

*Tohoqua Community
Development District*

Agenda

June 3, 2020

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 27, 2020

**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, June 3, 2020 at 9:00 AM via Zoom; by following this link <https://zoom.us/j/96721256265> or by calling in via (646) 876-9923 and entering the Meeting ID: 967 2125 6265.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 4, 2020 Meeting
4. Consideration of Resolution 2020-04 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
5. Ratification of Environmental Resource Permit Transfer
6. Ratification of Agreement for Lighting Service with the Kissimmee Utility Authority
7. Review and Acceptance of Fiscal Year 2019 Draft Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 55
9. Other Business
10. Supervisors Requests
11. Adjournment

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

The third order of business is the approval of the minutes of the March 4, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The fifth order of business is ratification of environmental resource permit transfer. A copy of the permit is enclosed for your review.

The sixth order of business is ratification of agreement for lighting service with the Kissimmee Utility Authority. A copy of the agreement is enclosed for your review.

The seventh order of business is review and acceptance of Fiscal Year 2019 draft audit report. A copy of the report is enclosed for your review.

The eighth order of business is Staff Reports. Section B is Attorney's report. Section 1 is an update on auditing requirements. Section C is the District Manager's Report. Section 1 includes approval of the check register being presented. Section 2 includes the balance sheet and income statement for review. Section 3 is presentation of number of registered voters living within the boundaries of the District.

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

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, March 4, 2020 at 9:00 a.m., at Hart Memorial Central Library, Room 120, 211 East Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
James Dowd	Assistant Secretary
Jason Good	Assistant Secretary
David Hulme	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Darrin Mossing, Jr.	GMS
Larissa Diaz	CALM, LLC
Marcia Calleja	CALM, LLC
Andrew d'Adesky	District Counsel
Eric Warren (<i>by phone</i>)	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 9:07 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Mossing: No public are present at this time.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Mossing, Jr., a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Vidrine, Mr. Hooker, Mr. Dowd, Mr. Good and Mr. Hulme.

Mr. Mossing: Welcome aboard.

B. Consideration of Resolution 2020-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. d'Adesky: This is a statutory required resolution that essentially says we held a legitimate landowners' election, which we did.

Mr. Mossing: We need a motion.

On MOTION by Mr. Vidrine seconded by Mr. Good with all in favor Resolution 2020-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2020-02 Electing Officers

Mr. Mossing: After each election, the Board is required to elect officers. Currently, Mr. Vidrine is Chairman, Mr. Hooker is Vice Chairman, Mr. Good, Mr. Dowd and Mr. Hulme are Assistant Secretaries, George Flint is Secretary and Ariel Lovera is Treasurer. You can keep the same officers or change it.

Mr. d'Adesky: Do you need to be named as an Assistant Secretary for purposes of executing documents?

Mr. Mossing: I will make Darrin Mossing, Jr. an Assistant Secretary.

Mr. d'Adesky: I would recommend that to allow him to attest documents.

Mr. Mossing: If the Board is comfortable with the slate of officers, we need a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Good with all in favor Resolution 2020-02 Electing Officers as stated, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 7, 2019 Board of Supervisors Meeting and Acceptance of Minutes of the November 5, 2019 Landowners' Meeting

Mr. Mossing: The minutes of the August 7, 2019 Board of Supervisors Meeting and November 5, 2019 Landowners' Meeting were included in your agenda package. If the Board has any questions or comments, Andrew, can we take them as one motion?

Mr. d'Adesky: Yes.

Mr. Hulme: I know that I'm new, but this is the first time I've had actual transcriptions word-by-word.

Mr. d'Adesky: We don't have to do that. The minutes just have to be a memorialization. So it could be a summary.

Mr. Hulme: That's what I'm used to.

Mr. d'Adesky: Darrin, I don't know if it's more expensive to provide a transcript.

Mr. Mossing: No. It's part of our fee. There are pluses and minuses on each side. We are comfortable doing more detailed minutes. Its better overall for our management because we are aware of everything that is discussed by the Board. However, sometimes as the meetings get longer, the Board doesn't want to read 50 pages of minutes.

Mr. d'Adesky: That's when the Board changes to resident control.

Mr. Mossing: We leave it up to the Board of Supervisors. There's no additional cost for the transcription either way.

Mr. Hulme: I will defer. This is the first one I've seen in a while.

Mr. Mossing: We need a motion to approve the minutes. Then we can deal with the format of the minutes.

On MOTION by Mr. Vidrine seconded by Mr. Good with all in favor approval of the minutes of the August 7, 2019 Board of Supervisors meeting were approved as presented, and the minutes of the November 5, 2019 Landowners' Meeting were accepted.

Mr. Mossing: Mr. Chairman, is there any preference in the format of the minutes?

Mr. Vidrine: Leave it as is.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-03 Establishing State Board of Administration Accounts

Mr. Mossing: The State Board of Administration is an investment pool that is afforded to governmental agencies in the State of Florida. We recommend that our Boards open an account at the State Board of Administration. It earns above average interest for like type of investments.

We basically use that to invest our surplus/excess funds. The District is beginning to accumulate some funds.

Mr. d'Adesky: This is the first cycle in which we are anticipating excess funds.

Mr. Mossing: Yes. I think it yields about 2.8%. The liquidity is available.

Mr. d'Adesky: There are statutory limitations on what we can invest in as a government. Obviously, you can't participate in a high-risk loan.

Mr. Vidrine: Are the fees the same?

Mr. Mossing: They are very low. The yield/actual net is over 2.5% at this time. Our Investment Policy allows us limited money market funds, savings accounts and treasuries. The State Board of Administration are allowable accounts.

Mr. d'Adesky: This is the easiest way.

Mr. Mossing: It is. The funds are liquid. If the Board has any other questions, I would be happy to answer them. If not, we would ask for a motion to approve the resolution.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2020-03 Establishing State Board of Administration Accounts was approved.

SIXTH ORDER OF BUSINESS

Consideration of Termination of Amenity Facilities Management Agreement with Artemis Lifestyles, Inc.

Mr. d'Adesky: I believe that there is a 30-day termination with all of our contracts from the date a termination notice is sent.

Mr. Mossing: Is there any discussion?

On MOTION by Mr. Vidrine seconded by Mr. Good with all in favor terminating the Amenity Facilities Management Agreement with Artemis Lifestyles, Inc. was approved.

Mr. Mossing: Andrew, will you be sending a termination notice to the contractor?

Mr. d'Adesky: Yes.

SEVENTH ORDER OF BUSINESS**Consideration of Approval of Amenity Facilities Management Agreement with Community Association and Lifestyle Management, LLC**

Mr. d'Adesky: You will be approving the scope and the standard contract. This is the same agreement we have with Artemis Lifestyles, Inc. (Artemis). This would just be the attachment, which is really the material part, with the rates and the scope of service. You are going to have the same provisions in place in terms of indemnification, transfer requirements and background check requirements. Everything else that we worked into the contract with Artemis can still apply to Community Association and Lifestyle Management, LLC (CALM).

Mr. Vidrine: Are these rates equal to or better than Artemis?

Mr. d'Adesky: They are more affordable.

Mr. Mossing: A couple of representatives with CALM are here. They will be staffing the facility once it opens and they will be conducting special events and handling all of the services. If the Board has any questions or comments, I'm happy to take them. Otherwise, we would ask for a motion to approve the proposal and work with District Counsel to enter into an agreement based upon that proposal.

On MOTION by Mr. Vidrine seconded by Mr. Good with all in favor the Amenity Facilities Management Agreement with Community Association and Lifestyle Management, LLC. and authorization to work with District Counsel was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019**

Mr. Mossing: The Engagement Letter is enclosed in your agenda package. I think it's \$3,300 per year. Its \$100 higher than the prior year.

Mr. d'Adesky: When they bid out the auditors, they get multiple use pricing. Right?

Mr. Mossing: Yes.

Mr. d'Adesky: It looks like a second-year pricing that we optionally ended.

Mr. Mossing: Yes.

Mr. d'Adesky: Okay. So we bid this out at some point, competitively.

Mr. Mossing: We recommend approval of that Engagement Letter.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Auditing Requirements

Mr. d'Adesky: There were some updates to the Florida Statutes. I included Statute SB 7014, which was updated. A lot of it pertains to what GMS is doing anyways as a responsible management company. They already keep the audit on the website for two years. I think it's something we just do anyways as a matter of course. We already appoint the Board as the Audit Committee to select the auditor. It requires at least one person from the Board to be appointed. Some places like Celebration for example, appoint non-Board Members to the Board, but the Chairman must be the Board Member appointed to the Audit Committee and we already do that. What's pertinent is if you are ever asked a question about the audit from an auditor, you have a duty to answer them. You can just say "No" or "Yes." For example, if it said, "*Do you know of any undisclosed plans against the District,*" or something like that, you would just say, "No," because you probably don't, if you were to impede that or stop after a possible criminal and civil penalty for impeding an audit. That's it, so if you have any questions about that or you are ever confused if an actual auditor contacts you, you can always get in contact with George or Darrin or anyone on the GMS team, and we will walk you through it. We will start working on the termination of the contract.

Mr. Mossing: So no action is required.

Mr. d'Adesky: No. It's just for informational purposes.

Mr. Mossing: Are there any other items?

Mr. d'Adesky: No.

B. Engineer

Mr. Warren: I didn't have any new items to report, but I'm available for questions.

Mr. Mossing: Are there any questions for the District Engineer? Hearing none,

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

Mr. Mossing: Enclosed in the agenda package, is the Check Register from January 28, 2020 through February 24, 2020 in the amount of \$18,575.38. The detailed register is behind the summary. Are there any questions on the Check Register? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from January 28, 2020 through February 24, 2020 as presented was approved.

iii. Balance Sheet and Income Statement

Mr. Mossing: These are unaudited through January 30, 2020. No action is required, but if the Board has any questions, we can discuss those.

TENTH ORDER OF BUSINESS**Other Business**

Mr. Mossing: Was there any other business that was not on the agenda that the Board wanted to discuss? Hearing none,

ELEVENTH ORDER OF BUSINESS**Supervisors Requests**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Tohoqua Community Development District ("**District**") prior to June 15, 2020, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for **September 2, 2020 at 9:00 a.m.** The hearing may be conducted remotely, pursuant to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020 and April 29, 2020, as such orders may be extended or supplemented, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that the Executive Orders are not in effect at the time of the public hearing, or otherwise conditions allow the public hearing and meeting to be held in person, it will be held at the following location:

LOCATION: West Osceola Branch Library
 305 Campus Street
 Kissimmee, Florida 34747

Information regarding participation in any remote hearing or meeting may be found at the District's website at <http://tohoquacdd.com> or by contacting the District Manager at (407) 841-5524.

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be provided in the manner prescribed in Florida law.

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.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of June, 2020.

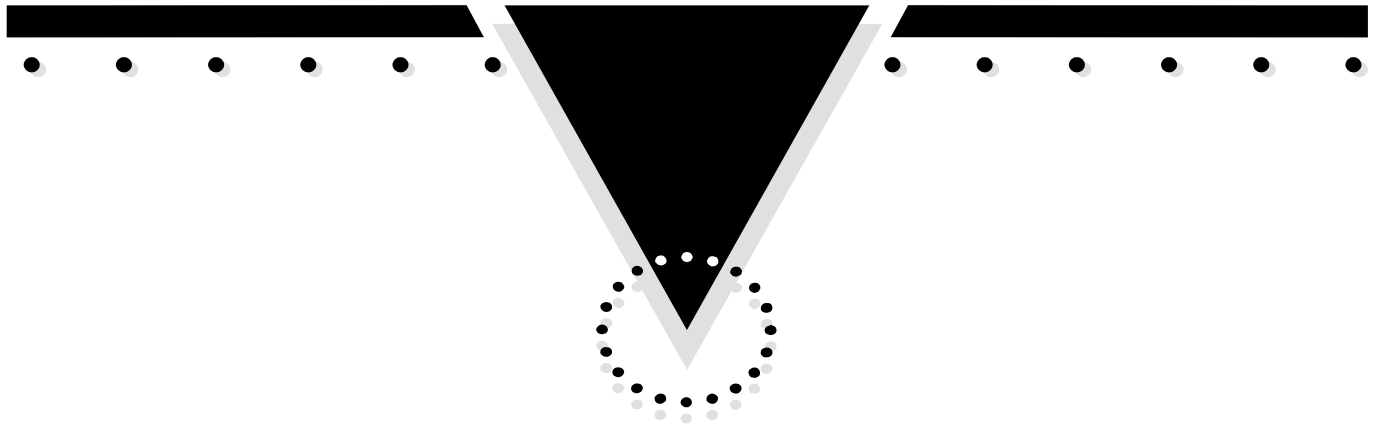
ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY 2020/2021



Tohoqua Community Development District

**Proposed Budget
FY 2021**



Table of Contents

1-2	<u>General Fund</u>
3-10	<u>General Fund Narrative</u>
11	<u>Capital Reserve Fund</u>
12	<u>Debt Service Fund Series 2018</u>
13-14	<u>Amortization Schedule Series 2018</u>

Tohoqua
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 4/30/20	Projected Next 5 Months	Total thru 9/30/20	Proposed Budget FY2021
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Developer Contributions	\$624,018	\$0	\$128,246	\$128,246	\$656,858
Assessments - Tax Collector (Platted)	\$228,349	\$228,671	\$0	\$228,671	\$228,349
Assessments - Direct (Unplatted)	\$107,047	\$107,047	\$0	\$107,047	\$115,755
Special Events Revenue	\$0	\$0	\$5,000	\$5,000	\$12,000

Total Revenues	\$959,413	\$335,718	\$133,246	\$468,964	\$1,012,961
-----------------------	------------------	------------------	------------------	------------------	--------------------

Expenditures

Administrative

Supervisor Fees	\$9,600	\$800	\$4,000	\$4,800	\$9,600
FICA Expense	\$734	\$61	\$300	\$361	\$734
Engineering	\$12,000	\$1,586	\$5,000	\$6,586	\$12,000
Attorney	\$25,000	\$5,809	\$10,417	\$16,226	\$25,000
Annual Audit	\$3,500	\$500	\$2,800	\$3,300	\$3,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$600	\$0	\$600	\$600	\$1,200
Dissemination	\$5,000	\$2,917	\$2,083	\$5,000	\$10,000
Trustee Fees	\$3,717	\$3,717	\$0	\$3,717	\$7,435
Management Fees	\$36,050	\$21,029	\$15,021	\$36,050	\$36,050
Information Technology	\$2,400	\$700	\$500	\$1,200	\$2,400
Telephone	\$300	\$0	\$125	\$125	\$300
Postage	\$1,000	\$93	\$417	\$509	\$1,000
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$1,000	\$133	\$417	\$549	\$1,000
Legal Advertising	\$3,800	\$755	\$3,045	\$3,800	\$3,800
Other Current Charges	\$1,000	\$130	\$417	\$547	\$1,000
Office Supplies	\$625	\$24	\$260	\$284	\$625
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative:	\$117,001	\$48,554	\$45,401	\$93,955	\$126,519
------------------------------	------------------	-----------------	-----------------	-----------------	------------------

Operations & Maintenance

Contract Services

Field Management	\$20,000	\$11,667	\$8,333	\$20,000	\$20,000
Amenities Management	\$75,000	\$16,760	\$31,250	\$48,010	\$36,000
Landscape Maintenance	\$350,000	\$61,740	\$44,100	\$105,840	\$350,000
Lake Maintenance	\$16,200	\$7,105	\$4,050	\$11,155	\$28,080
Wetland Maintenance	\$5,000	\$0	\$2,083	\$2,083	\$6,400
Wetland Mitigation Reporting	\$6,000	\$0	\$2,500	\$2,500	\$6,000
Pool Maintenance	\$12,500	\$0	\$5,000	\$5,000	\$20,000
Pest Control	\$600	\$0	\$225	\$225	\$900
Janitorial Services	\$12,500	\$0	\$6,500	\$6,500	\$26,000

Subtotal:	\$497,800	\$97,272	\$104,042	\$201,314	\$493,380
------------------	------------------	-----------------	------------------	------------------	------------------

Repairs & Maintenance

Landscape Replacement	\$25,000	\$6,720	\$10,417	\$17,137	\$25,000
Irrigation Repairs	\$2,000	\$0	\$833	\$833	\$3,000
General Repairs & Maintenance	\$1,000	\$285	\$417	\$702	\$10,000
Operating Supplies	\$1,000	\$0	\$1,000	\$1,000	\$5,000
Road & Sidewalk Maintenance	\$1,500	\$0	\$2,700	\$2,700	\$3,000
Signage	\$250	\$201	\$104	\$305	\$250
Walls - Repair/Cleaning	\$1,500	\$0	\$625	\$625	\$1,500
Fencing	\$250	\$0	\$104	\$104	\$250

Subtotal:	\$32,500	\$7,206	\$16,200	\$23,406	\$48,000
------------------	-----------------	----------------	-----------------	-----------------	-----------------

Tohoqua
Community Development District
Proposed Budget
General Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 4/30/20	Projected Next 5 Months	Total thru 9/30/20	Proposed Budget FY2021
Utilities					
Pool - Electric	\$15,000	\$0	\$3,750	\$3,750	\$15,000
Pool - Water	\$600	\$0	\$150	\$150	\$600
Electric	\$10,000	\$101	\$4,167	\$4,268	\$10,000
Water & Sewer	\$57,500	\$7,363	\$23,958	\$31,321	\$57,500
Streetlights	\$75,000	\$8,166	\$31,250	\$39,416	\$75,000
Gas	\$6,000	\$0	\$2,500	\$2,500	\$6,000
Subtotal:	\$164,100	\$15,631	\$65,775	\$81,406	\$164,100
Amenities					
Property Insurance	\$20,000	\$1,820	\$10,000	\$11,820	\$20,000
Pool Attendants	\$12,500	\$0	\$3,125	\$3,125	\$12,500
Security Patrol	\$0	\$0	\$0	\$0	\$30,000
Pool Repairs & Maintenance	\$9,000	\$0	\$2,250	\$2,250	\$9,000
Pool Permits	\$750	\$0	\$750	\$750	\$750
Trash Collection	\$6,000	\$0	\$1,500	\$1,500	\$6,000
Telephone	\$1,250	\$0	\$313	\$313	\$1,250
Cable/Internet	\$3,750	\$0	\$938	\$938	\$3,750
Access Cards & Equipment Supplies	\$1,250	\$0	\$1,000	\$1,000	\$4,000
Fire Alarm & Security Monitoring	\$17,500	\$0	\$250	\$250	\$1,000
Fire Alarm & Security Monitoring Repairs	\$0	\$0	\$750	\$750	\$3,000
Fire Extinguisher Inspections	\$0	\$0	\$150	\$150	\$150
Amenity Signage	\$0	\$0	\$1,000	\$1,000	\$2,000
Repairs & Maintenance	\$17,500	\$0	\$4,375	\$4,375	\$17,500
Office Supplies	\$2,500	\$0	\$625	\$625	\$2,500
Special Events	\$12,500	\$8,175	\$3,000	\$11,175	\$12,000
Termite Bond	\$750	\$0	\$2,100	\$2,100	\$300
Holiday Décor	\$2,500	\$1,085	\$0	\$1,085	\$15,000
Subtotal:	\$107,750	\$11,080	\$32,125	\$43,205	\$140,700
Other					
Contingency	\$25,000	\$0	\$10,417	\$10,417	\$25,000
Capital Reserve	\$15,262	\$0	\$15,262	\$15,262	\$15,262
Subtotal:	\$40,262	\$0	\$25,679	\$25,679	\$40,262
Total Operations & Maintenance:	\$842,412	\$131,188	\$243,820	\$375,009	\$886,442
Total Expenditures	\$959,413	\$179,742	\$289,222	\$468,964	\$1,012,961
Excess Revenues/(Expenditures)	\$0	\$155,976	(\$155,976)	\$0	\$0

Land Use	Assessment Per Unit	Developed Units	Gross Assessment*	Net Assessment***
Commercial**	\$228.00	0	\$0.00	\$0.00
Hotel**	\$228.00	0	\$0.00	\$0.00
Apartments**	\$228.00	0	\$0.00	\$0.00
Townhome	\$498.00	101	\$50,298.00	\$47,280.12
Duplex/Garden	\$498.00	0	\$0.00	\$0.00
32	\$584.00	0	\$0.00	\$0.00
40	\$730.00	69	\$50,370.00	\$47,347.80
45	\$822.00	97	\$79,734.00	\$74,949.96
50	\$913.00	0	\$0.00	\$0.00
55	\$1,004.00	61	\$61,244.00	\$57,569.36
65	\$1,187.00	0	\$0.00	\$0.00
70	\$1,278.00	1	\$1,278.00	\$1,201.32
Totals		329	\$242,924.00	\$228,348.56

*Includes 6% for early payment discount and collection cost.

**Per unit is 25% of Single Family 50' since they will have their own amenity facilities

***Net of 6% for early payment discount and collection cost.

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.

Special Events Revenue

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer 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.

Tohoqua

Community Development District

GENERAL FUND BUDGET

Annual Audit

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

Assessment Administration

The District 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 and the anticipated bond issuance for the Phase 2 project.

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. The projected fees also include the anticipated bond issuance for the Phase 2 project.

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.

Tohoqua

Community Development District

GENERAL FUND BUDGET

Postage

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

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.

Tohoqua

Community Development District

GENERAL FUND BUDGET

Amenities Management

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

Landscape Maintenance

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

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District is currently contracted with Applied Aquatic Management for these services.

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.

Tohoqua

Community Development District

GENERAL FUND BUDGET

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.

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.

Tohoqua
Community Development District
GENERAL FUND BUDGET

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.

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.

Security Patrol

The District will contract with a vendor to provide security services throughout the fiscal year.

Pool Repairs & Maintenance

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

Tohoqua
Community Development District
GENERAL FUND BUDGET

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.

Access Cards & Equipment Supplies

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

Fire Alarm & Security Monitoring

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

Fire Alarm & Security Monitoring Repairs

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

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

Amenity Signage

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

Repairs & Maintenance

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

Tohoqua

Community Development District

GENERAL FUND BUDGET

Office Supplies

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

Special Events

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

Termite Bond

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

Holiday Décor

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

Other:

Contingency

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

Capital Reserve

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

Tohoqua
Community Development District
Proposed Budget
Capital Reserve Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 4/30/20	Projected Next 5 Months	Total thru 9/30/20	Proposed Budget FY2021
<u>Revenues</u>					
Transfer In	\$15,262	\$0	\$15,262	\$15,262	\$15,262
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$15,262
Total Revenues	\$15,262	\$0	\$15,262	\$15,262	\$30,524
<u>Expenditures</u>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$15,262	\$0	\$15,262	\$15,262	\$30,524

Tohoqua
Community Development District
Proposed Budget
Debt Service Fund
Fiscal Year 2021

Description	Adopted Budget FY2020	Actual thru 4/30/20	Projected Next 5 Months	Total thru 9/30/20	Proposed Budget FY2021
-------------	-----------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$137,458	\$137,647	\$0	\$137,647	\$137,458
Interest	\$0	\$105	\$50	\$155	\$0
Carry Forward Surplus	\$61,193	\$61,619	\$0	\$61,619	\$63,236

Total Revenues	\$198,651	\$199,371	\$50	\$199,421	\$200,694
-----------------------	------------------	------------------	-------------	------------------	------------------

Expenditures

Interest Payment - 11/01	\$50,593	\$50,593	\$0	\$50,593	\$49,770
Principal Payment - 05/01	\$35,000	\$0	\$35,000	\$35,000	\$35,000
Interest Payment - 05/01	\$50,593	\$0	\$50,593	\$50,593	\$49,770

Total Expenditures	\$136,185	\$50,593	\$85,593	\$136,185	\$134,540
---------------------------	------------------	-----------------	-----------------	------------------	------------------

Excess Revenues/(Expenditures)	\$62,466	\$148,778	(\$85,543)	\$63,236	\$66,154
---------------------------------------	-----------------	------------------	-------------------	-----------------	-----------------

1. Carry forward surplus is net of Reserves.

Interest 11/1/21	\$48,948
-------------------------	-----------------

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

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	\$28,482	\$282	\$300
Single-Family 40'	69	\$28,509	\$413	\$440
Single-Family 45'	97	\$45,088.51	\$465	\$495
Single-Family 55'	61	\$34,655	\$568	\$604
Single-Family 70'	1	\$723	\$723	\$769
	329	\$137,458		

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 2,095,000	\$ 1,747,520	\$ 3,928,113

SECTION V


Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-02426-P Application No(s): 150225-18/ 170512-14

Project Name: Tohoqua Phase 1 Phase (if applicable): _____


- A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:  Robert L. Secrist, III, Manager
Signature of Permittee Name and Title
Neptune Road Investments LLC 4750 The Grove Drive
Company Name Company Address
407-509-4292/ rsecrist3@gmail.com Windermere, FL 34786
Phone/email address City, State, Zip

- B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:  Tohoqua Community Development District
Signature of Representative of O&M Entity Name of Entity for O&M
Andre Vidrine / Chairman 4750 The Grove Drive
Name and Title Address
andrevidrine@gmail.com Windermere, FL 34786
Email Address City, State, Zip
321-303-0893
Phone Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
☒ Copy of all recorded plats
☒ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
☒ Copy of filed articles of incorporation (if filed before 1995)
☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



SECTION VI

SERVICE AGREEMENT FOR LIGHTING SERVICE

WHEREAS, the Kissimmee Utility Authority (KUA) requires that a written agreement be made between the KUA and a owner/developer requiring area lighting facilities; and

WHEREAS, Tohoqua Community Development District (CDD)
desires lighting to be installed at Tohoqua Amenity Center, Kissimmee, Florida;

NOW THEREFORE, this agreement is entered into on the 28th day of May, 2020,
between the KUA, a body politic, organized and existing under the laws of the State of Florida, party of
the first part, and Tohoqua CDD herein referred to as developer, party to the second
part, to wit:

KUA will install (16) 52W LED MESA FIXTURES ON 15' BLACK ALUMINUM POLES.


KUA in accordance with the rates, terms, and provision or KUA's Rate Schedule set forth in Exhibit 1 shall furnish, install, and maintain Lighting Service as set forth in this document and exhibits. Tax charges will also apply and may be adjusted periodically. The fees established hereto may be adjusted annually to reflect changes in the KUA's rates.

1. The owner/developer shall be responsible for paying when due, all bills rendered by the KUA pursuant to the KUA's Lighting Rate Schedule set forth in this document for facilities and service provided in accordance with this Agreement. The owner/developer is responsible for trimming trees and shrubbery that may either obstruct the light output from lighting fixtures or that may obstruct maintenance access to the facilities.
2. Where underground is required, the owner/developer will install all conduit as per KUA's specifications. Before closing the excavation, the owner/developer will request inspection by KUA; whose representative shall be sole judge of the adequacy of the installation.
3. Installation shall be made only when, in the judgment of the KUA, the location and the type of facilities are, and will continue to be, easily and economically accessible to the KUA equipment and personnel for both construction and maintenance. Modification or relocation of the facilities may only be made through the execution of an additional Agreement or Written addendum delineating the modifications to be accomplished. The owner/developer shall be responsible for the payment of all costs associated with any requested relocation of the KUA lighting facilities.
4. The KUA, while exercising reasonable diligence at all times to furnish service hereunder, does not guarantee continuous lighting and will not be liable for damage for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repair to lines or equipment. The KUA may, at any time; substitute for any luminaire/lamp installed hereunder another luminaire/lamp, which shall be of at least equal illuminating capacity and efficiency. The owner/developer hereby agrees to pay the monthly rate of said substituted fixture.
5. The owner/developer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole that has been willfully damaged. The KUA shall not be required to make such repair or replacement prior to payment for the damage.
6. In the event of the sale of the real property upon which the facilities are installed, or if the owner/developer's obligations under this Agreement are to be assigned to a third party, upon the written consent of the KUA, this Agreement may be assigned by the owner/developer to the purchase or the third party. No assignment shall relieve the owner/developer from its obligations hereunder until such obligations have been assumed by the purchaser or third party and agreed to by the KUA.

7. The initial term of this Agreement shall be for 15 years, and thereafter for additional terms of 5 years hence, unless terminated by written notice of such intention from either party to the other at least sixty (60) days prior to expiration date of the initial term or subsequent terms.
8. If the owner/developer no longer wishes to receive service under this Agreement, the owner/developer may opt to terminate the Agreement a year 15 by providing to the KUA at least sixty (60) days advance written notice. The owner/developer will be responsible for the cost of removing the facilities, with such work to be done by the KUA, and billed to the owner/developer.


IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed by their duly authorized officers, and copies delivered to each party, as of the day and year first stated above.

KISSIMMEE UTILITY AUTHORITY


Larry Mattern
2020.05.28 15:39:01
-04'00'

Vice President
Operations Department

ATTEST:


Digitally signed
by Felix Escobar
Date:
2020.05.28
09:40:27 -04'00'

Manager, Distribution Engineering

Tohoqua CDD

Owner/Developer



Signature

Andre M. Vidrine

Print or Type Name

ATTEST:



Federal ID# _____

Owner/Developer Billing Address: 4750 The Grove Drive, Suite 220, Windermere, FL 34786

Owner/Developer Email Address: marcph12@gmail.com

Owner/Developer Phone Number: (407) 947-8836

Exhibit 1 – Lighting Facilities Cost

Project Name: Tohoqua Amenity Center
Project #: EO0023096 Account #: 1372570
Customer ID: 2357644 Service Order #: 2009381495

- I. **Monthly Rate Charges:** The monthly charges consist of the items listed below. Subject to Florida Public Service Commission review and guidelines, all charges may be adjusted. Tax charges will also apply and may be adjusted periodically. The monthly fixture charge listed herein includes operation and maintenance, leasing, and energy charge. The light fixture charges established hereto may be adjusted annually to reflect changes in KUA's rates.

Monthly Fixtures Charge

(16) 52W LED Mesa on 15' Black Aluminum Pole (ZLS)	(\$ 17.00)	=	\$ 272.00
()	(\$)	=	
()	(\$)	=	
()	(\$)	=	
()	(\$)	=	
()	(\$)	=	
()	(\$)	=	

Total Monthly Light Facility Charge = \$ 272.00

In addition to these monthly charges, a fuel charge will be included. The fuel charge is base on the estimated Kilowatt Hour usages of light fixture multiplied by the COPCA charge for the month of usage.

- II. **Lighting Service:** The lighting service shall include the installation, operation, and maintenance of all lighting facilities as describe below:

Product Description:

52W LED Mesa fixtures on 15' black aluminum poles.

When the light pole secondary is to be fed underground and is not located next to existing pad-mount transformers or secondary boxes, it is the responsibility of owner/developer to install 2" sch-40 gray conduit from the electrical source to the proposed light locations when light poles are more than 3 feet away from their electrical source. For overhead installations, the owner just needs to grant KUA access to the pole location.

SECTION VII

**TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27

REVISED DRAFT

INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Tohoqua Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2019, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

REVISED DRAFT

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated XXXXXXXX, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

XXXXXXX, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tohoqua Community Development District, Osceola, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$182,631.
- The change in the District's total net position in comparison with the prior fiscal year was \$88,391, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$190,921, an increase of \$52,706 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

REVISED DRAFT

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year ended September 30, 2019.

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

	NET POSITION SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 199,718	\$ 153,750
Capital assets, net of depreciation	2,163,871	2,163,871
Total assets	2,363,589	2,317,621
Current liabilities	50,958	58,381
Long-term liabilities	2,130,000	2,165,000
Total liabilities	2,180,958	2,223,381
Net position		
Net investment in capital assets	47,243	11,962
Restricted	88,497	77,790
Unrestricted	46,891	4,488
Total net position	\$ 182,631	\$ 94,240

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

REVISED DRAFT

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 414,245	\$ -
Operating grants and contributions	5,359	78,398
Capital grants and contributions	38	365,202
Total revenues	419,642	443,600
Expenses:		
General government	71,773	84,102
Maintenance and operations	157,333	-
Interest	102,145	66,554
Bond issue costs	-	209,078
Total expenses	331,251	359,734
Change in net position	88,391	83,866
Net position - beginning	94,240	10,374
Net position - ending	\$ 182,631	\$ 94,240

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$331,251. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised of assessments and income from investments in the current fiscal year. The decrease in revenues is due to substantially less Developer contributions received in the current year compared to the previous year. The majority of the decrease in expenses is the result of the bond issuance costs recognized in the previous fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$2,163,871 invested in capital assets for its governmental activities. No depreciation has been taken, so the book value is \$2,163,871. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$2,130,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

REVISED DRAFT

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tohoqua Community Development District's Finance Department at 135 W. Central Blvd, Suite 320, Orlando, Florida, 32801.

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 41,688
Investments	13,372
Assessments receivable	942
Prepaid expense	13,494
Restricted assets:	
Investments	130,222
Capital assets:	
Nondepreciable	<u>2,163,871</u>
Total assets	<u>2,363,589</u>
 LIABILITIES	
Accounts payable	8,797
Accrued interest payable	42,161
Noncurrent liabilities:	
Due within one year	35,000
Due in more than one year	<u>2,095,000</u>
Total liabilities	<u>2,180,958</u>
 NET POSITION	
Net investment in capital assets	47,243
Restricted for debt service	88,497
Unrestricted	<u>46,891</u>
Total net position	<u>\$ 182,631</u>

See notes to the financial statements

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 71,773	\$ 71,773	\$ 5,000	\$ -	\$ 5,000
Maintenance and operations	157,333	194,736	-	38	37,441
Interest on long-term debt	102,145	147,736	359	-	45,950
Total governmental activities	331,251	414,245	5,359	38	88,391
		Change in net position			88,391
		Net position - beginning			94,240
		Net position - ending			<u>\$ 182,631</u>

---See notes to the financial statements

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 41,688	\$ -	\$ -	\$ 41,688
Investments	-	130,222	13,372	143,594
Assessments receivable	506	436	-	942
Prepaid items	13,494	-	-	13,494
Total assets	\$ 55,688	\$ 130,658	\$ 13,372	\$ 199,718
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,797	\$ -	\$ -	\$ 8,797
Total liabilities	8,797	-	-	8,797
Fund balances:				
Nonspendable:				
Prepaid items	13,494	-	-	13,494
Restricted for:				
Debt service	-	130,658	-	130,658
Capital projects	-	-	13,372	13,372
Unassigned:	33,397	-	-	33,397
Total fund balances	46,891	130,658	13,372	190,921
Total liabilities and fund balances	\$ 55,688	\$ 130,658	\$ 13,372	\$ 199,718

See notes to the financial statements

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 190,921

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,163,871	
Accumulated depreciation	-	2,163,871

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(42,161)	
Bonds payable	(2,130,000)	(2,172,161)
Net position of governmental activities		\$ 182,631

See notes to the financial statements

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 266,509	\$ 147,736	\$ -	\$ 414,245
Developer contributions	5,000	-	-	5,000
Interest income	-	359	38	397
Total revenues	271,509	148,095	38	419,642
EXPENDITURES				
Current:				
General government	71,773	-	-	71,773
Maintenance and operations	157,333	-	-	157,333
Debt Service:				
Principal	-	35,000	-	35,000
Interest	-	102,830	-	102,830
Total expenditures	229,106	137,830	-	366,936
Excess (deficiency) of revenues over (under) expenditures	42,403	10,265	38	52,706
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	243	243
Transfers out	-	(243)	-	(243)
Total other financing sources (uses)	-	(243)	243	-
Net change in fund balances	42,403	10,022	281	52,706
Fund balances - beginning	4,488	120,636	13,091	138,215
Fund balances - ending	\$ 46,891	\$ 130,658	\$ 13,372	\$ 190,921

-----See notes to the financial statements

REVISED DRAFT

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	52,706
--	----	--------

Amounts reported for governmental activities in the statement of activities are different because:

The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		685
---	--	-----

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		35,000
---	--	--------

Change in net position of governmental activities	\$	88,391
---	----	--------

See notes to the financial statements

REVISED DRAFT

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tohoqua Community Development District ("the District") was created on August 14, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Osceola County Ordinance 2017-57. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("the District") which is composed of four members. The Supervisors are elected by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Certain Board members are affiliated with Neptune Road Investments, LLC (the "Developer") at September 30, 2019.

The District has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

Unearned Revenue

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

Long-Term Obligations

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

REVISED DRAFT

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market Ct 5	\$ 143,594	N/A	N/A
Total Investments	<u>\$ 143,594</u>		

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

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

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

REVISED DRAFT

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 2,163,871	\$ -	\$ -	\$ 2,163,871
Total capital assets, not being depreciated	2,163,871	-	-	2,163,871
 Governmental activities capital assets	 \$ 2,163,871	 \$ -	 \$ -	 \$ 2,163,871

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

In the prior fiscal period the District entered into an acquisition agreement with the Developer whereby the Developer agrees to fund the actual cost of completing the improvements and the District will reimburse the costs of construction with proceeds from the issuance of Bonds. In connection with the agreement, in the previous fiscal year the District acquired improvements from the Developer valued at \$2,163,871 at a cost to the District of \$1,799,045, the District recognized a Developer contribution of \$364,826 on the government wide financial statements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On January 26, 2018, the District issued \$2,165,000 of Special Assessment Revenue Bonds, Series 2018, consisting of \$1,090,000 Term Bonds due on May 1, 2038 and \$1,075,000 Term Bonds due on May 1, 2048 with fixed interest rates ranging from 4.7% to 4.8%. The Bonds were issued to repay the developer for financing the construction improvements to the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Long-term Debt Activity

Changes in long-term liabilities for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018 Bonds	\$ 2,165,000	\$ -	\$ 35,000	\$ 2,130,000	\$ 35,000
Total	\$ 2,165,000	\$ -	\$ 35,000	\$ 2,130,000	\$ 35,000

At September 30, 2019, the scheduled debt service requirements on the long - term liabilities were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 35,000	\$ 101,186	\$ 136,186
2021	35,000	99,540	134,540
2022	40,000	97,896	137,896
2023	40,000	96,016	136,016
2024	45,000	94,136	139,136
2025-2029	245,000	438,246	683,246
2030-2034	310,000	375,032	685,032
2035-2039	390,000	294,662	684,662
2040-2044	500,000	192,000	692,000
2045-2048	490,000	60,000	550,000
	<u>\$ 2,130,000</u>	<u>\$ 1,848,714</u>	<u>\$ 3,978,714</u>

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$5,000 at September 30, 2019.

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

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

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

**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 265,976	\$ 266,509	\$ 533
Developer contributions	686,237	5,000	(681,237)
Total revenues	<u>952,213</u>	<u>271,509</u>	<u>(680,704)</u>
EXPENDITURES			
Current:			
General government	116,001	71,773	44,228
Maintenance expenditures	728,462	157,333	571,129
Amenity center	107,750	-	107,750
Total expenditures	<u>952,213</u>	<u>229,106</u>	<u>723,107</u>
 Excess (deficiency) of revenues over (under) expenditures	 <u>\$ -</u>	 42,403	 <u>\$ 42,403</u>
 Fund balance - beginning		<u>4,488</u>	
 Fund balance - ending		<u>\$ 46,891</u>	

See notes to required supplementary information

REVISED DRAFT

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tohoqua Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXXXXX, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

XXXXXXX, 2020

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

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

We have examined Tohoqua Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

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

XXXXXXX, 2020

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tohoqua Community Development District ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated XXXXXXXX, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXXXXXX, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

XXXXXXXX, 2020

REVISED DRAFT

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION VIII

SECTION C

SECTION 1

Tohoqua

Community Development District

Summary of Operating Checks

February 25, 2020 to May 20, 2020

Bank	Date	Check No.'s	Amount
General Fund	2/25/20	131-132	\$ 2,924.57
	2/28/20	133	\$ 1,290.00
	3/13/20	134	\$ 5,260.29
	3/17/20	135-137	\$ 2,949.12
	3/19/20	138-139	\$ 9,835.00
	3/24/20	140-141	\$ 365.55
	4/2/20	142	\$ 5,187.51
	4/15/20	143	\$ 717.27
	4/17/20	144-147	\$ 10,952.59
	4/24/20	148-149	\$ 3,684.13
	4/27/20	150-152	\$ 8,807.61
	5/8/20	153-154	\$ 10,840.56
	5/15/20	155-156	\$ 3,817.38
	5/20/20	157-160	\$ 20,603.57
			<hr/> \$ 87,235.15
Payroll	Andre Vidrine	50020	\$ 184.70
	James Dowd	50021	\$ 184.70
	Jason Good	50022	\$ 184.70
	Marcus Hooker	50023	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 87,973.95

AP300R

*** CHECK DATES 02/25/2020 - 05/20/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/21/20 PAGE 1

TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/25/20	00004	2/20/20	89935	202001	310-51300-31500	PUBLIC FACILITIES/PHASES	*	2,293.00	
2/25/20	00012	2/12/20	54105-JA	202001	320-53800-43200	1700 BLOCK ODD THQ BLVD	*	124.35	2,293.00 000131
2/12/20		2/12/20	54143-JA	202001	320-53800-43200	1600 BLOCK EVEN BREEZE	*	50.75	
2/12/20		2/12/20	54144-JA	202001	320-53800-43200	1800 BLOCK EVEN CROSS	*	456.47	
2/28/20	00020	2/28/20	175228	202002	330-53800-48000	ST. CLOUD UTILITIES	*	1,290.00	631.57 000132
3/13/20	00002	3/01/20	67	202003	310-51300-34000	MANAGEMENT FEES - MAR20	*	3,004.17	1,290.00 000133
3/01/20	67	3/01/20	67	202003	310-51300-35100	INFO TECH - MAR20	*	100.00	
3/01/20	67	3/01/20	67	202003	310-51300-31300	DISSEMINATION - MAR20	*	416.67	
3/01/20	67	3/01/20	67	202003	310-51300-51000	OFFICE SUPPLIES	*	.24	
3/01/20	67	3/01/20	67	202003	310-51300-42000	POSTAGE	*	7.29	
3/01/20	67	3/01/20	67	202003	310-51300-42500	COPIES	*	65.25	
3/01/20	68	3/01/20	68	202003	320-53800-12000	FIELD MANAGEMENT - MAR20	*	1,666.67	
3/17/20	00014	3/12/20	2357644-	202002	320-53800-43000	16501 THQ BLVD ENT SIGN	*	15.65	5,260.29 000134
3/12/20		3/12/20	2357644-	202002	320-53800-43100	1700 THQ BLVD V/L	*	1,055.53	
3/17/20	00006	2/28/20	17-188(1	202001	310-51300-31100	ENGINEER SRV THRU 1/31/20	*	1,485.55	1,071.18 000135
3/17/20	00012	3/11/20	54105-FE	202002	320-53800-43200	1700 BLOCK ODD THQ BLVD	*	78.10	1,485.55 000136
3/11/20		3/11/20	54143-FE	202002	320-53800-43200	1600 BLOCK EVEN BREEZE ST	*	60.77	

TQUA TOHOQUA CDD IAGUILAR

AP300R

*** CHECK DATES 02/25/2020 - 05/20/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/21/20 PAGE 2

TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/11/20	00009	3/11/20	54144-FE	202002	320	53800	43200		ST. CLOUD UTILITIES	*	231.24	392.39 000137
3/11/20	00009	3/11/20	1800 BLOCK EVEN CROSS	202002	320	53800	43200			*	22.28	
3/11/20	00009	3/11/20	58428-FE	202002	320	53800	43200			*		
3/11/20	00009	3/11/20	1740-1756 FULLFILLMENT DR	202002	320	53800	46300			*		
3/19/20	00009	3/19/20	183836	202002	320	53800	46300			*	1,015.00	
3/19/20	00009	3/19/20	3 PONDS MAINT-FEB20	202002	320	53800	46300			*		
3/19/20	00008	3/01/20	1553	202003	320	53800	46200		APPLIED AQUATIC MANAGEMENT, INC.	*	5,410.00	1,015.00 000138
3/19/20	00008	3/01/20	PH1 LANDSCAPE MAINT-MAR20	202003	320	53800	46200			*		
3/19/20	00008	3/01/20	1554	202003	320	53800	46200			*	3,410.00	
3/19/20	00008	3/01/20	CPP LANDSCAPE MAINT-MAR20	202003	320	53800	46200			*		
3/24/20	00020	3/28/20	175228A	202003	330	53800	48000		EARTH TEC	*	165.00	8,820.00 000139
3/24/20	00020	3/28/20	CHANGE OF DATE FEE	202003	330	53800	48000			*		
3/24/20	00021	3/06/20	332-4659	202003	320	53800	47600		ORLANDO FUN PARTY RENTALS	*	200.55	165.00 000140
3/24/20	00021	3/06/20	EVENT SIGN	202003	320	53800	47600			*		
4/02/20	00002	4/01/20	73	202004	310	51300	34000		FASTSIGNS	*	3,004.17	200.55 000141
4/02/20	00002	4/01/20	MANAGEMENT FEES-APR20	202004	310	51300	34000			*		
4/02/20	00002	4/01/20	73	202004	310	51300	35100			*	100.00	
4/02/20	00002	4/01/20	INFORMATION TECH-APR20	202004	310	51300	35100			*	416.67	
4/02/20	00002	4/01/20	73	202004	310	51300	31300			*		
4/02/20	00002	4/01/20	DISSEMINATION-APR20	202004	320	53800	12000			*	1,666.67	
4/02/20	00002	4/01/20	74	202004	320	53800	12000			*		
4/02/20	00002	4/01/20	FIELD MANAGEMENT-APR20	202004	320	53800	12000			*		
4/15/20	00010	4/15/20	04152020	202004	300	20700	10000		GOVERNMENTAL MANAGEMENT SERVICES	*	717.27	5,187.51 000142
4/15/20	00010	4/15/20	FY20 DEBT SERVICE ASSESS	202004	300	20700	10000			*		
4/17/20	00009	3/31/20	184480	202003	320	53800	46300		TOHOQUA CDD C/O USBANK	*	1,015.00	717.27 000143
4/17/20	00009	3/31/20	3 PONDS MAINT-MAR20	202003	320	53800	46300			*		
4/17/20	00008	4/01/20	1577	202004	320	53800	46200		APPLIED AQUATIC MANAGEMENT, INC.	*	5,410.00	1,015.00 000144
4/17/20	00008	4/01/20	PH1 LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*	3,410.00	
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	1578	202004	320	53800	46200			*		
4/17/20	00008	4/01/20	CPP LANDSCAPE MAINT-APR20	202004	320	53800	46200					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/17/20	00014	4/13/20	00235764	202003	320	53800	43100		1700 TOHOQUA BLVD V/L	*	973.15	
4/17/20	00014	4/13/20	00235764	202003	320	53800	43000		16501 THQ BLVD ENT SIGN	*	14.42	
4/17/20	00011	3/20/20	2018381	202003	310	51300	49000		KISSIMMEE UTILITY AUTHORITY	*	130.02	987.57 000146
4/24/20	00002	2/01/20	62	202002	310	51300	34000		OSCEOLA COUNTY PROPERTY APPRAISER	*	3,004.17	130.02 000147
4/24/20	00002	2/01/20	62	202002	310	51300	35100		MANAGEMENT FEES - FEB20	*	100.00	
4/24/20	00002	2/01/20	62	202002	310	51300	31300		TECHNOLOGY FEES - FEB20	*	416.67	
4/24/20	00002	2/01/20	62	202002	310	51300	51000		DISSEMINATION SRVC-FEB20	*	.87	
4/24/20	00002	2/01/20	62	202002	310	51300	42000		OFFICE SUPPLIES	*	19.19	
4/24/20	00002	4/01/20	75	202004	310	51300	51000		POSTAGE	*	22.16	3,540.90 000148
4/24/20	00002	4/01/20	75	202004	310	51300	42000		OFFICE SUPPLIES	*	53.72	
4/24/20	00002	4/01/20	75	202004	310	51300	42500		POSTAGE	*	67.35	
4/27/20	00008	3/23/20	1575	202003	330	53800	48000		MULCHING FOR EVENT	*	6,720.00	143.23 000149
4/27/20	00004	3/17/20	90447	202002	310	51300	31500		REVIEW/AGENDA/PRP	*	99.33	6,720.00 000150
4/27/20	00004	4/22/20	91039	202003	310	51300	31500		BOARD MTG/TRANSMIT DRAFT	*	874.50	
4/27/20	00012	4/15/20	54105-MA	202003	320	53800	43200		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	173.89	973.83 000151
4/27/20	00012	4/15/20	54143-MA	202003	320	53800	43200		1700 BLOCK ODD THQ BLVD	*	67.58	
4/27/20	00012	4/15/20	54144-MA	202003	320	53800	43200		1600 BLOCK EVEN BREEZE	*	782.12	
4/27/20	00012	4/15/20	54144-MA	202003	320	53800	43200		1900 BLOCK EVEN CROSS	*		

TQUA TOHOQUA CDD IAGUILAR

E ACCOUNTS PAYABLE PREP.
TOHOQA - GENERAL FUND
BANK A GENERAL FUND

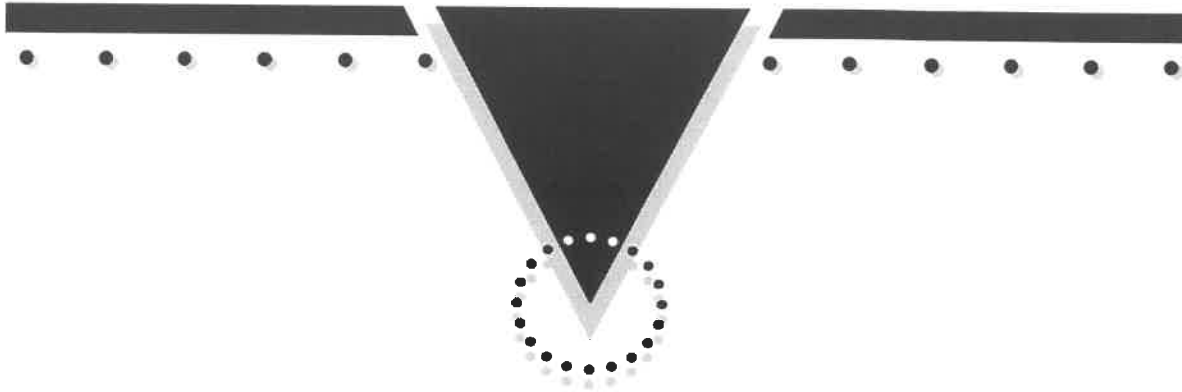
CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
4/15/20	58428-MA	202003	320-53800-43200	1740-1756	FULFILLMENT DR					ST. CLOUD UTILITIES	*	90.19	1,113.78 000152
5/08/20	00002	5/01/20	78	202005	310-51300-34000					MNGT FEES 05/2020	*	3,004.17	
5/01/20	78	202005	310-51300-35100		INFORMATION TECH 05/2020						*	100.00	
5/01/20	78	202005	310-51300-31300		DISSEMINATION AGENT 05/20						*	416.67	
5/01/20	78	202005	310-51300-51000		OFFICE SUPPLIES						*	3.75	
5/01/20	78	202005	310-51300-42000		POSTAGE						*	62.50	
5/01/20	79	202005	330-53800-11000		FACILITY MNGT 05/2020						*	1,666.67	
GOVERNMENTAL MANAGEMENT SERVICES													
5/08/20	00017	2/21/20	6009	202002	330-53800-11000					AMENITY MNGT 02/2020	*	2,793.40	5,253.76 000153
3/01/20	6010	202003	330-53800-11000		AMENITY MNGT 03/2020						*	2,793.40	
ARTEMIS LIFESTYLE													
5/15/20	00006	3/31/20	17-188(1	202003	310-51300-31100					ENGINEERING SRVC 03/2020	*	100.00	5,586.80 000154
POULOS & BENNETT, LLC													
5/15/20	00013	3/25/20	5688304	202003	310-51300-32300					TRUSTEE FEES-SER18-FY20	*	2,168.47	100.00 000155
3/25/20	5688304	202003	300-15500-10000		TRUSTEE FEES-SER18-FY21						*	1,548.91	
US BANK													
5/20/20	00009	4/30/20	185176	202004	320-53800-46300					AQUATIC PLANT MNGT MAY-20	*	1,015.00	3,717.38 000156
APPLIED AQUATIC MANAGEMENT, INC.													
5/20/20	00008	3/27/20	1622	202003	320-53800-46400					MULCH 120CY	*	6,720.00	1,015.00 000157
5/01/20	1603	202005	320-53800-46200		PH1 LANDSCAPE MNTC MAY20						*	5,410.00	
5/01/20	1604	202005	320-53800-46200		CPP LANDSCAPE MNTC MAY-20						*	3,410.00	15,540.00 000158
EARTH TEC													
TQUA TOHOOUA CDD IAGUILAR													

TQVA TOHOQUA CDD IAGUILAR

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	SUB ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/20/20	00014	5/12/20	2357644-	202004	320-53800-43100			1700TOHOQUA BLVD V/L	*	1,811.74	
		5/12/20	2357644-	202004	320-53800-43000			16501 TOHOQUA BVD ENT SIG	*	14.98	
KISSIMMEE UTILITY AUTHORITY											
5/20/20	00012	5/13/20	54105APR	202004	320-53800-43200			1700BLOCK ODD TOHO 04/20	*	663.47	1,826.72 000159
		5/13/20	54143APR	202004	320-53800-43200			1600BLOCK EVEN BREZE04/20	*	94.95	
		5/13/20	54144APR	202004	320-53800-43200			1800 BLOCK EVEN 04/2020	*	1,348.25	
		5/13/20	58428APR	202004	320-53800-43200			1740-1756 FULFILMEN 04-20	*	115.18	
ST. CLOUD UTILITIES											
										2,221.85	000160
TOTAL FOR BANK A										87,235.15	
TOTAL FOR REGISTER										87,235.15	

TQQA TOHOQUA CDD IAGUILAR

SECTION 2



TOHOQUA
Community Development District

Unaudited Financial Reporting

April 30, 2020



Table of Contents

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

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$222,505	---	---	\$222,505
<u>INVESTMENTS</u>				
SERIES 2018				
RESERVE	---	\$69,039	---	\$69,039
REVENUE	---	\$148,776	---	\$148,776
CAPITAL INTEREST	---	\$2	---	\$2
CONSTRUCTION	---	---	\$13,382	\$13,382
PREPAID EXPENSES	\$1,549	---	---	\$1,549
TOTAL ASSETS	<u>\$224,054</u>	<u>\$217,817</u>	<u>\$13,382</u>	<u>\$455,254</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$21,188	---	---	\$21,188
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$217,817	---	\$217,817
RESTRICTED FOR CAPITAL RESERVE	---	\$0	---	\$0
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$13,382	\$13,382
UNASSIGNED	\$202,867	---	---	\$202,867
TOTAL LIABILITIES & FUND EQUITY	<u>\$224,054</u>	<u>\$217,817</u>	<u>\$13,382</u>	<u>\$455,254</u>

Toho qua
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	AMENDED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$624,018	\$0	\$0	\$0
ASSESSMENTS - TAX COLLECTOR	\$228,349	\$228,349	\$228,671	\$322
ASSESSMENTS - DIRECT (UNPLATTED)	\$107,047	\$107,047	\$107,047	\$0
TOTAL REVENUES	\$959,413	\$335,396	\$335,718	\$322
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$9,600	\$5,600	\$800	\$4,800
FICA EXPENSE	\$734	\$428	\$61	\$367
ENGINEERING	\$12,000	\$7,000	\$1,586	\$5,414
ATTORNEY	\$25,000	\$14,583	\$5,809	\$8,774
ANNUAL AUDIT	\$3,500	\$500	\$500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$5,000	\$2,917	\$2,917	(\$0)
TRUSTEE FEES	\$3,717	\$3,717	\$3,717	\$0
MANAGEMENT FEES	\$36,050	\$21,029	\$21,029	(\$0)
INFORMATION TECHNOLOGY	\$2,400	\$1,400	\$700	\$700
TELEPHONE	\$300	\$175	\$0	\$175
POSTAGE	\$1,000	\$583	\$93	\$491
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$583	\$133	\$451
LEGAL ADVERTISING	\$3,800	\$2,217	\$755	\$1,462
OTHER CURRENT CHARGES	\$1,000	\$583	\$130	\$453
OFFICE SUPPLIES	\$625	\$365	\$24	\$341
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$117,001	\$72,356	\$48,554	\$23,802
<u>OPERATIONS & MAINTENANCE</u>				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$20,000	\$11,667	\$11,667	(\$0)
AMENITIES MANAGEMENT	\$75,000	\$43,750	\$16,760	\$26,990
LANDSCAPE MAINTENANCE	\$350,000	\$204,167	\$61,740	\$142,427
LAKE MAINTENANCE	\$16,200	\$9,450	\$7,105	\$2,345
WETLAND MAINTENANCE	\$5,000	\$2,917	\$0	\$2,917
WETLAND MITIGATION REPORTING	\$6,000	\$3,500	\$0	\$3,500
POOL MAINTENANCE	\$12,500	\$0	\$0	\$0
PEST CONTROL	\$600	\$0	\$0	\$0
JANITORIAL SERVICES	\$12,500	\$0	\$0	\$0
SUBTOTAL	\$497,800	\$275,450	\$97,272	\$178,178

To ho qau

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	AMENDED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REPAIRS & MAINTENANCE				
LANDSCAPE REPLACEMENT	\$25,000	\$14,583	\$6,720	\$7,863
IRRIGATION REPAIRS	\$2,000	\$1,167	\$0	\$1,167
GENERAL REPAIRS & MAINTENANCE	\$1,000	\$583	\$285	\$298
OPERATING SUPPLIES	\$1,000	\$583	\$0	\$583
ROAD & SIDEWALK MAINTENANCE	\$1,500	\$875	\$0	\$875
SIGNAGE	\$250	\$146	\$201	(\$55)
WALLS - REPAIR/CLEANING	\$1,500	\$875	\$0	\$875
FENCING	\$250	\$146	\$0	\$146
SUBTOTAL	\$32,500	\$18,958	\$7,206	\$11,753
UTILITIES				
POOL - ELECTRIC	\$15,000	\$0	\$0	\$0
POOL - WATER	\$600	\$0	\$0	\$0
ELECTRIC	\$10,000	\$5,833	\$101	\$5,732
WATER & SEWER	\$57,500	\$33,542	\$7,363	\$26,179
STREETLIGHTS	\$75,000	\$43,750	\$8,166	\$35,584
GAS	\$6,000	\$3,500	\$0	\$3,500
SUBTOTAL	\$164,100	\$86,625	\$15,631	\$70,994
AMENITIES				
PROPERTY INSURANCE	\$20,000	\$20,000	\$1,820	\$18,180
POOL ATTENDANTS	\$12,500	\$0	\$0	\$0
POOL REPAIRS & MAINTENANCE	\$9,000	\$0	\$0	\$0
POOL PERMITS	\$750	\$0	\$0	\$0
TRASH COLLECTION	\$6,000	\$0	\$0	\$0
TELEPHONE	\$1,250	\$0	\$0	\$0
CABLE/INTERNET	\$3,750	\$0	\$0	\$0
ACCESS CARDS	\$1,250	\$0	\$0	\$0
SECURITY/ALARMS/REPAIRS	\$17,500	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$17,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$2,500	\$0	\$0	\$0
ACTIVITIES	\$12,500	\$8,175	\$8,175	\$0
TERMITE BOND	\$750	\$0	\$0	\$0
HOLIDAY DÉCOR	\$2,500	\$2,500	\$1,085	\$1,415
SUBTOTAL	\$107,750	\$30,675	\$11,080	\$19,595
OTHER				
CONTINGENCY	\$25,000	\$14,583	\$0	\$14,583
CAPITAL RESERVE	\$15,262	\$0	\$0	\$0
SUBTOTAL	\$40,262	\$14,583	\$0	\$14,583
TOTAL OPERATIONS & MAINTENANCE EXPENDITURES	\$842,412	\$426,292	\$131,188	\$295,103
TOTAL EXPENDITURES	\$959,413	\$498,648	\$179,742	\$318,906
EXCESS REVENUES (EXPENDITURES)	\$0		\$155,976	
FUND BALANCE - Beginn in g	\$0		\$46,891	
FUND BALANCE -En din g	\$0		\$202,867	

To ho qau

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES:</u>				
TRANSFER IN	\$15,262	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$15,262	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,262		\$0	
FUND BALANCE -Begin n in g	\$0		\$0	
FUND BALANCE -En din g	\$15,262		\$0	

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
ASSESSMENTS - TAX COLLECTOR	\$137,458	\$137,458	\$137,647	\$189
INTEREST	\$0	\$0	\$105	\$105
TOTAL REVENUES	\$137,458	\$137,458	\$137,752	\$294

EXPENDITURES:

Series 2016

INTEREST - 11/01	\$50,593	\$50,593	\$50,593	\$0
PRINCIPAL - 05/01	\$35,000	\$0	\$0	\$0
INTEREST - 05/01	\$50,593	\$0	\$0	\$0
TOTAL EXPENDITURES	\$136,185	\$50,593	\$50,593	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,273		\$87,159	
FUND BALANCE - Beginning	\$61,193		\$130,658	
FUND BALANCE - Ending	\$62,466		\$217,817	

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECT FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$0	\$0	\$11	\$11
<u>EXPENDITURES:</u>				
<u>Series 2016</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$11	
FUND BALANCE - Beginning	\$0		\$13,372	
FUND BALANCE - Ending	\$0		\$13,382	

Tohoqua COMMUNITY DEVELOPMENT DISTRICT

REVENUES:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENTS - TAX COLLECTOR	\$0	\$0	\$227,416	\$63	\$0	\$1,192	\$0	\$0	\$0	\$0	\$0	\$0	\$228,671
ASSESSMENTS - DIRECT (UNPLATTED)	\$0	\$53,524	\$0	\$0	\$53,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,047
TOTAL REVENUES	\$0	\$53,524	\$227,416	\$63	\$53,524	\$1,192	\$0	\$0	\$0	\$0	\$0	\$0	\$335,728
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$0	\$0	\$0	\$1,486	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$1,586
ATTORNEY	\$0	\$77	\$2,466	\$2,293	\$99	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$5,809
ANNUAL AUDIT	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$2,917
TRUSTEE FEES	\$1,549	\$0	\$0	\$0	\$0	\$2,168	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
MANAGEMENT FEES	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$21,029
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$1	\$2	\$8	\$19	\$7	\$54	\$0	\$0	\$0	\$0	\$0	\$83
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$0	\$0	\$0	\$0	\$0	\$65	\$67	\$0	\$0	\$0	\$0	\$0	\$133
LEGAL ADVERTISING	\$755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$755
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$130
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$1	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$24
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE EXPENDITURES	\$16,626	\$3,599	\$5,988	\$7,308	\$3,640	\$6,867	\$4,525	\$0	\$0	\$0	\$0	\$0	\$48,554
OPERATIONS & MAINTENANCE													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$0	\$0	\$0	\$0	\$0	\$11,667
AMENITIES MANAGEMENT	\$2,793	\$2,793	\$2,793	\$2,793	\$2,793	\$2,793	\$0	\$0	\$0	\$0	\$0	\$0	\$16,760
LANDSCAPE MAINTENANCE	\$8,820	\$8,820	\$8,820	\$8,820	\$8,820	\$8,820	\$8,820	\$0	\$0	\$0	\$0	\$0	\$61,740
LAKE MAINTENANCE	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$1,015	\$0	\$0	\$0	\$0	\$0	\$7,105
WETLAND MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WETLAND MITIGATION REPORTING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PEST CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
JANITORIAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL	\$14,295	\$14,295	\$14,295	\$14,295	\$14,295	\$14,295	\$11,502	\$0	\$0	\$0	\$0	\$0	\$97,272

Tohoqua COMMUNITY DEVELOPMENT DISTRICT

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REPAIRS & MAINTENANCE													
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$6,720	\$0	\$0	\$0	\$0	\$0	\$6,720
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL REPAIRS & MAINTENANCE	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROAD & SIDEWALK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$201	\$0	\$0	\$0	\$0	\$0	\$201
WALLS - REPAIR/CLEANING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL	\$0	\$0	\$285	\$0	\$0	\$0	\$6,921	\$0	\$0	\$0	\$0	\$0	\$7,206
UTILITIES													
POOL - ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL - WATER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$13	\$14	\$15	\$14	\$16	\$14	\$15	\$0	\$0	\$0	\$0	\$0	\$101
WATER & SEWER	\$261	\$1,137	\$1,605	\$632	\$392	\$1,114	\$2,222	\$0	\$0	\$0	\$0	\$0	\$7,363
STREETLIGHTS	\$1,113	\$1,056	\$1,104	\$1,053	\$1,056	\$973	\$1,812	\$0	\$0	\$0	\$0	\$0	\$8,166
GAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL	\$1,387	\$2,206	\$2,725	\$1,699	\$1,464	\$2,101	\$4,049	\$0	\$0	\$0	\$0	\$0	\$15,631
AMENITIES													
PROPERTY INSURANCE	\$1,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820
POOL ATTENDANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL PERMITS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRASH COLLECTION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CABLE/INTERNET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACCESS CARDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY/ALARMS/REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ACTIVITIES	\$0	\$0	\$0	\$0	\$1,290	\$5,885	\$0	\$0	\$0	\$0	\$0	\$0	\$8,175
TERMITE BOND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOLIDAY DÉCOR	\$0	\$0	\$1,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,085
SUBTOTAL	\$1,820	\$0	\$1,085	\$0	\$1,290	\$5,885	\$0	\$0	\$0	\$0	\$0	\$0	\$11,080
OTHER													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATIONS & MAINTENANCE EXPENDITURES	\$15,004	\$33,003	\$18,390	\$15,994	\$17,049	\$23,281	\$22,471	\$0	\$0	\$0	\$0	\$0	\$131,188
TOTAL EXPENDITURES	\$51,630	\$36,602	\$24,379	\$23,302	\$20,689	\$30,148	\$26,996	\$0	\$0	\$0	\$0	\$0	\$179,742
EXCESS REVENUES (EXPENDITURES)	(\$51,630)	\$16,922	\$203,037	(\$23,239)	\$32,835	(\$28,956)	(\$26,996)	\$0	\$0	\$0	\$0	\$0	\$155,976

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.7%,4.8%	
MATURITY DATE:	5/1/2048	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$69,039	
RESERVE FUND BALANCE	\$69,039	
BONDS OUTSTANDING - 02/08/18		\$2,165,000
LESS: PRINCIPAL PAYMENT - 05/01/19		(\$35,000)
CURRENT BONDS OUTSTANDING		\$2,130,000

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2018

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 3.23
11/1/18		Interest		\$ 3.34
11/6/18		Transfer from Capital Interest		\$ 242.63
12/1/18		Interest		\$ 3.28
1/1/19		Interest		\$ 3.40
2/1/19		Interest		\$ 3.40
3/1/19		Interest		\$ 3.07
4/1/19		Interest		\$ 3.40
5/1/19		Interest		\$ 3.29
6/1/19		Interest		\$ 3.40
7/1/19		Interest		\$ 3.29
8/1/19		Interest		\$ 2.84
9/1/19		Interest		\$ 2.27
TOTAL				\$ 280.84
Project (Construction) Fund at 09/30/18				\$ 13,090.88
Interest Earned thru 09/30/19				\$ 280.84
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				\$ 13,371.72

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 1.98
11/1/19		Interest		\$ 1.70
12/1/19		Interest		\$ 1.65
1/1/20		Interest		\$ 1.70
2/1/20		Interest		\$ 1.70
3/1/20		Interest		\$ 1.41
4/1/20		Interest		\$ 0.63
TOTAL				\$ 10.77
Project (Construction) Fund at 09/30/19				\$ 13,371.72
Interest Earned thru 4/30/20				\$ 10.77
Requisitions Paid thru 4/30/20				\$ -
Remaining Project (Construction) Fund				\$ 13,382.49

TOHOQUA

Assessed on Roll:

Tohoqua Development Group LLC					
Net Assessments				\$107,047.00	\$107,047.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND
11/23/19	11/1/19	10004	\$53,523.50	\$53,523.50	\$53,523.50
2/21/20	2/1/20	528	\$26,761.75	\$26,761.75	\$26,761.75
2/21/20	5/1/20	528	\$26,761.75	\$26,761.75	\$26,761.75
				\$107,047.00	\$107,047.00

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 22, 2020

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

RE: Tohoqua Community Development District – Registered Voters

Dear Ms. Vanderveer:

Thank you for your letter of April 15, 2020 requesting confirmation of the number of registered voters within the Tohoqua Community Development District as of April 15, 2020.

The number of registered voters within the Tohoqua CDD is 55 as of April 15, 2020.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mj. Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 29 2020

BY: _____

Vote
Osceola