and 2018-14, which were adopted at the public hearing for your annual budget and imposed the Operations and Maintenance (O&M) assessments. The primary purpose of the meeting today was for the Board to consider amending the adopted budget for 2019 and the assessments. The proposed amended budget is attached as Exhibit A to the resolution. Andrew did you want to discuss it?

Mr. d'Adesky: Yes, it also authorizes what George said, which I'll endorse, in addition to amending the proposed budget and the Assessment Roll. It also authorizes the District Manager's office to contact the Osceola County Tax Collector to issue any necessary notices or other documentation that they require. It is also issuing any revised invoices for direct bills, etc., that might be associated with the corresponding change in budget. It takes care of all the

corrections that are needed to rectify the budget and Assessment Roll. There are some blanks on Page 2, which Darrin or George can provide the numbers for the total funds, the General Fund, and Debt Service Fund.

Mr. Flint: The amount for the General Fund is \$952,213 and the Debt Service Fund is \$188,994.

Mr. d'Adesky: What is the total?

Mr. Flint: We will insert the total. If you look at Exhibit A, there are two primary reasons we are amending the budget. One is to give a credit for the fact that the Amenity Center is not currently constructed. These new assessment rates will reduce the buildout per unit assessment amount to 70% of the calculated buildout amount. Previously, the way you adopted the assessments, we had a flat per unit amount regardless of the product type. This modifies that, so we are using the ERU factors that were used in your Debt Service assessment. Based on the land use or product type, you pay a varying amount of assessments. For example, under the new proposed debt service assessments, a townhome owner would pay a gross per unit amount of \$348 and a 70-foot lot owner would pay \$894. Previously, you had a flat amount that applied to all and we were advised that Mattamy Homes was disclosing a different structure than the flat rate per unit by product type. The issue of the credit for the amenity not being in place came up, so we are addressing both of those items by amending the budget. Darrin, is there anything else you want to add to that?

Mr. Vidrine: It's still a buildout budget?

Mr. Mossing: Yes, the credit is only for the Phase 1 Amenity Center not being completed. It is anticipated that it will be completed early next year. It is not anticipated that credit will be on the tax roll.

Mr. Vidrine: It will be on the tax roll next year. At that point, 70% would increase to 100%. Would there be a requirement to redo the table at that time?

Mr. Flint: When you adopt your 2020 budget, we will revise these tables.

Mr. Vidrine: I don't know that it would happen, but if the Amenity Center was completed in seven months instead of 12 would that matter?

Mr. Flint: No, you are going to have to live with these amounts and the variation would basically come under that developer contribution line. If they came on earlier than anticipated, there may be a couple of months. Again, these are all estimates at this point.

Mr. Vidrine: We are working as hard as we can to get it in as quickly as possible, so we will do what we can. We understand.

Mr. Flint: It's likely the developer contribution amount is overstated, because we included the amenity amounts, but we backed them out on the per unit calculation.

Mr. Mossing: One more thing. We contacted the County regarding the property tax bills that are in Mattamy's name. We will hopefully be submitting correction notices tomorrow. We have to do 164 individual correction notices. It takes one minute to correct each tax bill, so it will hopefully be issued as soon as possible.

Mr. Flint: We will also issue revised direct bills based on the new amounts. Are there any questions on the resolution or the exhibit? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Trace with all in favor Resolution 2019-02 Amending Resolutions 2018-13 and 2018-14; Amending the Fiscal Year 2019 Budget; Amending, Re-imposing, and Certifying the Assessment Roll; Authorizing the Filing of Revised Notices to the Osceola County Tax Collector and Revision of District Invoices was adopted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Mr. d'Adesky: Nothing, other than we are working on that resolution.

B. Engineer

Mr. Flint: The District Engineer was supposed to call in. Do we need him for anything?

Mr. Dowd: Are there any improvements on that plat that was just recorded that go to the CDD? I think ponds were already turned over.

Mr. Hooker: The ponds are there and the roads go to the CDD. They didn't go to the municipality or the City.

Mr. Vidrine: We may have already done that.

Mr. Flint: I apologize for Eric not dialing in, but it sounds like we don't need him.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through September 30th. No action is required, but if you have any questions we can discuss those. We requisitioned all but

\$13,000 on the Debt Service acquisition construction account, so there is still a small amount of money there. Typically, there is going to be some legal and other expenses that would absorb that. Are there any questions on the financials? Hearing none,

ii. Consideration of Funding Request #1

Mr. Flint: We have Funding Request #1 for Fiscal Year 2019 totaling \$10,712.99.

On MOTION by Mr. Trace seconded by Mr. Vidrine with all in favor Funding Request #1 in the amount of \$10,712.99 was approved.

Mr. Mossing: On the funding request that the Board just approved, the Fiscal Year 2019 expenditures are eligible to be reimbursed from assessments that we will be collecting. We will be asking the developer to advance those funds, but once we collect our assessments they will be eligible for reimbursement.

Mr. Flint: It's a cash flow situation. Part of those expenses are for 2018, which fall under the Funding Agreement and the 2019 expenses, which are about \$8,300 and could be reimbursed to the developer once the assessment revenue comes in.

Mr. Vidrine: Going forward, do we usually carry three months so you can operate?

Mr. Flint: Yes, once the District gets established we would carry a two-and-a-half to three month operating reserve, which would avoid the cash flow issue at the beginning of the fiscal year. Right now, based on the Balance Sheet, it looks like we have \$6,500 in cash.

Mr. Vidrine: There is a shortfall of a couple thousand dollars.

Mr. Flint: We are going to submit the funding request for the full amount and then we will refund it once assessment revenue comes in. Is there anything else? Hearing none,

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: December 3, 2018

Tohoqua CDD
Name c/o GMS
Address 135 W. Central Blvd., Suite 320
City Orlando, FL 32801
Phone 407.841.5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Signee hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months

Four (4) Ponds Associated Tohoqua CDD
Kissimmee, FL

Tract D	\$90.00	Monthly
Tract C	\$600.00	Monthly
Tract E	\$325.00	Monthly

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emerged vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 12/01/2018 thru 11/30/2019.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,015.00	Due monthly as billed x 12.
Total Annual Cost	\$12,180.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before December 15, 2018

F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP Date: 12/3/2018

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VI

SECTION C

SECTION 1

Tohoqua
Community Development District

Summary of Checks

October 1, 2018 to February 25, 2019

Bank	Date	Check No.'s	Amount
General Fund	10/23/18	22-23	\$ 5,863.75
	11/15/18	24-28	\$ 13,241.25
	12/13/18	29-33	\$ 20,694.30
	1/13/19	34-39	\$ 43,203.68
	1/25/19	40	\$ 75,088.15
	1/31/19	41	\$ 296.70
	2/8/19	42-44	\$ 15,027.06
			\$ 173,414.89
			\$ 173,414.89

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

RUN 2/25/19

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/23/18	00001	8/27/18 7509	201810 310-51300-45000	INSURANCE POLICY FY19	*	5,000.00	
				EGIS INSURANCE ADVISORS, LLC			5,000.00 000022
10/23/18	00003	9/30/18 15040160	201809 310-51300-48000	NOT. OF AUDIT	*	226.25	
		9/30/18 15040160	201809 310-51300-48000	NOT OF MEETING 9/13/18	*	203.75	
		9/30/18 15040160	201809 310-51300-48000	NOT OF MEETING DATES	*	267.50	
		9/30/18 15040160	201809 310-51300-48000	NOT OF MEETING 10/3/18	*	166.25	
				ORLANDO SENTINEL MEDIA GROUP			863.75 000023
11/15/18	00005	10/01/18 72955	201810 310-51300-54000	SPECIAL DISTRICT FEE FY19	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000024
11/15/18	99999	11/15/18 VOID	201811 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000025
11/15/18	00002	7/02/18 11	201807 310-51300-34000	MANAGEMENT FEES-JUL18	*	2,916.66	
		7/02/18 11	201807 310-51300-35100	INFORMATION TECH-JUL18	*	100.00	
		7/02/18 11	201807 310-51300-31300	DISSEMINATION AGENT-JUL18	*	416.66	
		7/02/18 11	201807 310-51300-51000	OFFICE SUPPLIES	*	20.63	
		7/02/18 11	201807 310-51300-42000	POSTAGE	*	24.16	
		7/02/18 11	201807 310-51300-42500	COPIES	*	55.05	
		7/02/18 11	201807 310-51300-49000	TAX ROLL	*	2.08	
		8/01/18 12	201808 310-51300-34000	MANAGEMENT FEES-AUG18	*	2,916.66	
		8/01/18 12	201808 310-51300-35100	INFORMATION TECH-AUG18	*	100.00	
		8/01/18 12	201808 310-51300-31300	DISSEMINATION AGENT-AUG18	*	416.66	
		8/01/18 12	201808 310-51300-51000	OFFICE SUPPLIES	*	.06	
		8/01/18 12	201808 310-51300-42000	POSTAGE	*	.94	

TQUA TOHOQUA CDD KCOSTA

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

RUN 2/25/19

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/01/18	12	201808 310-51300-41000	TELEPHONE		*	6.43	
9/04/18	13	201809 310-51300-34000	MANAGEMENT FEES SEP18		*	2,916.66	
9/04/18	13	201809 310-51300-35100	INFORMATION TECH SEP 18		*	100.00	
9/04/18	13	201809 310-51300-31300	DISSEMINATION SEP 18		*	416.66	
9/04/18	13	201809 310-51300-51000	OFFICE SUPPLIES		*	.09	
9/04/18	13	201809 310-51300-42000	POSTAGE		*	1.50	
9/04/18	13	201809 310-51300-42500	COPIES		*	51.15	
GOVERNMENTAL MANAGEMENT SERVICES							
11/15/18	00004	7/23/18 81877 201806 310-51300-31500	CONVEYANCE/CDD MEETING		*	1,346.15	10,462.05 000026
		8/15/18 82118 201807 310-51300-31500	PLAT/TITLE/LIFT STATION		*	1,113.45	
LATHAM, SHUKER, EDEN & BEAUDINE,LLP							
11/15/18	00006	7/31/18 17-188(8 201806 310-51300-31100	PREP/ATTEND MEETING		*	144.60	2,459.60 000027
POULOS & BENNETT, LLC							
12/13/18	00008	10/31/18 1127 201810 320-53800-46200	PH1 LANDSCAPE MAINT OCT18		*	5,410.00	144.60 000028
		10/31/18 1128 201810 320-53800-46200	CPP LANDSCAPE MAINT OCT18		*	3,410.00	
		10/31/18 1127 201810 320-53800-46200	PH1 LANDSCAPE MAINT OCT18		V	5,410.00-	
		10/31/18 1128 201810 320-53800-46200	CPP LANDSCAPE MAINT OCT18		V	3,410.00-	
EARTH TEC							
12/13/18	99999	12/13/18 VOID 201812 000-00000-00000	VOID CHECK		C	.00	.00 000029
*****INVALID VENDOR NUMBER*****							
12/13/18	00002	9/21/18 14 201810 310-51300-31700	ASSESSMENT ROLL CERT FY 19		*	2,500.00	.00 000030
		10/01/18 15 201810 310-51300-34000	MANAGEMENT FEES OCT 18		*	3,004.17	
		10/01/18 15 201810 310-51300-35100	INFORMATION TECH OCT 18		*	100.00	

TQUA TOHOQUA CDD KCOSTA

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

RUN 2/25/19

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/01/18	15	201810 310-51300-31300	DISSEMINATION OCT 18		*	416.67	
10/01/18	15	201810 310-51300-51000	OFFICE SUPPLIES		*	20.18	
10/01/18	15	201810 310-51300-42000	POSTAGE		*	3.00	
10/01/18	15	201810 310-51300-42500	COPIES		*	22.80	
10/01/18	16	201810 320-53800-12000	FIELD MANAGEMENT OCT 18		*	1,666.67	
11/01/18	17	201811 310-51300-34000	MANAGEMENT FEES NOV18		*	3,004.17	
11/01/18	17	201811 310-51300-35100	INFO TECH NOV18		*	100.00	
11/01/18	17	201811 310-51300-31300	DISSEMINATION NOV18		*	416.67	
11/01/18	17	201811 310-51300-51000	OFFICE SUPPLIES		*	20.09	
11/01/18	17	201811 310-51300-42000	POSTAGE		*	1.59	
11/01/18	17	201811 310-51300-42500	COPIES		*	25.35	
11/01/18	17	201811 310-51300-41000	TELEPHONE		*	19.04	
11/01/18	18	201811 320-53800-12000	FIELD MANAGEMENT NOV18		*	1,666.67	
12/01/18	19	201812 310-51300-34000	MANAGEMENT FEES DEC18		*	3,004.17	
12/01/18	19	201812 310-51300-35100	INFO TECH DEC18		*	100.00	
12/01/18	19	201812 310-51300-31300	DISSEMINATION DEC18		*	416.67	
12/01/18	19	201812 310-51300-51000	OFFICE SUPPLIES		*	20.42	
12/01/18	19	201812 310-51300-42000	POSTAGE		*	11.19	
12/01/18	19	201812 310-51300-42500	COPIES		*	53.25	
12/01/18	20	201812 320-53800-12000	FIELD MANAGEMENT DEC18		*	1,666.67	
GOVERNMENTAL MANAGEMENT SERVICES							
12/13/18	00004	9/24/18 82660	201808 310-51300-31500	DEVELOPER-CONVEYANCES	*	169.65	18,259.44 000031
10/17/18	82985		201809 310-51300-31500	PREP/REVIEW/ATTEND MTG	*	1,245.50	

TQUA TOHOQUA CDD KCOSTA

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

RUN 2/25/19

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/16/18	83261	201810 310-51300-31500			*	734.71	
		PREP/REVIEW/ATTEND MTG					
				LATHAM, SHUKER, EDEN & BEAUDINE, LLP			2,149.86 000032
12/13/18	00006	9/28/18 17-188(9 201808 310-51300-31100			*	95.00	
		ENGINEER SERVICES AUG18					
10/31/18		17-188(1 201809 310-51300-31100			*	95.00	
		ENGINEER SERVICES SEP18					
11/30/18		17-188(1 201810 310-51300-31100			*	95.00	
		ENGINEER SERVICES OCT18					
				POULOS & BENNETT, LLC			285.00 000033
1/13/19	00009	12/31/18 174511 201812 320-53800-46300			*	1,015.00	
		3 PONDS MAINT DEC18					
				APPLIED AQUATIC MANAGEMENT, INC.			1,015.00 000034
1/13/19	00008	11/30/18 1137 201811 320-53800-46200			*	5,410.00	
		PH1 LANDSCAPE MAINT-NOV18					
11/30/18		1138 201811 320-53800-46200			*	3,410.00	
		CPP LANDSCAPE MAINT-NOV18					
12/31/18		1158 201812 320-53800-46200			*	5,410.00	
		PH1 LANDSCAPE MAINT-DEC18					
12/31/18		1159 201812 320-53800-46200			*	3,410.00	
		CPP LANDSCAPE MAINT-DEC18					
1/08/19		1199 201901 320-53800-46200			*	5,410.00	
		PH1 LANDSCAPE MAINT-JAN19					
1/08/19		1200 201901 320-53800-46200			*	3,410.00	
		CPP LANDSCAPE MAINT-JAN19					
				EARTH TEC			26,460.00 000035
1/13/19	00002	1/01/19 21 201901 310-51300-34000			*	3,004.17	
		MANAGEMENT FEES JAN19					
1/01/19		21 201901 310-51300-35100			*	100.00	
		INFO TECH JAN19					
1/01/19		21 201901 310-51300-31300			*	416.67	
		DISSEMINATION JAN19					
1/01/19		21 201901 310-51300-51000			*	.09	
		OFFICE SUPPLIES					
1/01/19		21 201901 310-51300-42000			*	1.41	
		POSTAGE					
1/01/19		21 201901 310-51300-42500			*	1.05	
		COPIES					
1/01/19		22 201901 320-53800-12000			*	1,666.67	
		FIELD MANAGEMENT JAN19					
				GOVERNMENTAL MANAGEMENT SERVICES			5,190.06 000036
				TQUA TOHOQUA CDD KCOSTA			

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

RUN 2/25/19

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/19	00004	12/14/18 83596	201811 310-51300-31500	PREP/REV/CALL/WORK	*	1,623.62	
				LATHAM, SHUKER, EDEN & BEAUDINE, LLP			1,623.62 000037
1/13/19	00006	12/31/18 17-188(1	201811 310-51300-31100	ENGINEER SERVICES NOV18	*	95.00	
				POULOS & BENNETT, LLC			95.00 000038
1/13/19	00008	10/31/18 1127	201810 320-53800-46200	PH1 LANDSCAPE MAINT-OCT18	*	5,410.00	
		10/31/18 1128	201810 320-53800-46200	CPP LANDSCAPE MAINT-OCT18	*	3,410.00	
				EARTH TEC			8,820.00 000039
1/25/19	00010	1/25/19 01252019	201901 300-20700-10000	FY19 DIRECT ASSESSMENTS	*	75,088.15	
				TOHOQUA CDD C/O USBANK			75,088.15 000040
1/31/19	00011	1/09/19 2018305	201901 310-51300-31700	ADMIN/ANNUAL/SET UP FEE	*	296.70	
				OSCEOLA COUNTY PROPERTY APPRAISER			296.70 000041
2/08/19	00009	1/31/19 175146	201901 320-53800-46300	3 POINTS MAINT JAN19	*	1,015.00	
				APPLIED AQUATIC MANAGEMENT, INC.			1,015.00 000042
2/08/19	00008	2/01/19 1209	201902 320-53800-46200	PH1 LANDSCAPE MAINT FEB19	*	5,410.00	
		2/01/19 1210	201902 320-53800-46200	CPP LANDSCAPE MAINT FEB19	*	3,410.00	
				EARTH TEC			8,820.00 000043
2/08/19	00002	2/01/19 23	201902 310-51300-34000	MANAGEMENT FEES FEB19	*	3,004.17	
		2/01/19 23	201902 310-51300-35100	INFO TECH FEB19	*	100.00	
		2/01/19 23	201902 310-51300-31300	DISSEMINATION FEB19	*	416.67	
		2/01/19 23	201902 310-51300-51000	OFFICE SUPPLIES	*	.21	
		2/01/19 23	201902 310-51300-42000	POSTAGE	*	3.29	
		2/01/19 23	201902 310-51300-42500	COPIES	*	1.05	
		2/01/19 24	201902 320-53800-12000	FIELD MANAGEMENT FEB19	*	1,666.67	
				GOVERNMENTAL MANAGEMENT SERVICES			5,192.06 000044
TOTAL FOR BANK A						173,414.89	
TQUA TOHOQUA CDD				KCOSTA			

AP300R

*** CHECK DATES 10/01/2018 - 02/25/2019 ***

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

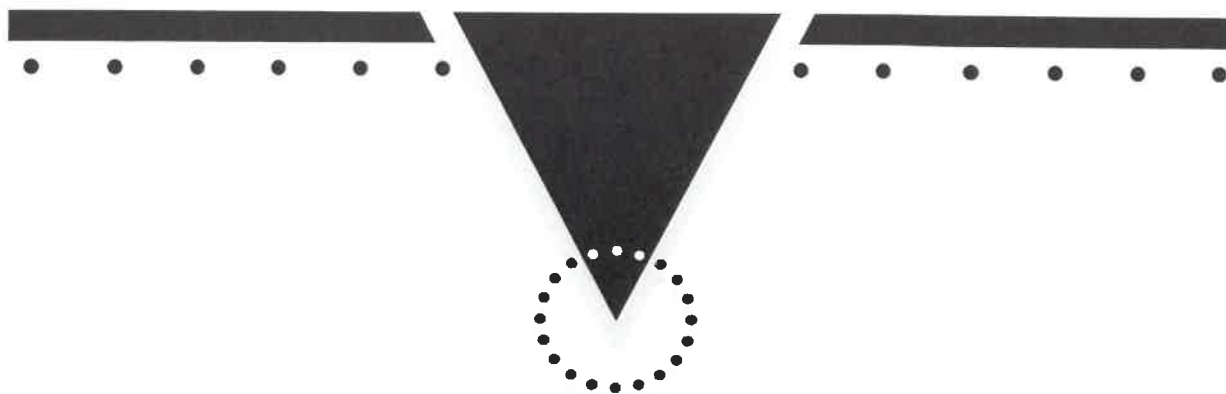
RUN 2/25/19

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						173,414.89	

TQUA TOHOQUA CDD KCOSTA

SECTION 2



TOHOQUA
Community Development District
Unaudited Financial Reporting
January 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Income Statement</u>
5	<u>Capital Projects Fund Income Statement</u>
6-7	<u>Month to Month</u>
8	<u>Developer Contribution Schedule</u>
9	<u>Long Term Debt Summary</u>
10	<u>Series 2018 Construction Schedule</u>
11	<u>Assessment Receipt Schedule</u>

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$163,410	---	---	\$163,410
<u>INVESTMENTS</u>				
SERIES 2018				
RESERVE	---	\$69,039	---	\$69,039
REVENUE	---	\$75,123	---	\$75,123
CAPITAL INTEREST	---	\$2	---	\$2
CONSTRUCTION	---	---	\$13,347	\$13,347
DUE FROM GENERAL FUND	---	\$62,492	---	\$62,492
TOTAL ASSETS	<u>\$163,410</u>	<u>\$206,656</u>	<u>\$13,347</u>	<u>\$383,413</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,015	---	---	\$1,015
DUE TO DEBT SERVICE	\$62,492	---	---	\$62,492
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$206,656	---	\$206,656
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$13,347	\$13,347
UNASSIGNED	\$99,903	---	---	\$99,903
TOTAL LIABILITIES & FUND EQUITY	<u>\$163,410</u>	<u>\$206,656</u>	<u>\$13,347</u>	<u>\$383,413</u>

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

	AMENDED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$686,237	\$228,746	\$5,000	(\$223,746)
ASSESSMENTS - TAX COLLECTOR	\$72,546	\$43,649	\$72,573	\$28,923
ASSESSMENTS - DIRECT (PLATTED)	\$87,298	\$87,298	\$87,298	\$0
ASSESSMENTS - DIRECT (UNPLATTED)	\$106,132	\$53,066	\$0	(\$53,066)
TOTAL REVENUES	\$952,213	\$412,759	\$164,871	(\$247,888)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$9,600	\$3,200	\$600	\$2,600
FICA EXPENSE	\$734	\$245	\$46	\$199
ENGINEERING	\$12,000	\$4,000	\$190	\$3,810
ATTORNEY	\$25,000	\$8,333	\$2,358	\$5,975
ANNUAL AUDIT	\$2,500	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$2,500	\$2,500
ARBITRAGE	\$600	\$200	\$0	\$200
DISSEMINATION AGENT	\$5,000	\$1,667	\$1,667	(\$0)
TRUSTEE FEES	\$3,717	\$1,239	\$0	\$1,239
MANAGEMENT FEES	\$36,050	\$12,017	\$12,017	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$400	\$400	\$0
TELEPHONE	\$300	\$100	\$19	\$81
POSTAGE	\$1,000	\$333	\$17	\$316
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$333	\$102	\$231
LEGAL ADVERTISING	\$5,000	\$1,667	\$0	\$1,667
OTHER CURRENT CHARGES	\$1,000	\$333	\$327	\$7
OFFICE SUPPLIES	\$625	\$208	\$61	\$148
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$116,001	\$44,950	\$25,479	\$19,472
<u>OPERATIONS & MAINTENANCE</u>				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$20,000	\$6,667	\$6,667	(\$0)
AMENITIES MANAGEMENT	\$75,000	\$25,000	\$0	\$25,000
LANDSCAPE MAINTENANCE	\$350,000	\$116,667	\$35,280	\$81,387
LAKE MAINTENANCE	\$10,000	\$3,333	\$2,030	\$1,303
WETLAND MAINTENANCE	\$5,000	\$1,667	\$0	\$1,667
WETLAND MITIGATION REPORTING	\$6,000	\$2,000	\$0	\$2,000
POOL MAINTENANCE	\$12,500	\$4,167	\$0	\$4,167
PEST CONTROL	\$600	\$200	\$0	\$200
JANITORIAL SERVICES	\$12,500	\$4,167	\$0	\$4,167

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

	AMENDED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
REPAIRS & MAINTENANCE				
LANDSCAPE REPLACEMENT	\$25,000	\$8,333	\$0	\$8,333
IRRIGATION REPAIRS	\$2,000	\$667	\$0	\$667
GENERAL REPAIRS & MAINTENANCE	\$1,000	\$333	\$0	\$333
OPERATING SUPPLIES	\$1,000	\$333	\$0	\$333
ROAD & SIDEWALK MAINTENANCE	\$1,500	\$500	\$0	\$500
SIGNAGE	\$250	\$83	\$0	\$83
WALLS - REPAIR/CLEANING	\$1,500	\$500	\$0	\$500
FENCING	\$250	\$83	\$0	\$83
UTILITIES				
POOL - ELECTRIC	\$15,000	\$5,000	\$0	\$5,000
POOL - WATER	\$600	\$200	\$0	\$200
ELECTRIC	\$10,000	\$3,333	\$0	\$3,333
WATER & SEWER	\$57,500	\$19,167	\$0	\$19,167
STREETLIGHTS	\$75,000	\$25,000	\$0	\$25,000
GAS	\$6,000	\$2,000	\$0	\$2,000
AMENITIES				
PROPERTY INSURANCE	\$20,000	\$20,000	\$0	\$20,000
POOL ATTENDANTS	\$12,500	\$4,167	\$0	\$4,167
POOL REPAIRS & MAINTENANCE	\$9,000	\$3,000	\$0	\$3,000
POOL PERMITS	\$750	\$250	\$0	\$250
TRASH COLLECTION	\$6,000	\$2,000	\$0	\$2,000
TELEPHONE	\$1,250	\$417	\$0	\$417
CABLE/INTERNET	\$3,750	\$1,250	\$0	\$1,250
ACCESS CARDS	\$1,250	\$417	\$0	\$417
SECURITY/ALARMS/REPAIRS	\$17,500	\$5,833	\$0	\$5,833
SREPAIRS & MAINTENANCE	\$17,500	\$5,833	\$0	\$5,833
OFFICE SUPPLIES	\$2,500	\$833	\$0	\$833
ACTIVITIES	\$12,500	\$4,167	\$0	\$4,167
TERMITE BOND	\$750	\$250	\$0	\$250
HOLIDAY DÉCOR	\$2,500	\$833	\$0	\$833
OTHER				
CONTINGENCY	\$25,000	\$8,333	\$0	\$8,333
CAPITAL RESERVE	\$15,262	\$0	\$0	\$0
TOTAL OPERATIONS & MAINTENANCE EXPENDITURES	\$836,212	\$286,983	\$43,977	\$243,007
TOTAL EXPENDITURES	\$952,213	\$331,934	\$69,455	\$262,478
EXCESS REVENUES (EXPENDITURES)	\$0		\$95,415	
FUND BALANCE - Beginning	\$0		\$4,488	
FUND BALANCE - Ending	\$0		\$99,903	

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/19	ACTUAL THRU 1/31/19	VARIANCE
ASSESSMENTS - TAX COLLECTOR	\$62,370	\$62,370	\$62,492	\$122
ASSESSMENTS - DIRECT	\$75,088	\$37,544	\$75,088	\$37,544
INTEREST	\$0	\$0	\$97	\$97
TOTAL REVENUES	\$137,458	\$99,914	\$137,677	\$37,764

EXPENDITURES:

Series 2016

INTEREST - 11/01	\$51,415	\$51,415	\$51,415	\$0
PRINCIPAL - 05/01	\$35,000	\$0	\$0	\$0
INTEREST - 05/01	\$51,415	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$243	(\$243)
TOTAL EXPENDITURES	\$137,830	\$51,415	\$51,658	(\$243)
EXCESS REVENUES (EXPENDITURES)	(\$372)		\$86,020	
FUND BALANCE - Beginning	\$51,536		\$120,636	
FUND BALANCE - Ending	\$51,164		\$206,656	

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2019

REVENUES:

INTEREST	\$0	\$0	\$13	\$13
TRANSFER IN	\$0	\$0	\$243	\$243

TOTAL REVENUES	\$0	\$0	\$256	\$256
-----------------------	------------	------------	--------------	--------------

EXPENDITURES:

Series 2016

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
---------------------------	------------	------------	------------	------------

EXCESS REVENUES (EXPENDITURES)	\$0		\$256	
---------------------------------------	------------	--	--------------	--

FUND BALANCE - Beginning	\$0		\$13,091	
---------------------------------	------------	--	-----------------	--

FUND BALANCE - Ending	\$0		\$13,347	
------------------------------	------------	--	-----------------	--

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT

REVENUES:

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
DEVELOPER CONTRIBUTIONS	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ASSESSMENTS - TAX COLLECTOR	\$0	\$0	\$72,561	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,573
ASSESSMENTS - DIRECT (PLATTED)	\$0	\$0	\$43,649	\$43,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,298
ASSESSMENTS - DIRECT (UNPLATTED)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$5,000	\$0	\$116,210	\$43,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,871

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES	\$200	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA EXPENSE	\$15	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
ENGINEERING	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190
ATTORNEY	\$735	\$1,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,358
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,667
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,017
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
POSTAGE	\$3	\$2	\$11	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$23	\$25	\$53	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$15	\$15	\$0	\$297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327
OFFICE SUPPLIES	\$20	\$20	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE EXPENDITURES	\$12,302	\$5,751	\$3,606	\$3,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,479

OPERATIONS & MAINTENANCE

CONTRACT SERVICES

FIELD MANAGEMENT	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,667
AMENITIES MANAGEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$8,820	\$8,820	\$8,820	\$8,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,280
LAKE MAINTENANCE	\$0	\$0	\$1,015	\$1,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,030
WETLAND MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WETLAND MITIGATION REPORTING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JANITORIAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Tohoqua
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REPAIRS & MAINTENANCE													
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROAD & SIDEWALK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WALLS - REPAIR/CLEANING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITIES													
POOL - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AMENITIES													
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL ATTENDANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL PERMITS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRASH COLLECTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CABLE/INTERNET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACCESS CARDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY/ALARMS/REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SREPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACTIVITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TERMITE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOLIDAY DÉCOR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATIONS & MAINTENANCE EXPENDITURES	\$10,487	\$10,487	\$11,502	\$11,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,977
TOTAL EXPENDITURES	\$22,789	\$16,238	\$15,107	\$15,322	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,455
EXCESS REVENUES (EXPENDITURES)	\$5,000	(\$16,238)	\$101,103	\$28,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,415

**TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER**

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY17)	GENERAL FUND PORTION (FY18)	GENERAL FUND PORTION (FY19)	OVER AND (SHORT) BALANCE DUE
FY17-1	9/18/17	10/3/17	\$ 15,665.00	\$ 15,665.00	\$ 10,000.00	\$ 5,665.00	\$ -	\$ -
FY18-1	10/25/17	11/17/17	\$ 5,342.94	\$ 5,342.94	\$ 1,844.90	\$ 3,498.04	\$ -	\$ -
2	11/29/17	3/7/18	\$ 11,089.54	\$ 11,089.54	\$ -	\$ 11,089.54	\$ -	\$ -
3	12/27/17	3/7/18	\$ 4,219.68	\$ 4,219.68	\$ -	\$ 4,219.68	\$ -	\$ -
4	1/31/18	3/7/18	\$ 4,156.93	\$ 4,156.93	\$ -	\$ 4,156.93	\$ -	\$ -
5	2/28/18	3/7/18	\$ 7,224.01	\$ 7,224.01	\$ -	\$ 7,224.01	\$ -	\$ -
6	4/17/18	3/7/2018, 05/03/18	\$ 14,384.64	\$ 14,384.64	\$ -	\$ 14,384.64	\$ -	\$ -
7	5/30/18	6/13/18	\$ 5,407.52	\$ 5,407.52	\$ -	\$ 5,407.52	\$ -	\$ -
8	6/25/18	7/11/18	\$ 5,603.86	\$ 5,603.89	\$ -	\$ 5,603.89	\$ -	\$ 0.03
9	7/30/18	8/16/18	\$ 3,535.24	\$ 5,493.89	\$ -	\$ 5,493.89	\$ -	\$ 1,958.65
10	8/29/18	11/12/18	\$ 6,657.48	\$ 4,698.80	\$ -	\$ 4,698.80	\$ -	\$ (1,958.68)
11	9/21/18	11/12/18	\$ 11,773.62	\$ 11,773.62	\$ -	\$ 6,773.62	\$ 5,000.00	\$ -

DUE FROM DEVELOPER	\$ 95,060.46	\$ 95,060.46	\$ 11,844.90	\$ 78,215.56	\$ 5,000.00	\$ 0.00
--------------------	--------------	--------------	--------------	--------------	-------------	---------

TOTAL DEVELOPER CONTRIBUTIONS FY19

\$ 5,000.00

**TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.7%,4.8%	
MATURITY DATE:	5/1/2048	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$69,039	
RESERVE FUND BALANCE	\$69,039	
BONDS OUTSTANDING - 02/08/18		\$2,165,000
CURRENT BONDS OUTSTANDING		\$2,165,000

**Tohoqua
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
3/16/18	1	Tohoqua Development Group, LLC	Reimburse Developer for Construction Costs related to Tohoqua Phase 1A-1 & 1A-2	\$ 1,799,045.21
TOTAL				\$ 1,799,045.21
Fiscal Year 2018				
3/1/18		Interest		\$ 206.99
4/1/18		Interest		\$ 147.87
5/1/18		Interest		\$ 0.03
6/1/18		Interest		\$ 0.03
7/1/18		Interest		\$ 0.03
7/9/18		Transfer from Cost of Issuance		\$ 12,937.11
8/1/18		Interest		\$ 2.48
9/1/18		Interest		\$ 3.33
TOTAL				\$ 13,297.87
Project (Construction) Fund at 02/08/18				\$ 1,798,838.22
Interest Earned thru 09/30/18				\$ 13,297.87
Requisitions Paid thru 09/30/18				\$ (1,799,045.21)
Remaining Project (Construction) Fund				\$ 13,090.88
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 3.23
11/1/18		Interest		\$ 3.34
11/6/18		Transfer from Capital Interest		\$ 242.63
12/1/18		Interest		\$ 3.28
1/1/19		Interest		\$ 3.40
TOTAL				\$ 255.88
Project (Construction) Fund at 09/30/18				\$ 13,090.88
Interest Earned thru 01/31/19				\$ 255.88
Requisitions Paid thru 01/31/19				\$ -
Remaining Project (Construction) Fund				\$ 13,346.76

SECTION 3

**Tohoqua
Community Development District**

**FY19 Funding Request #2
November 30, 2018**

	Payee	General Fund FY2018	General Fund FY2019
1	EarthTec, LLC		
	Inv# 1127 - Phase 1 Landscape Maintenance - October 2018	\$	5,410.00
	Inv# 1128 - Cross Prairie Parkway Landscape Maintenance - October 2018	\$	3,410.00
2	Governmental Management Services		
	Inv# 17 - Management Fees - November 2018	\$	3,586.91
	Inv# 18 - Field Management - November 2018	\$	1,666.67
3	Latham, Shuker, Eden & Beaudine, LLP		
	Inv# 83261 - District Counsel - October 2018	\$	734.71
4	Poulos & Bennett		
	Inv# 17-188(10) - Engineering Services - September 2018	\$ 95.00	
5	Supervisor Fees		
	November 7, 2018		
	Andre Vidrine	\$	215.30
	Marcus Hooker	\$	215.30
	James Dowd	\$	215.30
		\$ 95.00	\$ 15,454.19
Total:		\$	15,549.19

Please make check payable to:

Tohoqua Community Development District
9145 Narcoossee Road, Suite A206
Orlando, FL 32832

Wire Funds To:

Tohoqua Community Development District
SunTrust Bank, NA
ABA# 061000104
Acct# 1000193640074
Contact: Kelly Lawler
(407) 237-1072



EarthTec, LLC
6386 Beth Road
Orlando, FL 32824

Invoice

Date	Invoice #
10/31/2018	1127

Bill To
George S. Flint Governmental Management Services Central Florida, LLC 135 West Central Blvd Suite 320 Orlando, Florida 32801

RECEIVED

OCT 26 2018

BY: _____

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
0	Tohoqua Landscape Maintenance October 2018		0.00
1	Tohoqua Phase 1 (CPP not included)	5,410.00	5,410.00
		Total	\$5,410.00



EarthTec, LLC

6386 Beth Road
Orlando, FL 32824

Invoice

Date	Invoice #
10/31/2018	1128

Bill To

George S. Flint
Governmental Management Services
Central Florida, LLC
135 West Central Blvd Suite 320
Orlando, Florida 32801

RECEIVED

OCT 26 2018

BY: _____

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
0	Tohoqua Landscape Maintenance October 2018		0.00
1	Tohoqua Cross Prairie Parkway	3,410.00	3,410.00
		Total	\$3,410.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 17
Invoice Date: 11/1/18
Due Date: 11/1/18
Case:
P.O. Number:

Bill To:
Tohoqua CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Gty	Rate	Amount
Management Fees - November 2018		3,004.17	3,004.17
Information Technology - November 2018		100.00	100.00
Dissemination Agent Services - November 2018		416.67	416.67
Office Supplies		20.09	20.09
Postage		1.59	1.59
Copies		25.35	25.35
Telephone		19.04	19.04
Total			\$3,586.91
Payments/Credits			\$0.00
Balance Due			\$3,586.91

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 18
Invoice Date: 11/1/18
Due Date: 11/1/18
Case:
P.O. Number:

Bill To:
Tohoqua CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management - November 2018		1,666.67	1,666.67
		Total	\$1,666.67
		Payments/Credits	\$0.00
		Balance Due	\$1,666.67

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

November 16, 2018

Tohoqua Community Development District
c/o GMS
135 West Central Blvd., Suite 320
Orlando, FL 32801

RECEIVED

BY _____

INVOICE

Matter ID: 8249-001
General

Invoice # 83261
Federal ID #

For Professional Services Rendered:

10/03/2018	ACD	Prepare for and attend board meeting.	2.10 hr	\$556.50
10/29/2018	ACD	Review and respond regarding meeting agenda.	0.50 hr	\$132.50
Total Professional Services:				\$689.00

For Disbursements Incurred:

10/03/2018	Check # 45578 ANDREW D'ADESKY; Disbursement for JAC/8249-001/Andrew d'Adesky Travel to Board Meeting on 09.13.18	\$23.65
10/11/2018	Check # 45617 ANDREW D'ADESKY; Disbursement for JAC/8249-001/Andrew d'Adesky Travel to Board meeting on 10.03.18	\$15.61
10/31/2018	Document Reproduction Expense	\$6.45
Total Disbursements Incurred:		\$45.71

INVOICE SUMMARY

For Professional Services:	2.60 Hours	\$689.00
For Disbursements Incurred:		\$45.71
New Charges this Invoice:		\$734.71
Previous Balance:		\$3,874.75
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$3,874.75
Plus New Charges this Invoice:		\$734.71
Total Due:		\$4,609.46

Billed Through: October 31, 2018

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407-487-2594

Tohoqua CDD
District Manager
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Invoice number 17-188(10)
Date 10/31/2018

Project 17-188 TOHOQUA CDD

Professional services for the period ending: September 30, 2018

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 INTERIM CDD ENGINEER	0.00	0.00	4,375.00	4,375.00	0.00	0.00
.02 CDD ENGINEER SERVICES	0.00	0.00	1,472.50	1,567.50	0.00	95.00
.03 CDD BOND	0.00	0.00	1,752.50	1,752.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	2.10	2.10	0.00	0.00
Total	0.00		7,602.10	7,697.10		95.00

Hourly Tasks:

.02 CDD Engineer Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	190.00	95.00

Agenda and GMS coordination

Invoice total **95.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(8)	07/31/2018	144.60				144.60	
17-188(9)	09/28/2018	95.00		95.00			
Total		239.60	0.00	95.00	0.00	144.60	0.00