

*Tohoqua  
Community Development District*

*Agenda*

*September 5, 2018*

# AGENDA

# *Tohoqua*

## *Community Development District*

---

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

August 29, 2018

**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, September 5, 2018 at 9:00 AM at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.** Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of June 6, 2018 Meeting
4. Tally of Audit Committee Members Rankings and Selection of an Auditor
5. Adjournment

### **Board of Supervisors Meeting**

1. Roll Call
2. Approval of Minutes of the June 6, 2018 Meeting
3. Public Hearing
  - A. Consideration of Resolution 2018-13 Adopting the Fiscal Year 2019 Budget and Relating to Annual Appropriations
  - B. Consideration of Resolution 2018-14 Imposing Special Assessments and Certifying an Assessment Role
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Consideration of Funding Request #8, #9 & #10
    - iii. Approval of Fiscal Year 2019 Meeting Schedule
5. Other Business
6. Supervisors Requests
7. Adjournment

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

minutes from the June 6, 2018 meeting. The minutes are enclosed for your review. The third order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet will be provided under separate cover.

The second order of business of the Board of Supervisors meeting is the approval of the minutes of the June 6, 2018 meeting. The minutes are enclosed for your review.

The third order of business opens the public hearing. Section A is the consideration of Resolution 2018-13 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and budget are enclosed for your review. Section B is the consideration of Resolution 2018-14 imposing special assessments and certifying an assessment role. The Resolution is enclosed for your review and a copy of the assessment roll will be available at the meeting for review.

The fourth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the balance sheet and income statement for review. Section 2 is the consideration of funding requests #8, #9 and #10. A copy of the funding requests and supporting documentation is enclosed for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A copy of the sample schedule is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

# AUDIT COMMITTEE MEETING

## SECTION III

MINUTES OF MEETING  
TOHOQUA  
COMMUNITY DEVELOPMENT DISTRICT

The Tohoqua Community Development District Audit Committee met Wednesday, June 6, 2018 at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Kissimmee, FL.

Present were:

Andre Vidrine  
Kaitlyn Noyes  
James Dowd  
George Flint

Chairman

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the Audit Committee meeting to order at 9:15 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public here so we will move on.

**THIRD ORDER OF BUSINESS**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Mr. Flint: We have included the recommended instructions in the agenda as well as the selection criteria. These are the standard instructions we use for bidding out auditing services. We are asking that they provide five years of pricing. The District would enter into an annual engagement letter for each year. Historically, we have bid out every three years but we are recommending that we shift that to five years. This locks in five years of pricing but does not obligate you to retain them for all five years. The selection criteria are specified with the exception of price which you can include or exclude. You could choose to make the selection solely based on qualifications. However, we recommend you include price because it is a very price competitive industry. The criteria include the ability of personnel, their experience, their understanding and the scope, their ability to furnish the services, and price. Each criterion is weighted equally at 20 points. You could change the weighting if you chose to do that. We've found that 20-point equal weighting works fine. We will advertise this in the Orlando Sentinel but we also mail it out to around a half

dozen firms that do 98% of these audits. We typically get at least four responses. We bring the responses back to the Audit Committee at your next meeting for review and ranking.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the RFP and Selection Criteria was approved.

**B. Approval of Notice of Request for Proposals for Audit Services**

Mr. Flint: This notice will run in the Orlando Sentinel.

On MOTION by Mr. Vidrine seconded by Mr. Dowd, with all in favor the Notice of Request for Proposals for Audit Services was approved.

**C. Public Announcement of Opportunity to Provide Audit Services**

Mr. Flint: Through the information that is provided in the agenda, we are publicly announcing the opportunity to provide auditing services.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting at 9:20 a.m.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the Audit Committee meeting adjourned at 9:20 a.m.



## SECTION IV

---

*This item will be provided under  
separate cover*

# **BOARD OF SUPERVISORS MEETING**

# 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, June 6, 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
Kaitlyn Noyes	Assistant Secretary
James Dowd	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Eric Warren	District Engineer by telephone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no members of the public present at the meeting, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 7, 2018 Meeting**

Mr. Flint: Did the Board have any additions, deletions or corrections to the minutes?

Mr. Vidrine: I don't have any.

On MOTION by Mr. Vidrine, seconded by Mr. Dowd, with all in favor, the minutes of the March 7, 2018 Meeting, were approved as presented.
--

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2018-12  
Approving the Proposed Fiscal Year 2019  
Budget and Setting a Public Hearing**

Mr. Flint: This resolution sets a public hearing and approves the proposed budget. I would suggest holding the public hearing at your August 1<sup>st</sup> meeting. Also, Exhibit A to the resolution is a build out budget that includes a build out per unit assessment amount of \$787 per unit. That sets a ceiling for the Board, and at your August meeting we can bring that back down if it needs to be lowered. This is a preliminary budget and it is not binding on the Board, but it does allow us the flexibility going into the budget hearing in August to be able to reduce it as necessary. We understand that the expenses and the assessments reflected in the proposed budget may not be what ultimately gets adopted in August.

On MOTION by Mr. Vidrine, seconded by Mr. Dowd, with all in favor, Resolution 2018-12 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing for August 1<sup>st</sup>, 2018, was approved.

**FIFTH ORDER OF BUSINESS****Appointment of Audit Committee and  
Chairman**

Mr. Flint: The District, as a government entity, is required to have an annual independent audit. The state requires a selection process for the auditor that includes appointing an Audit Committee and designating a Chair person. Typically, we recommend the Board appoint themselves as the Audit Committee and one of the Board Members as the Chair. The only responsibility the Audit Committee has is approving the RFP and selection criteria. Once the responses come in you rank the responses against the selection criteria that you approved.

On MOTION by Mr. Vidrine, seconded by Mr. Dowd, with all in favor, Appointment of the Board Members as the Audit Committee and Mr. Vidrine as Chairman, was approved.

**SIXTH ORDER OF BUSINESS****Approval of Disclosure of Public Financing**

Mr. Flint: At the time the agenda was emailed out, the disclosure was not ready. It was subsequently emailed out, and we handed out a copy to you this morning. One of the disclosure

requirements that the District has is once you issue bonds, you have to record a Notice of Public Disclosure. This is a standard document, and once this is recorded anyone who is buying property within the District will receive this with the Title and Notice of Establishment. This is for Assessment Area 1 and it describes what the CDD is, how it is governed, and what was financed with the Series 2018 bonds. We also have the assessments, fees, and charges. On page 8, we list the per unit debt service assessments for the Series 2018 bonds.

Mr. d'Adesky: I think pursuant to our interlocal agreement, we have to send this to the County. It is good to do so anyways, just to be transparent.

Mr. Flint: This is somewhat of a static document; the Board composition is going to change from time to time and when that happens we do not go in and record a new document.

On MOTION by Mr. Vidrine, seconded by Mr. Dowd, with all in favor, the Disclosure of Public Financing, as amended, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

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

Mr. d'Adesky: Yes, I just have one item, the conveyance since the last meeting. I just want to put on the record that we recorded the conveyances after receipt of the completed plat. We have provided a copy of the deed from the CDD to the City to record. That will transfer the roads and alleys to the City of St. Cloud. That's all I have at this time.

#### **B. Engineer**

Mr. Flint: Eric, do you have anything?

Mr. Warren: I do not have anything.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through April 30<sup>th</sup>. No action is required, but if the Board has any questions, we can discuss those. You can see the Capital

Project Fund has about \$13,000 in it. To date, we have had developer contributions of about \$50,000.

**ii. Consideration of Funding Requests #6 and #7**

Mr. Flint: You have Funding Request #6, totaling \$12,445.61. Funding Request #7 totals \$5,407.52. Are there any questions on the Funding Requests? If not, we need a motion to approve them.

On MOTION by Mr. Vidrine, seconded by Mr. Dowd, with all in favor, Funding Requests #6 and #7, were approved.

**iii. Presentation of Number of Registered Voters - 0**

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15<sup>th</sup>. We currently have 0. Once you have 250 registered voters, you start transitioning the Board from landowner to general election. Each year you will see this letter on your agenda and we will announce it.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The meeting notice shows your next meeting being on the Fourth of July, so we will not meet on that day. We will cancel that meeting and if we need to meet in July we can contact the Board and schedule a special meeting. Otherwise, the next meeting will be August 1<sup>st</sup>.

Mr. Vidrine: Okay, thank you.

Mr. Dowd: Perfect.

**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. Dowd, with all in favor, the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

## SECTION III

# SECTION A

## **RESOLUTION 2018-13**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tohoqua Community Development 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 annual budget (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 September 5, 2018, as the date for 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**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District 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 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Tohoqua Community Development District for the Fiscal Year Ending September 30, 2019", as adopted by the Board of Supervisors on September 5, 2018.

#### **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Tohoqua Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 5<sup>th</sup> day of September, 2018.

ATTEST:

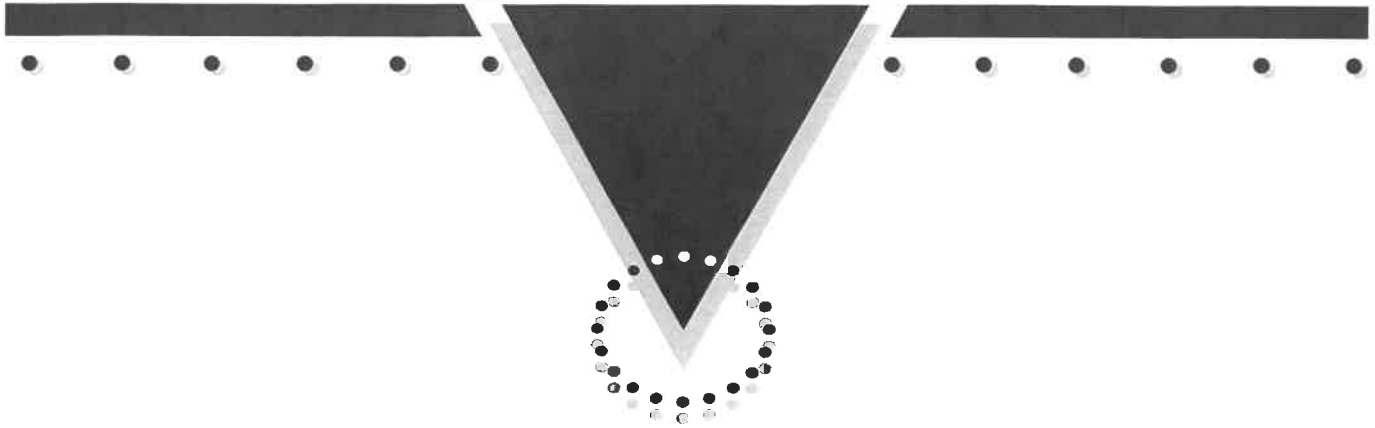
**BOARD OF SUPERVISORS OF THE  
TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

Its: \_\_\_\_\_

**Exhibit A**



**Tohoqua  
Community Development District**

**Proposed Budget  
FY 2019**



# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-9</b>	<b>General Fund Narrative</b>
<b>10</b>	<b>Capital Reserve Fund</b>
<b>11</b>	<b>Debt Service Fund Series 2018</b>
<b>12-13</b>	<b>Amortization Schedule Series 2018</b>

**Tohoqua**  
**Community Development District**  
Proposed Budget  
General Fund  
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

**Revenues**

Developer Contributions	\$98,199	\$66,743	\$18,176	\$84,919	\$587,250
Assessments - Platted	\$0	\$0	\$0	\$0	\$258,831
Assessments - Direct (Unplatted)	\$0	\$0	\$0	\$0	\$106,132

<b>Total Revenues</b>	<b>\$98,199</b>	<b>\$66,743</b>	<b>\$18,176</b>	<b>\$84,919</b>	<b>\$952,213</b>
-----------------------	-----------------	-----------------	-----------------	-----------------	------------------

**Expenditures**

**Administrative**

Supervisor Fees	\$9,600	\$3,000	\$1,600	\$4,600	\$9,600
FICA Expense	\$734	\$230	\$120	\$350	\$734
Engineering	\$12,000	\$2,767	\$1,500	\$4,267	\$12,000
Attorney	\$25,000	\$16,166	\$3,000	\$19,166	\$25,000
Annual Audit	\$0	\$0	\$0	\$0	\$2,500
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$600
Dissemination	\$0	\$2,083	\$834	\$2,917	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$35,000	\$29,167	\$5,834	\$35,001	\$36,050
Information Technology	\$1,100	\$1,369	\$200	\$1,569	\$1,200
Telephone	\$300	\$7	\$10	\$17	\$300
Postage	\$1,000	\$106	\$200	\$306	\$1,000
Insurance	\$5,665	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$737	\$200	\$937	\$1,000
Legal Advertising	\$5,000	\$9,942	\$200	\$10,142	\$5,000
Other Current Charges	\$1,000	\$123	\$100	\$223	\$1,000
Office Supplies	\$625	\$151	\$100	\$251	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative:</b>	<b>\$98,199</b>	<b>\$71,021</b>	<b>\$13,898</b>	<b>\$84,919</b>	<b>\$116,001</b>

**Operations & Maintenance**

**Contract Services**

Field Management	\$0	\$0	\$0	\$0	\$20,000
Amenities Management	\$0	\$0	\$0	\$0	\$75,000
Landscape Maintenance	\$0	\$0	\$0	\$0	\$350,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$10,000
Wetland Maintenance	\$0	\$0	\$0	\$0	\$5,000
Wetland Mitigation Reporting	\$0	\$0	\$0	\$0	\$6,000
Pool Maintenance	\$0	\$0	\$0	\$0	\$12,500
Pest Control	\$0	\$0	\$0	\$0	\$600
Janitorial Services	\$0	\$0	\$0	\$0	\$12,500
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$491,600</b>



**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
<b>Repairs &amp; Maintenance</b>					
Landscape Replacement	\$0	\$0	\$0	\$0	\$25,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$2,000
General Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,000
Operating Supplies	\$0	\$0	\$0	\$0	\$1,000
Road & Sidewalk Maintenance	\$0	\$0	\$0	\$0	\$1,500
Signage	\$0	\$0	\$0	\$0	\$250
Walls - Repair/Cleaning	\$0	\$0	\$0	\$0	\$1,500
Fencing	\$0	\$0	\$0	\$0	\$250
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,500</b>
<b>Utilities</b>					
Pool - Electric	\$0	\$0	\$0	\$0	\$15,000
Pool - Water	\$0	\$0	\$0	\$0	\$600
Electric	\$0	\$0	\$0	\$0	\$10,000
Water & Sewer	\$0	\$0	\$0	\$0	\$57,500
Streetlights	\$0	\$0	\$0	\$0	\$75,000
Gas	\$0	\$0	\$0	\$0	\$6,000
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,100</b>
<b>Amenities</b>					
Property Insurance	\$0	\$0	\$0	\$0	\$20,000
Pool Attendants	\$0	\$0	\$0	\$0	\$12,500
Pool Repairs & Maintenance	\$0	\$0	\$0	\$0	\$9,000
Pool Permits	\$0	\$0	\$0	\$0	\$750
Trash Collection	\$0	\$0	\$0	\$0	\$6,000
Telephone	\$0	\$0	\$0	\$0	\$1,250
Cable/Internet	\$0	\$0	\$0	\$0	\$3,750
Access Cards	\$0	\$0	\$0	\$0	\$1,250
Security/Alarms/Repairs	\$0	\$0	\$0	\$0	\$17,500
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$17,500
Office Supplies	\$0	\$0	\$0	\$0	\$2,500
Activities	\$0	\$0	\$0	\$0	\$12,500
Termite Bond	\$0	\$0	\$0	\$0	\$750
Holiday Décor	\$0	\$0	\$0	\$0	\$2,500
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$107,750</b>
<b>Other</b>					
Contingency	\$0	\$0	\$0	\$0	\$25,000
Capital Reserve	\$0	\$0	\$0	\$0	\$15,262
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,262</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$836,212</b>
<b>Total Expenditures</b>	<b>\$98,199</b>	<b>\$71,021</b>	<b>\$13,898</b>	<b>\$84,919</b>	<b>\$952,213</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>(\$4,278)</b>	<b>\$4,278</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$258,831
Add: Discounts & Collection	\$16,521
Gross Assessments	\$275,352
Assessable Units	329
Per Unit Gross Assessment	\$836.94

# Tohoqua

## Community Development District

### GENERAL FUND BUDGET

#### **REVENUES:**

##### *Developer Contributions*

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures for the Fiscal Year.

##### *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.

---

#### **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 will be providing 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.

##### *Attorney*

The District's legal counsel will be providing 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.

# **Tohoqua**

## **Community Development District**

### GENERAL FUND BUDGET

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018 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.

#### Trustee Fees

The District issued Series 2018 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 District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

#### Telephone

Telephone and fax machine.

#### Postage

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

# **Tohoqua**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Insurance

The District's general liability, public officials liability and property insurance coverages.

#### 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

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to 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 will contract with a vendor to provide amenity center management services, amenity operations services and programming services.

**Tohoqua**  
**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.

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries.

Wetland Maintenance

The District will incur costs related to maintaining wetlands located throughout the District.

Wetland Mitigation Monitoring

The District will incur costs for scheduled monitoring of mitigation areas located throughout the District. The amounts are estimated.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

Pest Services

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

**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.

# **Tohoqua**

## **Community Development District**

### GENERAL FUND BUDGET

#### General Repairs & Maintenance

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

#### Operating Supplies

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

#### Road & Sidewalk Maintenance

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

#### Signage

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:**

##### Pool - Electric

Represents estimated electric charges for the District's pool.

##### Pool – 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.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

Streetlights

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

Gas

Represents estimated gas services provided at the amenity facilities.

**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.

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.

Trash Collection

Represents estimated trash removal services.

Telephone

Represents the estimated operating telephone costs incurred by the District.

Cable/Internet

Represents the estimated cost of providing cable and internet services to the District's amenities.

# **Tohoqua**

## **Community Development District**

### **GENERAL FUND BUDGET**

#### Access Cards

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

#### Security/Alarms/Repair

Represents estimated costs of maintaining security systems for the amenity facilities within the District and any maintenance needed to those systems.

#### 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.

#### Activities

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

#### 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.



**Tohoqua**  
**Community Development District**  
Proposed Budget  
Capital Reserve Fund  
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
<b><u>Revenues</u></b>					
Transfer In	\$0	\$0	\$0	\$0	\$15,262
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,262</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,262</b>

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

**Revenues**

Bond Proceeds	\$0	\$144,162	\$0	\$144,162	\$0
Special Assessments	\$0	\$0	\$0	\$0	\$138,078
Interest	\$0	\$121	\$0	\$121	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$51,536

<b>Total Revenues</b>	<b>\$0</b>	<b>\$144,283</b>	<b>\$0</b>	<b>\$144,283</b>	<b>\$189,614</b>
-----------------------	------------	------------------	------------	------------------	------------------

**Expenditures**

Interest Payment - 11/01	\$0	\$0	\$0	\$0	\$51,415
Principal Payment - 05/01	\$0	\$0	\$0	\$0	\$35,000
Interest Payment - 05/01	\$0	\$23,708	\$0	\$23,708	\$51,415

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$23,708</b>	<b>\$0</b>	<b>\$23,708</b>	<b>\$137,830</b>
---------------------------	------------	-----------------	------------	-----------------	------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$120,575</b>	<b>\$0</b>	<b>\$120,575</b>	<b>\$51,784</b>
---------------------------------------	------------	------------------	------------	------------------	-----------------

1. Carry forward surplus is net of Reserves.

<b>Interest 11/1/19</b>	<b>\$50,593</b>
Net Assessments	\$138,078
Add: Discounts & Collection	\$8,813
Gross Assessments	<u>\$146,891</u>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	\$28,482	\$282	\$300
Single-Family 40'	71	\$29,336	\$413	\$440
Single-Family 45'	88	\$40,905	\$465	\$495
Single-Family 55'	68	\$38,632	\$568	\$604
Single-Family 70'	1	\$723	\$723	\$769
	329	\$138,078		

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/18	\$ 2,165,000	\$ -	\$ 51,415	\$ 75,123
5/1/19	\$ 2,165,000	\$ 35,000	\$ 51,415	\$ -
11/1/19	\$ 2,130,000	\$ -	\$ 50,593	\$ 137,008
5/1/20	\$ 2,130,000	\$ 35,000	\$ 50,593	\$ -
11/1/20	\$ 2,095,000	\$ -	\$ 49,770	\$ 135,363
5/1/21	\$ 2,095,000	\$ 35,000	\$ 49,770	\$ -
11/1/21	\$ 2,060,000	\$ -	\$ 48,948	\$ 133,718
5/1/22	\$ 2,060,000	\$ 40,000	\$ 48,948	\$ -
11/1/22	\$ 2,020,000	\$ -	\$ 48,008	\$ 136,955
5/1/23	\$ 2,020,000	\$ 40,000	\$ 48,008	\$ -
11/1/23	\$ 1,980,000	\$ -	\$ 47,068	\$ 135,075
5/1/24	\$ 1,980,000	\$ 45,000	\$ 47,068	\$ -
11/1/24	\$ 1,935,000	\$ -	\$ 46,010	\$ 138,078
5/1/25	\$ 1,935,000	\$ 45,000	\$ 46,010	\$ -
11/1/25	\$ 1,890,000	\$ -	\$ 44,953	\$ 135,963
5/1/26	\$ 1,890,000	\$ 45,000	\$ 44,953	\$ -
11/1/26	\$ 1,845,000	\$ -	\$ 43,895	\$ 133,848
5/1/27	\$ 1,845,000	\$ 50,000	\$ 43,895	\$ -
11/1/27	\$ 1,795,000	\$ -	\$ 42,720	\$ 136,615
5/1/28	\$ 1,795,000	\$ 50,000	\$ 42,720	\$ -
11/1/28	\$ 1,745,000	\$ -	\$ 41,545	\$ 134,265
5/1/29	\$ 1,745,000	\$ 55,000	\$ 41,545	\$ -
11/1/29	\$ 1,690,000	\$ -	\$ 40,253	\$ 136,798
5/1/30	\$ 1,690,000	\$ 55,000	\$ 40,253	\$ -
11/1/30	\$ 1,635,000	\$ -	\$ 38,960	\$ 134,213
5/1/31	\$ 1,635,000	\$ 60,000	\$ 38,960	\$ -
11/1/31	\$ 1,575,000	\$ -	\$ 37,550	\$ 136,510
5/1/32	\$ 1,575,000	\$ 60,000	\$ 37,550	\$ -
11/1/32	\$ 1,515,000	\$ -	\$ 36,140	\$ 133,690
5/1/33	\$ 1,515,000	\$ 65,000	\$ 36,140	\$ -
11/1/33	\$ 1,450,000	\$ -	\$ 34,613	\$ 135,753
5/1/34	\$ 1,450,000	\$ 70,000	\$ 34,613	\$ -
11/1/34	\$ 1,380,000	\$ -	\$ 32,968	\$ 137,580
5/1/35	\$ 1,380,000	\$ 70,000	\$ 32,968	\$ -
11/1/35	\$ 1,310,000	\$ -	\$ 31,323	\$ 134,290
5/1/36	\$ 1,310,000	\$ 75,000	\$ 31,323	\$ -
11/1/36	\$ 1,235,000	\$ -	\$ 29,560	\$ 135,883
5/1/37	\$ 1,235,000	\$ 80,000	\$ 29,560	\$ -
11/1/37	\$ 1,155,000	\$ -	\$ 27,680	\$ 137,240

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/38	\$ 1,155,000	\$ 80,000	\$ 27,680	\$ -
11/1/38	\$ 1,075,000	\$ -	\$ 25,800	\$ 133,480
5/1/39	\$ 1,075,000	\$ 85,000	\$ 25,800	\$ -
11/1/39	\$ 990,000	\$ -	\$ 23,760	\$ 134,560
5/1/40	\$ 990,000	\$ 90,000	\$ 23,760	\$ -
11/1/40	\$ 900,000	\$ -	\$ 21,600	\$ 135,360
5/1/41	\$ 900,000	\$ 95,000	\$ 21,600	\$ -
11/1/41	\$ 805,000	\$ -	\$ 19,320	\$ 135,920
5/1/42	\$ 805,000	\$ 100,000	\$ 19,320	\$ -
11/1/42	\$ 705,000	\$ -	\$ 16,920	\$ 136,240
5/1/43	\$ 705,000	\$ 105,000	\$ 16,920	\$ -
11/1/43	\$ 600,000	\$ -	\$ 14,400	\$ 136,320
5/1/44	\$ 600,000	\$ 110,000	\$ 14,400	\$ -
11/1/44	\$ 490,000	\$ -	\$ 11,760	\$ 136,160
5/1/45	\$ 490,000	\$ 115,000	\$ 11,760	\$ -
11/1/45	\$ 375,000	\$ -	\$ 9,000	\$ 135,760
5/1/46	\$ 375,000	\$ 120,000	\$ 9,000	\$ -
11/1/46	\$ 255,000	\$ -	\$ 6,120	\$ 135,120
5/1/47	\$ 255,000	\$ 125,000	\$ 6,120	\$ -
11/1/47	\$ 130,000	\$ -	\$ 3,120	\$ 134,240
5/1/48	\$ 130,000	\$ 130,000	\$ 3,120	\$ -
11/1/48	\$ -	\$ -	\$ -	\$ 133,120
<b>Totals</b>		<b>\$ 2,165,000</b>	<b>\$ 1,951,535</b>	<b>\$ 4,140,243</b>

## SECTION B

## **RESOLUTION 2018-14**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tohoqua Community Development District (“the 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 (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018-2019 (“Operations and Maintenance Budget”), 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 District’s budget for Fiscal Year 2018-2019; 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**, The District has previously levied an assessment for debt service, which the District desires to directly collect, and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on both platted lots and un-platted lands as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect on both the platted and un-platted lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

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

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein as the Osceola County Property Appraiser updates the property roll for Osceola 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.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT INPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District 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.

**SECTION 3. COLLECTION.** The previously levied debt service assessments and operations and maintenance assessments on both platted lots and on undeveloped and un-platted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2019 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's 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 to the tax roll 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 of Supervisors of the Tohoqua Community Development District.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of September, 2018.

ATTEST:

**TOHOQUA COMMUNITY  
DEVELOPMENT DISTRICT**

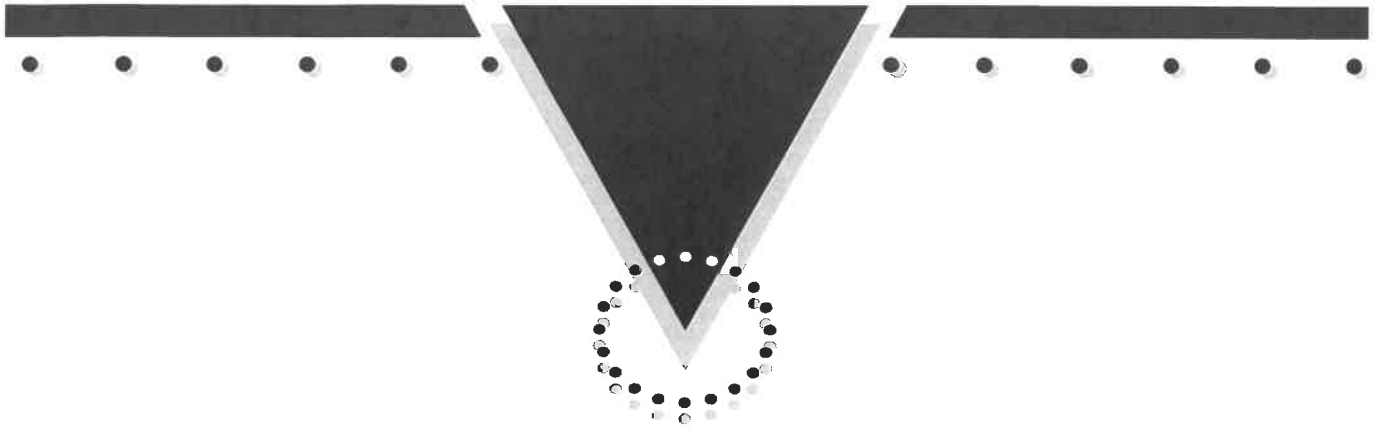
\_\_\_\_\_  
Secretary/ Assistant Secretary

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

Its: \_\_\_\_\_



**Exhibit A**



**Tohoqua  
Community Development District**

**Proposed Budget  
FY 2019**



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-9</b>	<u>General Fund Narrative</u>
<b>10</b>	<u>Capital Reserve Fund</u>
<b>11</b>	<u>Debt Service Fund Series 2018</u>
<b>12-13</b>	<u>Amortization Schedule Series 2018</u>

**Tohoqua**  
**Community Development District**  
Proposed Budget  
General Fund  
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

**Revenues**

Developer Contributions	\$98,199	\$66,743	\$18,176	\$84,919	\$587,250
Assessments - Platted	\$0	\$0	\$0	\$0	\$258,831
Assessments - Direct (Unplatted)	\$0	\$0	\$0	\$0	\$106,132

<b>Total Revenues</b>	<b>\$98,199</b>	<b>\$66,743</b>	<b>\$18,176</b>	<b>\$84,919</b>	<b>\$952,213</b>
-----------------------	-----------------	-----------------	-----------------	-----------------	------------------

**Expenditures**

**Administrative**

Supervisor Fees	\$9,600	\$3,000	\$1,600	\$4,600	\$9,600
FICA Expense	\$734	\$230	\$120	\$350	\$734
Engineering	\$12,000	\$2,767	\$1,500	\$4,267	\$12,000
Attorney	\$25,000	\$16,166	\$3,000	\$19,166	\$25,000
Annual Audit	\$0	\$0	\$0	\$0	\$2,500
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$600
Dissemination	\$0	\$2,083	\$834	\$2,917	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$35,000	\$29,167	\$5,834	\$35,001	\$36,050
Information Technology	\$1,100	\$1,369	\$200	\$1,569	\$1,200
Telephone	\$300	\$7	\$10	\$17	\$300
Postage	\$1,000	\$106	\$200	\$306	\$1,000
Insurance	\$5,665	\$5,000	\$0	\$5,000	\$5,500
Printing & Binding	\$1,000	\$737	\$200	\$937	\$1,000
Legal Advertising	\$5,000	\$9,942	\$200	\$10,142	\$5,000
Other Current Charges	\$1,000	\$123	\$100	\$223	\$1,000
Office Supplies	\$625	\$151	\$100	\$251	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative:</b>	<b>\$98,199</b>	<b>\$71,021</b>	<b>\$13,898</b>	<b>\$84,919</b>	<b>\$116,001</b>

**Operations & Maintenance**

**Contract Services**

Field Management	\$0	\$0	\$0	\$0	\$20,000
Amenities Management	\$0	\$0	\$0	\$0	\$75,000
Landscape Maintenance	\$0	\$0	\$0	\$0	\$350,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$10,000
Wetland Maintenance	\$0	\$0	\$0	\$0	\$5,000
Wetland Mitigation Reporting	\$0	\$0	\$0	\$0	\$6,000
Pool Maintenance	\$0	\$0	\$0	\$0	\$12,500
Pest Control	\$0	\$0	\$0	\$0	\$600
Janitorial Services	\$0	\$0	\$0	\$0	\$12,500
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$491,600</b>

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
<b>Repairs &amp; Maintenance</b>					
Landscape Replacement	\$0	\$0	\$0	\$0	\$25,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$2,000
General Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,000
Operating Supplies	\$0	\$0	\$0	\$0	\$1,000
Road & Sidewalk Maintenance	\$0	\$0	\$0	\$0	\$1,500
Signage	\$0	\$0	\$0	\$0	\$250
Walls - Repair/Cleaning	\$0	\$0	\$0	\$0	\$1,500
Fencing	\$0	\$0	\$0	\$0	\$250
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,500</b>
<b>Utilities</b>					
Pool - Electric	\$0	\$0	\$0	\$0	\$15,000
Pool - Water	\$0	\$0	\$0	\$0	\$600
Electric	\$0	\$0	\$0	\$0	\$10,000
Water & Sewer	\$0	\$0	\$0	\$0	\$57,500
Streetlights	\$0	\$0	\$0	\$0	\$75,000
Gas	\$0	\$0	\$0	\$0	\$6,000
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,100</b>
<b>Amenities</b>					
Property Insurance	\$0	\$0	\$0	\$0	\$20,000
Pool Attendants	\$0	\$0	\$0	\$0	\$12,500
Pool Repairs & Maintenance	\$0	\$0	\$0	\$0	\$9,000
Pool Permits	\$0	\$0	\$0	\$0	\$750
Trash Collection	\$0	\$0	\$0	\$0	\$6,000
Telephone	\$0	\$0	\$0	\$0	\$1,250
Cable/Internet	\$0	\$0	\$0	\$0	\$3,750
Access Cards	\$0	\$0	\$0	\$0	\$1,250
Security/Alarms/Repairs	\$0	\$0	\$0	\$0	\$17,500
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$17,500
Office Supplies	\$0	\$0	\$0	\$0	\$2,500
Activities	\$0	\$0	\$0	\$0	\$12,500
Termite Bond	\$0	\$0	\$0	\$0	\$750
Holiday Décor	\$0	\$0	\$0	\$0	\$2,500
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$107,750</b>
<b>Other</b>					
Contingency	\$0	\$0	\$0	\$0	\$25,000
Capital Reserve	\$0	\$0	\$0	\$0	\$15,262
<b>Subtotal:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,262</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$836,212</b>
<b>Total Expenditures</b>	<b>\$98,199</b>	<b>\$71,021</b>	<b>\$13,898</b>	<b>\$84,919</b>	<b>\$952,213</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>(\$4,278)</b>	<b>\$4,278</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$258,831
Add: Discounts & Collection	\$16,521
Gross Assessments	\$275,352
Assessable Units	329
Per Unit Gross Assessment	\$836.94

# Tohoqua

## Community Development District

### GENERAL FUND BUDGET

#### **REVENUES:**

##### *Developer Contributions*

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures for the Fiscal Year.

##### *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.

---

#### **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 will be providing 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.

##### *Attorney*

The District's legal counsel will be providing 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.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018 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.

Trustee Fees

The District issued Series 2018 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 District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

# **Tohoqua**

## **Community Development District**

### GENERAL FUND BUDGET

#### Insurance

The District's general liability, public officials liability and property insurance coverages.

#### 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

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to 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 will contract with a vendor to provide amenity center management services, amenity operations services and programming services.

# **Tohoqua**

## **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.

#### Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries.

#### Wetland Maintenance

The District will incur costs related to maintaining wetlands located throughout the District.

#### Wetland Mitigation Monitoring

The District will incur costs for scheduled monitoring of mitigation areas located throughout the District. The amounts are estimated.

#### Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

#### Pest Services

The District will incur costs for pest control treatments to its amenity facilities.

#### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

#### **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.



**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

General Repairs & Maintenance

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

Operating Supplies

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

Road & Sidewalk Maintenance

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

Signage

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:**

Pool - Electric

Represents estimated electric charges for the District's pool.

Pool – 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.

# **Tohoqua**

## **Community Development District**

### GENERAL FUND BUDGET

#### Streetlights

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

#### Gas

Represents estimated gas services provided at the amenity facilities.

#### **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.

##### 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.

##### Trash Collection

Represents estimated trash removal services.

##### Telephone

Represents the estimated operating telephone costs incurred by the District.

##### Cable/Internet

Represents the estimated cost of providing cable and internet services to the District's amenities.

**Tohoqua**  
**Community Development District**  
GENERAL FUND BUDGET

Access Cards

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

Security/Alarms/Repair

Represents estimated costs of maintaining security systems for the amenity facilities within the District and any maintenance needed to those systems.

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.

Activities

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

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.

**Tohoqua**  
**Community Development District**  
Proposed Budget  
Capital Reserve Fund  
Fiscal Year 2019

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
<b><u>Revenues</u></b>					
Transfer In	\$0	\$0	\$0	\$0	\$15,262
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,262</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,262</b>

**Tohoqua**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 7/31/18	Projected Next 2 Months	Total thru 9/30/18	Proposed Budget FY2019
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

**Revenues**

Bond Proceeds	\$0	\$144,162	\$0	\$144,162	\$0
Special Assessments	\$0	\$0	\$0	\$0	\$138,078
Interest	\$0	\$121	\$0	\$121	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$51,536

<b>Total Revenues</b>	<b>\$0</b>	<b>\$144,283</b>	<b>\$0</b>	<b>\$144,283</b>	<b>\$189,614</b>
-----------------------	------------	------------------	------------	------------------	------------------

**Expenditures**

Interest Payment - 11/01	\$0	\$0	\$0	\$0	\$51,415
Principal Payment - 05/01	\$0	\$0	\$0	\$0	\$35,000
Interest Payment - 05/01	\$0	\$23,708	\$0	\$23,708	\$51,415

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$23,708</b>	<b>\$0</b>	<b>\$23,708</b>	<b>\$137,830</b>
---------------------------	------------	-----------------	------------	-----------------	------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$120,575</b>	<b>\$0</b>	<b>\$120,575</b>	<b>\$51,784</b>
---------------------------------------	------------	------------------	------------	------------------	-----------------

1. Carry forward surplus is net of Reserves.

**Interest 11/1/19**      **\$50,593**

Net Assessments      \$138,078  
Add: Discounts & Collection      \$8,813  
Gross Assessments      \$146,891

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	\$28,482	\$282	\$300
Single-Family 40'	71	\$29,336	\$413	\$440
Single-Family 45'	88	\$40,905	\$465	\$495
Single-Family 55'	68	\$38,632	\$568	\$604
Single-Family 70'	1	\$723	\$723	\$769
	329	\$138,078		

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/18	\$ 2,165,000	\$ -	\$ 51,415	\$ 75,123
5/1/19	\$ 2,165,000	\$ 35,000	\$ 51,415	\$ -
11/1/19	\$ 2,130,000	\$ -	\$ 50,593	\$ 137,008
5/1/20	\$ 2,130,000	\$ 35,000	\$ 50,593	\$ -
11/1/20	\$ 2,095,000	\$ -	\$ 49,770	\$ 135,363
5/1/21	\$ 2,095,000	\$ 35,000	\$ 49,770	\$ -
11/1/21	\$ 2,060,000	\$ -	\$ 48,948	\$ 133,718
5/1/22	\$ 2,060,000	\$ 40,000	\$ 48,948	\$ -
11/1/22	\$ 2,020,000	\$ -	\$ 48,008	\$ 136,955
5/1/23	\$ 2,020,000	\$ 40,000	\$ 48,008	\$ -
11/1/23	\$ 1,980,000	\$ -	\$ 47,068	\$ 135,075
5/1/24	\$ 1,980,000	\$ 45,000	\$ 47,068	\$ -
11/1/24	\$ 1,935,000	\$ -	\$ 46,010	\$ 138,078
5/1/25	\$ 1,935,000	\$ 45,000	\$ 46,010	\$ -
11/1/25	\$ 1,890,000	\$ -	\$ 44,953	\$ 135,963
5/1/26	\$ 1,890,000	\$ 45,000	\$ 44,953	\$ -
11/1/26	\$ 1,845,000	\$ -	\$ 43,895	\$ 133,848
5/1/27	\$ 1,845,000	\$ 50,000	\$ 43,895	\$ -
11/1/27	\$ 1,795,000	\$ -	\$ 42,720	\$ 136,615
5/1/28	\$ 1,795,000	\$ 50,000	\$ 42,720	\$ -
11/1/28	\$ 1,745,000	\$ -	\$ 41,545	\$ 134,265
5/1/29	\$ 1,745,000	\$ 55,000	\$ 41,545	\$ -
11/1/29	\$ 1,690,000	\$ -	\$ 40,253	\$ 136,798
5/1/30	\$ 1,690,000	\$ 55,000	\$ 40,253	\$ -
11/1/30	\$ 1,635,000	\$ -	\$ 38,960	\$ 134,213
5/1/31	\$ 1,635,000	\$ 60,000	\$ 38,960	\$ -
11/1/31	\$ 1,575,000	\$ -	\$ 37,550	\$ 136,510
5/1/32	\$ 1,575,000	\$ 60,000	\$ 37,550	\$ -
11/1/32	\$ 1,515,000	\$ -	\$ 36,140	\$ 133,690
5/1/33	\$ 1,515,000	\$ 65,000	\$ 36,140	\$ -
11/1/33	\$ 1,450,000	\$ -	\$ 34,613	\$ 135,753
5/1/34	\$ 1,450,000	\$ 70,000	\$ 34,613	\$ -
11/1/34	\$ 1,380,000	\$ -	\$ 32,968	\$ 137,580
5/1/35	\$ 1,380,000	\$ 70,000	\$ 32,968	\$ -
11/1/35	\$ 1,310,000	\$ -	\$ 31,323	\$ 134,290
5/1/36	\$ 1,310,000	\$ 75,000	\$ 31,323	\$ -
11/1/36	\$ 1,235,000	\$ -	\$ 29,560	\$ 135,883
5/1/37	\$ 1,235,000	\$ 80,000	\$ 29,560	\$ -
11/1/37	\$ 1,155,000	\$ -	\$ 27,680	\$ 137,240

**Tohoqua Community Development District  
Series 2018, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

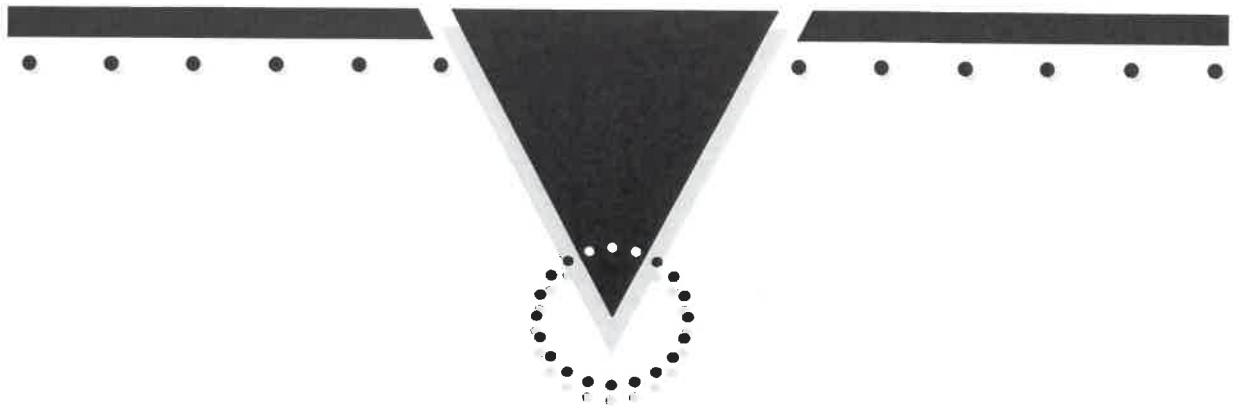
<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/38	\$ 1,155,000	\$ 80,000	\$ 27,680	\$ -
11/1/38	\$ 1,075,000	\$ -	\$ 25,800	\$ 133,480
5/1/39	\$ 1,075,000	\$ 85,000	\$ 25,800	\$ -
11/1/39	\$ 990,000	\$ -	\$ 23,760	\$ 134,560
5/1/40	\$ 990,000	\$ 90,000	\$ 23,760	\$ -
11/1/40	\$ 900,000	\$ -	\$ 21,600	\$ 135,360
5/1/41	\$ 900,000	\$ 95,000	\$ 21,600	\$ -
11/1/41	\$ 805,000	\$ -	\$ 19,320	\$ 135,920
5/1/42	\$ 805,000	\$ 100,000	\$ 19,320	\$ -
11/1/42	\$ 705,000	\$ -	\$ 16,920	\$ 136,240
5/1/43	\$ 705,000	\$ 105,000	\$ 16,920	\$ -
11/1/43	\$ 600,000	\$ -	\$ 14,400	\$ 136,320
5/1/44	\$ 600,000	\$ 110,000	\$ 14,400	\$ -
11/1/44	\$ 490,000	\$ -	\$ 11,760	\$ 136,160
5/1/45	\$ 490,000	\$ 115,000	\$ 11,760	\$ -
11/1/45	\$ 375,000	\$ -	\$ 9,000	\$ 135,760
5/1/46	\$ 375,000	\$ 120,000	\$ 9,000	\$ -
11/1/46	\$ 255,000	\$ -	\$ 6,120	\$ 135,120
5/1/47	\$ 255,000	\$ 125,000	\$ 6,120	\$ -
11/1/47	\$ 130,000	\$ -	\$ 3,120	\$ 134,240
5/1/48	\$ 130,000	\$ 130,000	\$ 3,120	\$ -
11/1/48	\$ -	\$ -	\$ -	\$ 133,120
<b>Totals</b>		<b>\$ 2,165,000</b>	<b>\$ 1,951,535</b>	<b>\$ 4,140,243</b>

## SECTION IV



# SECTION C

# SECTION 1



**TOHOQUA**  
**Community Development District**

**Unaudited Financial Reporting**

**July 31, 2018**



# Table of Contents

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

**Tohoqua**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**July 31, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<b><u>ASSETS:</u></b>				
CASH	\$6,741	---	---	\$6,741
DUE FROM DEVELOPER	\$5,494	---	---	\$5,494
<b><u>INVESTMENTS</u></b>				
SERIES 2018				
RESERVE	---	\$69,039	---	\$69,039
CAPITAL INTEREST	---	\$51,536	---	\$51,536
CONSTRUCTION	---	---	\$13,085	\$13,085
COSTS OF ISSUANCE	---	---	\$0	\$0
<b>TOTAL ASSETS</b>	<b><u>\$12,235</u></b>	<b><u>\$120,575</u></b>	<b><u>\$13,085</u></b>	<b><u>\$145,895</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$6,139	---	---	\$6,139
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$120,575	---	\$120,575
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$13,085	\$13,085
UNASSIGNED	\$6,096	---	---	\$6,096
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$12,235</u></b>	<b><u>\$120,575</u></b>	<b><u>\$13,085</u></b>	<b><u>\$145,895</u></b>

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/18	ACTUAL THRU 07/31/18	VARIANCE
DEVELOPER CONTRIBUTIONS	\$98,199	\$66,743	\$66,743	\$0
<b>TOTAL REVENUES</b>	<b>\$98,199</b>	<b>\$66,743</b>	<b>\$66,743</b>	<b>\$0</b>

#### EXPENDITURES:

#### ADMINISTRATIVE:

SUPERVISOR FEES	\$9,600	\$8,000	\$3,000	\$5,000
FICA EXPENSE	\$734	\$612	\$230	\$382
ENGINEERING	\$12,000	\$10,000	\$2,767	\$7,233
ATTORNEY	\$25,000	\$20,833	\$16,166	\$4,668
DISSEMINATION AGENT	\$0	\$0	\$2,083	(\$2,083)
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	\$0
INFORMATION TECHNOLOGY	\$1,100	\$917	\$1,369	(\$453)
TELEPHONE	\$300	\$250	\$7	\$243
POSTAGE	\$1,000	\$833	\$106	\$727
INSURANCE	\$5,665	\$5,665	\$5,000	\$665
PRINTING & BINDING	\$1,000	\$833	\$737	\$97
LEGAL ADVERTISING	\$5,000	\$4,167	\$9,942	(\$5,775)
OTHER CURRENT CHARGES	\$1,000	\$833	\$123	\$711
OFFICE SUPPLIES	\$625	\$521	\$151	\$370
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$98,199</b>	<b>\$82,806</b>	<b>\$71,021</b>	<b>\$11,785</b>
---------------------------	-----------------	-----------------	-----------------	-----------------

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>(\$4,278)</b>		
---------------------------------------	------------	------------------	--	--

<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$10,374</b>		
---------------------------------	------------	-----------------	--	--

<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$6,096</b>		
------------------------------	------------	----------------	--	--

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/18	ACTUAL THRU 07/31/18	VARIANCE
BOND PROCEEDS	\$0	\$0	\$144,162	\$144,162
INTEREST	\$0	\$0	\$121	\$121
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$144,283</b>	<b>\$144,283</b>

#### EXPENDITURES:

##### Series 2016

INTEREST - 11/01	\$0	\$0	\$0	\$0
PRINCIPAL - 05/01	\$0	\$0	\$0	\$0
INTEREST - 05/01	\$0	\$0	\$23,708	(\$23,708)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,708</b>	<b>(\$23,708)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$120,575</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$120,575</b>	

# Tohoqua

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECT FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/18	ACTUAL THRU 07/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$2,020,838	\$2,020,838
INTEREST	\$0	\$0	\$370	\$370
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,021,208</b>	<b>\$2,021,208</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$1,799,045	(\$1,799,045)
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$209,078	(\$209,078)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,008,123</b>	<b>(\$2,008,123)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$13,085</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$13,085</b>	



**Tohoqua  
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$9,163	\$11,090	\$4,220	\$4,157	\$7,224	\$0	\$14,385	\$5,408	\$5,604	\$5,494	\$0	\$0	\$66,743
<b>TOTAL REVENUES</b>	<b>\$9,163</b>	<b>\$11,090</b>	<b>\$4,220</b>	<b>\$4,157</b>	<b>\$7,224</b>	<b>\$0</b>	<b>\$14,385</b>	<b>\$5,408</b>	<b>\$5,604</b>	<b>\$5,494</b>	<b>\$0</b>	<b>\$0</b>	<b>\$66,743</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE</b>													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$600	\$0	\$0	\$0	\$3,000
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$184	\$0	\$0	\$46	\$0	\$0	\$0	\$230
ENGINEERING	\$0	\$298	\$0	\$1,090	\$760	\$475	\$0	\$0	\$145	\$0	\$0	\$0	\$2,767
ATTORNEY	\$1,943	\$1,074	\$275	\$780	\$2,661	\$4,265	\$1,482	\$1,228	\$1,346	\$1,113	\$0	\$0	\$16,166
DISSEMINATION AGENT	\$0	\$0	\$0	\$0	\$0	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$2,083
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$100	\$419	\$100	\$151	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,369
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$13	\$21	\$23	\$0	\$4	\$18	\$2	\$0	\$0	\$24	\$0	\$0	\$106
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$252	\$91	\$48	\$87	\$5	\$110	\$65	\$18	\$6	\$55	\$0	\$0	\$737
LEGAL ADVERTISING	\$9,771	\$0	\$0	\$0	\$0	\$0	\$0	\$171	\$0	\$0	\$0	\$0	\$9,942
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121	\$2	\$0	\$0	\$123
OFFICE SUPPLIES	\$41	\$10	\$58	\$0	\$1	\$0	\$20	\$0	\$0	\$21	\$0	\$0	\$151
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL EXPENDITURES</b>	<b>\$20,212</b>	<b>\$4,829</b>	<b>\$3,421</b>	<b>\$5,023</b>	<b>\$6,447</b>	<b>\$10,892</b>	<b>\$5,003</b>	<b>\$4,849</b>	<b>\$5,696</b>	<b>\$4,649</b>	<b>\$0</b>	<b>\$0</b>	<b>\$71,021</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$11,049)</b>	<b>\$6,260</b>	<b>\$799</b>	<b>(\$866)</b>	<b>\$777</b>	<b>(\$10,892)</b>	<b>\$9,382</b>	<b>\$558</b>	<b>(\$92)</b>	<b>\$845</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,278)</b>

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

<b>FUNDING REQUEST #</b>	<b>PREPARED DATE</b>	<b>PAYMENT RECEIVED DATE</b>	<b>CHECK AMOUNT</b>	<b>TOTAL FUNDING REQUEST</b>	<b>GENERAL FUND PORTION (FY17)</b>	<b>GENERAL FUND PORTION (FY18)</b>	<b>OVER AND (SHORT) BALANCE DUE</b>
1	9/18/17	10/3/17	\$ 15,665.00	\$ 15,665.00	\$ 10,000.00	\$ 5,665.00	\$ -
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			\$ 5,493.89	\$ -	\$ 5,493.89	\$ 5,493.89
<b>DUE FROM DEVELOPER</b>			<b>\$ 73,094.12</b>	<b>\$ 78,588.04</b>	<b>\$ 11,844.90</b>	<b>\$ 66,743.14</b>	<b>\$ 5,493.92</b>
<b>TOTAL DEVELOPER CONTRIBUTIONS FY18</b>						<b>\$ 66,743.14</b>	

**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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,165,000</b>

**Tohoqua  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2018**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 1,799,045.21</b>
<b>Fiscal Year 2018</b>				
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
<b>TOTAL</b>				<b>\$ 13,292.06</b>
<b>Project (Construction) Fund at 02/08/18</b>				<b>\$ 1,798,838.22</b>
<b>Interest Earned thru 07/31/18</b>				<b>\$ 13,292.06</b>
<b>Requisitions Paid thru 07/31/18</b>				<b>\$ (1,799,045.21)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 13,085.07</b>

## SECTION 2

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

**FY18 Funding Request #8**  
**June 25, 2018**

<b>Payee</b>		<b>General Fund</b> <b>FY2018</b>	
<b>1</b>	<b>Clerk of Circuit Court</b> Recording Fee of Documentation with Osceola County	\$	120.50
<b>2</b>	<b>Governmental Management Services</b> Inv# 10 - Management Fees - June 2018	\$	3,439.02
<b>3</b>	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 81315 - Legal Counsel - May 2018	\$	1,227.80
<b>4</b>	<b>Orlando Sentinel</b> Inv# 003593487 - Notice of Meeting 06/06/18	\$	170.67
<b>5</b>	<b>Supervisor Fees</b> <b>June 6, 2018</b> Andre Vidrine James Dowd Kaitlyn Noyes	\$ \$ \$	215.30 215.30 215.30
<b>Total:</b>		<b>\$</b>	<b>5,603.89</b>

Please make check payable to:

**Tohoqua Community Development District**  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

Wire Funds To:

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

## CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Tohogua CDD DATE: 5/7/18

PAYABLE TO: Clerk of the Circuit Court

AMOUNT REQUESTED: \$120.50

REQUESTED BY: Jorgi Algard

ACCOUNT # \_\_\_\_\_

DESCRIPTION OF NEED: Sending document to Osceola County Clerk  
to be recorded.

APPROVED BY: George Flint

SIGNATURE: [Signature]

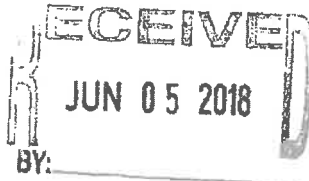
7  
001- 49

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

# Invoice

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

**Invoice #:** 10  
**Invoice Date:** 6/1/18  
**Due Date:** 6/1/18  
**Case:**  
**P.O. Number:**



Description	Hours/Qty	Rate	Amount
Management Fees - June 2018 34		2,916.66	2,916.66
Information Technology - June 2018 351		100.00	100.00
Dissemination Agent Services - June 2018		416.66	416.66
Copies		5.70	5.70

**Total** \$3,439.02

**Payments/Credits** \$0.00

**Balance Due** \$3,439.02



**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

June 15, 2018

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

RECEIVED  
JUN 19 2018

BY: \_\_\_\_\_

**INVOICE**

Matter ID: 8249-001  
General

Invoice # 81315  
Federal ID # 59-3366512

**For Professional Services Rendered:**

05/07/2018	jms	Updated conveyance documents for attorney	0.30 hr	\$12.00
05/07/2018	ACD	Review final plat for Phase 1.	1.10 hr	\$291.50
05/09/2018	ACD	Finalize conveyance deeds and documents related to Phase 1.	2.10 hr	\$556.50
05/17/2018	JAC	Meeting with A. d'Adesky regarding conveyances and requisitions	0.20 hr	\$77.00
05/24/2018	ACD	Review and finalize conveyance package.	0.80 hr	\$212.00
Total Professional Services:				\$1,149.00

**For Disbursements Incurred:**

05/24/2018	Check # 45225 SIMPLIFILE; Disbursement for JAC/8249-001/Tohoqua Phase 1 - E-Recording of Special Warranty Deed for Tohoqua Development Group to Tohoqua CDD 5.16.18 executed in Osceola County, FL on 05.16.18	\$35.20
05/24/2018	Check # 45225 SIMPLIFILE; Disbursement for JAC/8249-001/Tohoqua Phase 1 - E-Recording of Special Warranty Deed for Neptune Road Investments to Tohoqua CDD 5.15.18 executed in Osceola County, FL on 05.16.18	\$35.20
05/31/2018	Document Reproduction Expense	\$8.40
Total Disbursements Incurred:		\$78.80

4  
001-310 512-55

June 15, 2018

Matter ID: 8249-001

Invoice # 81315

Federal ID # 59-3366512

**INVOICE SUMMARY**

For Professional Services:	4.50 Hours	\$1,149.00
For Disbursements Incurred:		\$78.80
New Charges this Invoice:		<u>\$1,227.80</u>
<hr/>		
Previous Balance:		\$8,407.25
Less Payment and Credits Received:		<u>\$6,925.75</u>
Outstanding Balance:		\$1,481.50
Plus New Charges this Invoice:		<u>\$1,227.80</u>
Total Due:		<u>\$2,709.30</u>

Billed Through: May 31, 2018

**Invoice & Summary**

Billed Account Name: Tohoqua Cdd  
Billed Account Number: CU00619344  
Invoice Number: 003593487  
Amount: \$170.67  
Billing Period: 05/01/18 - 05/31/18  
Due Date: 06/30/18

**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
05/25/18	OSCM380041	<i>Current Activity</i> Classified Listings, Online June 6, 2018 at 9:00 AM 5627447				170.67
		<b>Total Current Advertising</b>				170.67

Total: \$170.67

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
170.67	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Orlando Sentinel**  
MEDIA GROUP

PO Box 100608  
Atlanta, GA 30384-0608

Return Service Requested

**Remittance Section**

Billed Period: 05/01/18 - 05/31/18  
Billed Account Name: Tohoqua Cdd  
Billed Account Number: CU00619344  
Invoice Number: 003593487

For questions regarding this billing, or change of address notification,  
please contact Customer Care:

1614003776 PRESORT 3776 1 AB 0.405 P1C14 <B>



TOHOQUA CDD  
STACIE VANDERBILT  
136 W CENTRAL BLVD STE 320  
ORLANDO FL 32801-2435

Orlando Sentinel  
PO Box 100608  
Atlanta, GA 30384-0608



00061934400061934403003593487 00017067 00017067 0

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Paul Koch/ Sharon McDowell, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, June 6, 2018 at 9:00 AM was published in said newspaper in the issues of May 25, 2018.

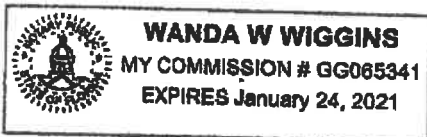
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Printed Name of Affiant

Sworn to and subscribed before me on this 29 day of May, 2018,  
by above Affiant, who is personally known to me ( X ) or who has produced  
identification ( ).

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

## NOTICE OF MEETING OSCEOLA COMMUNITY DEVELOPMENT DISTRICT Audit Committee

The Osceola Community Development District Audit Committee will meet on Wednesday, June 6, 2018 at 9:00 AM at the West Osceola Branch Library, 365 Campus Street, Kissimmee, Florida. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This meeting may be continued to a later date, time, and place to be specified on the record of the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-3334 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-455-8770, 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

05627447

5/29/2018



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

**FY18 Funding Request #9**  
**July 30, 2018**

<b>Payee</b>		<b>General Fund FY2018</b>	
<b>1</b>	<b>Governmental Management Services</b> Inv# 11 - Management Fees - July 2018	\$	3,535.24
<b>2</b>	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 81877 - Legal Counsel - June 2018	\$	1,346.15
<b>3</b>	<b>Poulos &amp; Bennett</b> Inv# 17-188(6) - Engineering Services - March 2018	\$	612.50
		<b>Total:</b>	<b>\$ 5,493.89</b>

Please make check payable to:

**Tohoqua Community Development District**  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

Wire Funds To:

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

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

RECEIVED

**Invoice****Invoice #:** 11**Invoice Date:** 7/2/18**Due Date:** 7/2/18**Case:****P.O. Number:**

BY: \_\_\_\_\_

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018		2,916.66	2,916.66
Information Technology - July 2018		100.00	100.00
Dissemination Agent Services - July 2018		416.66	416.66
Office Supplies		20.63	20.63
Postage		24.16	24.16
Copies		55.05	55.05
American Express Charges		2.08	2.08
<b>Total</b>			<b>\$3,535.24</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,535.24</b>

**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

RECEIVED

July 23, 2018

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

BY: \_\_\_\_\_

**INVOICE**

Matter ID: 8249-001  
General

Invoice # 81877  
Federal ID # 59-3366512

**For Professional Services Rendered:**

06/04/2018	ACD	Follow up regarding conveyances to the City.	0.80 hr	\$212.00
06/06/2018	ACD	Prepare for and attend CDD meeting.	2.10 hr	\$556.50
06/06/2018	JAC	Prepared A. d'Adesky for Board of Supervisor's Meeting	0.20 hr	\$77.00
06/20/2018	ACD	Respond to Developer Counsel, Draft conveyance deed to City of St. Cloud.	1.80 hr	\$477.00
Total Professional Services:				\$1,322.50

**For Disbursements Incurred:**

06/11/2018	Check # 45266 ANDREW D'ADESKY; Disbursement for JAC/8249-001/Andrew d'Adesky Travel to Board meetings on 06.06.18	\$23.65
Total Disbursements Incurred:		\$23.65

**INVOICE SUMMARY**

For Professional Services:	4.90 Hours	\$1,322.50
For Disbursements Incurred:		\$23.65
New Charges this Invoice:		\$1,346.15
Previous Balance:		\$2,709.30
Less Payment and Credits Received:		\$1,481.50
Outstanding Balance:		\$1,227.80
Plus New Charges this Invoice:		\$1,346.15
Total Due:		\$2,573.95

Billed Through: June 30, 2018



# POULOS & BENNETT

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

RECEIVED

BY: \_\_\_\_\_

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

Invoice number 17-188(6)  
Date 04/30/2018

Project 17-188 TOHOQUA CDD

Professional services for the period ending: March 31, 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	760.00	760.00	0.00	0.00
.03 CDD BOND	0.00	0.00	1,140.00	1,752.50	0.00	612.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00		6,275.00	6,887.50		612.50

## Hourly Tasks:

### .03 CDD Bond

	Hours	Rate	Billed Amount
Practice Team Leader	3.00	190.00	570.00
Project Coordinator	0.50	85.00	42.50
Phase subtotal			612.50

## Bond - CDD Requisition

CDD - Prepare for and attend CDD meeting

Invoice total 612.50

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(4)	02/28/2018	1,090.00			1,090.00		
17-188(4)b	02/28/2018	760.00			760.00		
17-188(6)	04/30/2018	612.50	612.50				
Total		2,462.50	612.50	0.00	1,850.00	0.00	0.00



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

**FY18 Funding Request #10**  
**August 29, 2018**

<b>Payee</b>		<b>General Fund</b>	
		<b>FY2018</b>	
<b>1</b>	<b>Governmental Management Services</b> Inv# 12 - Management Fees - August 2018	\$	3,440.75
<b>2</b>	<b>Latham, Shuker, Eden &amp; Beaudine, LLP</b> Inv# 82118 - Legal Counsel - July 2018	\$	1,113.45
<b>3</b>	<b>Poulos &amp; Bennett</b> Inv# 17-188(8) - Engineering Services - June 2018	\$	144.60
<b>4</b>	<b>Previous Balance: Funding Request #8</b> <b>Paid Check # 330</b>	\$ \$	5,603.89 (5,603.86)
<b>5</b>	<b>Previous Balance: Funding Request #9</b> <b>Paid Check # 348</b>	\$ \$	5,493.89 (3,535.24)
		<b>Total:</b>	<b>\$ 6,657.48</b>

Please make check payable to:

**Tohoqua Community Development District**  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

Wire Funds To:

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

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

RECEIVED

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

BY: \_\_\_\_\_

Invoice #: 12

Invoice Date: 8/1/18

Due Date: 8/1/18

Case:

P.O. Number:

2

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018 34000		2,916.66	2,916.66
Information Technology - August 2018 3500		100.00	100.00
Dissemination Agent Services - August 2018 31300		416.66	416.66
Office Supplies 51200		0.06	0.06
Postage 42000		0.94	0.94
Telephone 4000		6.43	6.43

**Total** \$3,440.75**Payments/Credits** \$0.00**Balance Due** \$3,440.75

**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

August 15, 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 # 82118  
Federal ID # 59-3366512

001-310-513-315

**For Professional Services Rendered:**

07/23/2018	ACD	Review plat and title; respond to developer counsel; draft lift station deed; coordinate signing.	1.70 hr	\$450.50
07/30/2018	ACD	Finalize and review lift station conveyance info.	2.50 hr	\$662.50
Total Professional Services:				\$1,113.00

**For Disbursements Incurred:**

07/31/2018	Document Reproduction Expense	\$0.45
Total Disbursements Incurred:		\$0.45

**INVOICE SUMMARY**

For Professional Services:	4.20 Hours	\$1,113.00
For Disbursements Incurred:		\$0.45
New Charges this Invoice:		\$1,113.45
Previous Balance:		\$2,573.95
Less Payment and Credits Received:		\$1,227.80
Outstanding Balance:		\$1,346.15
Plus New Charges this Invoice:		\$1,113.45
Total Due:		\$2,459.60

Billed Through: July 31, 2018

# POULOS & BENNETT RECEIVED

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

BY: \_\_\_\_\_

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

Invoice number 17-188(8)  
Date 07/31/2018

Project 17-188 TOHOQUA CDD

Professional services for the period ending: June 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	1,235.00	1,377.50	0.00	142.50
.03 CDD BOND	0.00	0.00	1,752.50	1,752.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.00	2.10	0.00	2.10
Total	0.00		7,362.50	7,507.10		144.60

## Hourly Tasks:

### .02 CDD Engineer Services

4

01 310 32-3

Practice Team Leader

Hours	Rate	Billed Amount
0.75	190.00	142.50

### .99 Reimbursable Expenses

Reimbursables

Units	Rate	Billed Amount
		2.10

## Bond - CDD Requisition

CDD - Prepare for and attend CDD meeting via conference call

Invoice total 144.60

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(8)	04/30/2018	612.50				612.50	
17-188(8)	07/31/2018	144.60	144.60				
	Total	757.10	144.60	0.00	0.00	612.50	0.00

## SECTION 3

**NOTICE OF MEETING DATES  
TOHOQUA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Tohoqua Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2019** at **9:00 am at West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida 34747**, on the first Wednesday of each month as follows:

**October 3, 2018**  
**November 7, 2018**  
**December 5, 2018**  
**January 2, 2019**  
**February 6, 2019**  
**March 6, 2019**  
**April 3, 2019**  
**May 1, 2019**  
**June 5, 2019**  
**July 3, 2019**  
**August 7, 2019**  
**September 4, 2019**

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 meeting agenda may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

The meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you 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