

*Tohoqua Community
Development District*

Agenda

September 1, 2021

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 25, 2021

**Board of Supervisors
Tohoqua Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Tohoqua Community Development District will be held **Wednesday, September 1, 2021 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2021-21 Electing an Assistant Secretary
- IV. Approval of Minutes of the August 4, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the August 4, 2021 Audit Committee Meeting
- V. Consideration of Resolution 2021-22 Ratifying Conveyance Documents for Series 2021 Phase 4A/5A Project Requisition No. 2
- VI. Ratification of Series 2021 Phase 2 Requisitions No. 2, 3 & 4
- VII. Ratification of Series 2021 Phase 4A/5A Requisitions No. 1 & 3
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Amenity Manager's Report
- IX. Other Business
- X. Supervisors Requests
- XI. Adjournment

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

The third order of business is organizational matters. Section A is appointment of individual to fulfill the Board vacancy with a term ending November 2023. Section B is administration of Oath of Office of newly appointed supervisor. Section C is consideration of Resolution 2021-21 electing an assistant secretary. A copy of the resolution is enclosed for your review.

The fourth order of business is the Approval of Minutes of the August 4, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the August 4, 2021 Audit Committee Meeting. The minutes are enclosed for your review.

The fifth order of business Consideration of Resolution 2021-22 Ratifying Conveyance Documents for Series 2021 Phase 4A/5A Project Requisition No. 2. A copy of the resolution is enclosed for your review.

The sixth order of business is ratification of Series 2021 Phase 2 requisitions 2, 3 & 4. Copies of the requisitions are enclosed for your review.

The seventh order of business is ratification of Series 2021 Phase 4A/5A requisitions No. 1 & 3. Copies of the requisitions are enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes approval of the check register being presented. Section 2 includes the balance sheet and income statement for review. Section 3 is the Amenity Manager's Report. A copy of the report is enclosed for your review.

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

Sincerely,

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2021-21

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

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

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

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

Adopted this 1st day of September, 2021.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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, August 4, 2021 at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Jim Dowd	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:05 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public are present to provide comment other than Board and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2021-17 Electing an Assistant Secretary**

Mr. Flint: You have a vacancy created by a resignation with a term ending November of 2023. Are there any nominations at this time to fill that vacancy?

Mr. Vidrine: I think we are still in pursuit of that.

Mr. Flint: Hearing no nominations, we will carry that item forward to your next agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 2, 2021 Meeting

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

Mr. Vidrine: I didn't have any in my review.

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

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the June 2, 2021 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is the public hearing to consider the adoption of the Fiscal Year 2022 budget and a resolution imposing assessments related to the budget. We will open the public hearing and note that no members of the public are present to provide comment, input or testimony.

A. Consideration of Resolution 2020-08 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: The Board previously approved the Proposed Budget and set today as the date, place, and time of the public hearing. We transmitted the Proposed Budget to Osceola County at least 60 days before today. They have the ability to comment, but no approval authority. We received no comments. We put it on the District's website and advertised this hearing 21 and 14 days in advance of today and met all other statutory noticing requirements. For the record, no members of the public are present to provide comment or testimony, so we will bring it back to the Board for discussion and consideration of Resolution 2021-18. Exhibit A of the resolution is the Proposed Budget. We updated the actuals through June 30th for the current year and projected the last three months. It contemplates a combination of on-roll assessments for the platted lots, direct assessments for the assessment areas that issued bonds that have not been platted and direct assessments for the prorated administrative portion of the budget related to areas outside of the assessment areas. Then the difference between that and your total budget is funded through a developer contribution and there would be a Developer Funding Agreement similar to what's

been entered into in the past. We have gone through and estimated what we believe are the buildout costs at this point for the remaining landscaping, ponds, and other costs that we believe would be incurred. So, this current budget is our best effort at trying to reflect what our ultimate expenses would be. Are there any questions or comments on the Proposed Budget or the resolution? Not all these expenses are anticipated to come online for a full 12 months, so we likely will not incur the full amount of this budget. Again, its intended to be a build-out budget. So, although we have \$296,000 in the Developer Contribution line, we don't believe that full amount would be necessary.

Mr. Vidrine: I don't have any questions at this time.

Mr. Flint: If there are no questions from the Board and no public comment, we need a motion to adopt Resolution 2021-18.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2021-18 Adopting the Fiscal Year 2022 Budget was adopted.

B. Consideration of Resolution 2021-19 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The second part of the public hearing is imposing the special assessments and authorizing staff to certify the Assessment Roll. So, you have Resolution 2021-19. Exhibit A is the budget that you just approved and Exhibit B is the Assessment Roll. Are there any questions on the resolution? If not, we need a motion to adopt it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2021-19 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: At this time, we will close the public hearing.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-20
Ratifying Conveyance Documents of
Phase 2 Requisition**

Mr. Flint: Resolution 2021-20 ratifies the conveyance of assets and real property associated with the Phase 2 Requisition. Kristen?

Ms. Trucco: Yes. This is a requisition for Lennar's Phase 2 bonds. These are the conveyance documents for just the improvements, the overall property being transferred from Lennar to the District as part of this resolution. Attached, is a Bill of Sale and Owners Affidavit. They will actually transfer the improvements from the developer to the District. There is an agreement regarding taxes and Owners Affidavit. Those are promises from Lennar that there are outstanding taxes or encumbrances on the improvements that the District will own and maintain. We also have a District Engineer's Certificate that goes along with this conveyance. It's required under the Acquisition Agreement for the bonds and for the District Engineer to certify that the improvements are up to the standards required for the District to accept them. Like I said, this is for Requisition #1 of the Phase 2 bonds. We are also finalizing one for Phases 4 and 5A. Right now, this is just ratifying the conveyance for Requisition #1 of the Phase 2 bonds.

Mr. Vidrine: Just a quick clarification. Is this for the water system?

Ms. Trucco: Exactly.

Mr. Vidrine: When they convey it, it becomes a public utility.

Ms. Trucco: Correct.

Mr. Vidrine: For clarification, is it conveyed to the District or a municipality?

Ms. Trucco: Are you asking if the District is going to own or maintain it? I have to look in the Engineer's Report to see if the District is taking these.

Mr. Dowd: I believe that occurs and at some point the municipality takes over via the plat.

Mr. Flint: Right. The utilities ultimately get conveyed. It should be simultaneously. We take title on it to convey it. We are not going to maintain it.

Ms. Trucco: Oh, okay. I didn't realize these are being conveyed to the municipality. Because they are using bond funds to construct that, we must take ownership at some point.

Mr. Vidrine: No problem. I understand.

Ms. Trucco: That is great for the record to explain that.

Mr. Flint: Eric is on the phone if you have any questions for him.

Mr. Vidrine: In reviewing the documents, its adequate. The infrastructure has been built and certified. The governmental agencies review and inspect them. The District Engineer signed off on it and said it seemed to be acceptable.

Mr. Flint: Are there any other questions or comments on the resolution? Hearing none, we need a motion to approve Resolution 2021-20.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2021-20 Ratifying Conveyance Documents of Phase 2 Requisition was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal with Roberts Pool & Repair, Inc. to Provide Pool Maintenance Services

Ms. Calleja: We provided the Roberts Pool proposal to increase maintenance of the pool from three days to five days due to increased usage. It was also due to leaves that keep falling into the pool. The proposed contract is included in the agenda package if you have any questions for us.

Mr. Flint: In some communities, we can get away with three days, but for many we can't. We will maintain three part of the year and five parts of the year, depending on bathing load and usage. Some we will just have to end up doing five days with all of your trees and everything here. They can't get away with three.

Mr. Vidrine: There are some beautiful trees that we have saved. So that's a more important situation. I'm sure that changes. Throughout the year we have had various weather patterns and such. So, the priority is making the place more Class A quality and what the residents are paying for, so more maintenance is sometimes to be expected. That is pretty standard.

Mr. Flint: If the Board is comfortable, we need a motion to approve the proposal with Roberts Pool & Repair, Inc. for five days per week maintenance.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Proposal with Roberts Pool & Repair, Inc. for five days maintenance per week in the amount of \$1,735 per month was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of the Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2021

Mr. Flint: Just before the Board meeting, the Board met as the Audit Committee and ranked the proposals for independent auditing services. Grau & Associates and Berger, Toombs,

Elam, Gaines & Frank (Berger, Toombs) responded to the Request for Proposals (RFP). The Audit Committee ranked Grau as the number one ranked vendor. We need a motion to accept the Audit Committee's rankings.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Audit Committee's recommendation to select Grau & Associates as the number one firm to provide auditing services for Fiscal Year 2021 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Is there anything else, Kirsten?

Ms. Trucco: No. We are working on finalizing a requisition for Phases 4 and 5A and will be putting that on the agenda next month for ratification. That is all I have. Thank you.

B. Engineer

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

Mr. Warren: No sir.

Mr. Flint: Are there any questions for the District Engineer?

Mr. Vidrine: Not at this time.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register from May 27, 2021 through July 29, 2021 for the General Fund and payroll totaling \$60,641.75. Are there are any questions on the Check Register?

Mr. Vidrine: No questions.

Mr. Flint: If not, I would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from May 27, 2021 through July 29, 2021 in the amount of \$60,641.75 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also provided the Unaudited Financials through June 30, 2021. No action is required by the Board, but if there are questions, we can discuss them.

iii. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint: Each year, you are required to approve an annual meeting schedule. You historically met on the first Wednesday of each month in this location at 9:00 a.m. We prepared a draft notice to that effect. If you are comfortable with the date, place, and time, then you can approve this notice or we can alter it as the Board deems necessary.

Mr. Vidrine: Those dates are fine.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Fiscal Year 2022 meeting schedule as presented was approved.

iv. Amenity Manager's Report

Ms. Diaz: Good morning. The Amenity Report is included in your agenda package. We ordered some additional dumbbells for the Fitness Center because homeowners were reporting that they were waiting for the 10 pounders and those are very popular. So, we ordered an extra pair. I also wanted to highlight some of the events that we held in June and July. The big one we held in June was a Father's Day continental breakfast. We had 14 participants and we gave away mugs to each father that attended. It was quite successful and fun. In July, our big event was the Fourth of July celebration. We had a typical barbecue, pulled pork, macaroni cheese, chips, and non-alcoholic drinks. We also had a live band. We put the live band on the pool deck. It was beautiful and it was great. The homeowners had a great time. We had a good time. It was quite a successful event. I'm very proud of that. We also held our first craft event with some children from the community. It was called, "*Summer Kids Arts and Crafts*." We had 12 kids participate. They made suncatchers. We had snacks for the kids. We set up the tables. They had a great time as well. We also have something that's planned for August. Two of the big ones and new ones that we added to the list, is we are going to have our first back to school ice cream social. We are also going to hold our first beer, wine, and cheese event. I will report on those next month. Does the Board have any questions for me?

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

- **Field Report**

Mr. Flint: Alan, do you have anything?

Mr. Scheerer: Yes. We will be replacing some plants to Tohoqua Boulevard coming in. We've removed some plants that weren't performing well. I am working with John of United Land to get those proposals up to date. We are still working on this drainage issue by the townhomes. The CDD water has been off for about a month, so all this water or rainwater that is accumulating, is running off of the townhome lots. So, what we are going to look at doing in that corner is putting a nice box drain in that will discharge out to the road. It is too long of a run to get it into the yard drain that is out there. I'm noticing that Phases 2, 4 and 5A are being installed quickly. So, we will probably get some turnover here in the next couple of months with the two perspective developers, Pulte and Lennar.

Mr. Vidrine: We will be able to have a walk through on that for that inspection.

Mr. Scheerer: Yes.

Mr. Vidrine: There's nothing critical there. We just need to make sure that we get copies of the as-builts.

Mr. Scheerer: Yes sir.

Mr. Vidrine: It is all standard. I would like to start asking for the as-builts now.

Mr. Scheerer: I will go back to Lennar. I already sent a couple of emails to Josh to try to make sure that we get all of that. I read through the actual plans and landscape plans. We want to make sure that the Landscape Architect is there too. I have some concerns just driving through about the way that trees were planted right now in Phases 4 and 5A, as opposed to the way that the trees were planted in Phase 2. So, it will look a lot better in Phase 2 than in Phases 4 and 5A. We want to make sure that the trees are up enough to capture enough of the water.

Mr. Flint: Did you notice the sod in Phases 4 and 5A?

Mr. Vidrine: Phases 4 and 5A needs work.

Mr. Flint: There should be St. Augustine versus Zoysia. The plans were not specific. We went back and looked at the landscape plans and they don't specify the type of turf that they installed.

Mr. Vidrine: In the median?

Mr. Scheerer: Oh yeah.

Mr. Vidrine: The plans are not specific as to which one.

Mr. Scheerer: I didn't see it, but I went through the plans that Josh sent me for Cross Prairie Parkway East. I was looking through the landscape plans for Phases 4 and 5A, but I don't see anything. It was specified somewhere, but I didn't see it. I know that Phase 2 has Zoysia.

Mr. Hooker: We didn't specify it because we want to make sure that they don't use Bahia.

Mr. Scheerer: They didn't use Bahia.

Mr. Flint: That to me would be obvious. If we noticed that, we would've brought it up sooner.

Mr. Vidrine: Was there was a different level of maintenance between the two grasses?

Mr. Flint: I don't think there's a cost difference. The cut frequency is the same. The fertilization may be different. Frankly, Zoysia takes more work to make it look good than St. Augustine does. Zoysia was supposed to be drought tolerant, but that is just because it will turn brown when it doesn't get watered, but it will come back.

Mr. Vidrine: Were there any water restrictions|?

Mr. Scheerer: Not that I'm aware of.

Mr. Vidrine: In the summer, when there are traditionally water restrictions, the sod would always burn out.

Mr. Flint: Yes. We do have situation where we have Zoysia and St. Augustine abutting up to each other. It's not ideal.

Mr. Scheerer: It is just basically at the intersection of Tohoqua Boulevard and Cross Prairie Parkway East. Everything to the west is Zoysia and everything to the east is St. Augustine.

Mr. Scheerer: We will do a field inspection.

Mr. Flint: Good. We don't have any approval authority. We just accept what they convey. So, we didn't pick up on that until they started putting it down.

Mr. Vidrine: We will investigate that.

Mr. Flint: Okay. Do you have anything else, Alan?

Mr. Scheerer: No sir.

Mr. Flint: It looks like the windows have not been replaced yet.

Ms. Calleja: They did replace a few panels. They came back and measured the other windows and they are supposed to come back to replace those as well. They have not completed the job.

Mr. Vidrine: Are they aware that they are supposed to come back?

Ms. Calleja: Oh, yes. I've also contacted Mr. Jack Herr to let him know that they have not returned to finish the job yet. He said that he would take care of it.

Mr. Flint: You can see that they have done some in the back. That's all we had.

TENTH ORDER OF BUSINESS

Other Business

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

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, August 4, 2021 at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present were:

Andre Vidrine
Marcus Hooker
Jim Dowd
George Flint

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public are present.

THIRD ORDER OF BUSINESS

**Review of Proposals for Fiscal Year 2021
Audit Services**

Mr. Flint: The Audit Committee met previously and approved the form of the Request for Proposals (RFP), selection criteria, notice in the newspaper and sent the RFP to four or five firms that provide the majority of these services. We received bids from Grau & Associates (Grau) and Berger, Toombs, Elam, Gaines & Frank (Berger, Toombs).

FOURTH ORDER OF BUSINESS

**Tally of Audit Committee Members
Rankings and Selection of an Auditor**

Mr. Flint: You have the Ranking Sheet in your agenda. The ranking criteria includes Ability of Personnel, Proposers Experience, Understanding of Scope of Work, Ability to Furnish the Required Services and Price. We asked them to provide pricing for five years, although you enter into one-year engagements. Grau was slightly more if you add up all five years. Their total was \$18,500, but if add all five years of Berger, Toombs, it is \$16,375. The first year is a difference

of \$340 between Grau and Berger, Toombs. Either the Board can fill out these rankings individually and I can tally those or the committee can come up with a consensus ranking.

Mr. Vidrine: I think we can do a consensus ranking.

Mr. Flint: I think both are experienced. Their personnel are capable.

Mr. Vidrine: My assessment is the ability to hit deadlines is critical. There have been a lot of challenges. So, we need to be able to hit deadlines. It seems that Grau would be the front runner in my opinion.

Mr. Flint: Okay. How would you translate that? We need to come up with a ranking.

Mr. Vidrine: For the different categories?

Mr. Flint: Right.

Mr. Vidrine: Getting the job done would probably be the highest. Are we assessing a number of points for that, George?

Mr. Flint: Yes. Each criterion is from 0 to 20.

Mr. Vidrine: I see what you are saying. I would say that Grau and Berger, Toombs receives 20 points each for Ability of Personnel, 20 points each for Proposers Experience and 20 points each for Understanding of Scope of Work. However, Ability to Furnish the Required Services, is the concern. Grau is getting the job done so they would receive 20 points, whereas Berger, Toombs is not as consistent so they would receive 16 points. For Price, Grau is more expensive and would receive 19 points and Berger, Toombs would receive 20 points.

Mr. Flint: Does that add up to 99 points for Grau and 96 for Berger, Toombs?

Mr. Vidrine: Yes, that is correct.

Mr. Flint: Is the committee comfortable with that ranking? If so, we need a motion to approve the consensus ranking with Grau ranked number one.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor accepting the consensus ranking of Grau & Associates as the number one ranked firm to provide auditing services and Berger, Toombs, Elam, Gaines & Frank number two was approved.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Audit Committee Meeting was adjourned.

SECTION V

RESOLUTION 2021-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING THE CONVEYANCE OF IMPROVEMENTS RELATING TO ASSESSMENT AREA THREE FOR SERIES 2021 BONDS (PHASE 4A/5A PROJECT) REQUISITION NUMBER 2; RATIFYING AND APPROVING ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance 2017-57 (the “Ordinance”); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District issued its \$2,660,000 Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2021 (Phase 4A/5A Project) (the “Series 2021 Bonds”), to pay in part the costs of constructing a portion of the infrastructure improvements within Assessment Area Three (the “Phase 4A/5A Project”); and

WHEREAS, PULTE HOME COMPANY, LLC, a Florida limited liability company (“Pulte”), requested a requisition of funds from the proceeds of the Series 2021 Bonds and has transferred by acceptance of the District, and in accordance with the AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE, between the District and Pulte, dated October 7, 2020, as amended by the AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE FOR SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (PHASE 4A/5A PROJECT), dated March 1, 2021, certain public improvements (the “Improvements”), as more particularly described in the Bill of Sale Absolute and Assignment, Agreement Regarding Taxes and Owner’s Affidavit, attached hereto as **Exhibit “A,”** and

WHEREAS, the District's counsel and the District Manager have reviewed the conveyance, and the District Engineer has reviewed the documents and Improvements related to the conveyance and has provided an Engineer's Certificate, attached hereto as part of **Exhibit "B,"** to evidence compliance with the requirements of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Tohoqua Community Development District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification and Approval of the Acquisition of the Improvements. The Board hereby ratifies and approves the acceptance of the Improvements and approves the acceptance of the documents related thereto as provided in **Exhibit "A"**.

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Improvements and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer, to effectuate the acceptance of the Improvements are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues to the following pages.]

PASSED in public meeting of the Board of Supervisors of the Tohoqua Community Development District, this 1st day of September, 2021.

**TOHOQUA COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Print: George S. Flint
Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

Bill of Sale and Assignment

Agreement Regarding Taxes

Owner’s Affidavit

BILL OF SALE AND ASSIGNMENT

Tohoqua Community Development District – Requisition No. 2
(Series 2021 Bonds – Phase 4A/5A Project)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this 2nd day of August, 2021, is given to the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (hereinafter referred to as the “**Grantor**”), whose mailing address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326.

RECITALS

WHEREAS, the Grantor has constructed infrastructure improvements and equipment on property, as more fully described in **Exhibit “A”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both the Grantor and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements for the benefit of the District’s landowners; and

WHEREAS, the Grantor desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Grantor’s right, title and interest in and to the Improvements,

to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Grantor’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Grantor from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

1. Grantor agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Grantor (and, if required, performed by the Grantor on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

2. The Grantor represents and warrants to the District that the Grantor has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**
Tohoqua Community Development District –Requisition No. 2
(Series 2021 Bonds – Phase 4A/5A Project)

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale and Assignment as of the date first above written.

GRANTOR:

PULTE HOME COMPANY LLC, a
Michigan limited liability company

By: 

Name: Branden Clarke

Title: Vice President of Finance, North
Florida Division

STATE OF
COUNTY OF

Florida
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2021, by **Branden Clarke**, as North Florida Division Vice President of Finance of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced N/A as identification.

(SEAL)



SHANI-NICHOL CHARLES
Notary Public
State of Florida
Comm# HH033277
Expires 8/17/2024

Notary Public: State of Florida

Print Name: Shani-Nichol Charles

Comm. Exp.: 8/17/24, Comm. No.: HH033277

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT
Tohoqua Community Development District – Requisition No. 2
(Series 2021 Bonds – Phase 4A/5A Project)

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill of Sale and Assignment as of the date first above written.

DISTRICT:

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: George Flint
Secretary

By: 
Name: Andre Vidrine
Title: Chairman

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of () physical presence or () online notarization, this _____ day of _____, 2021, by Andre Vidrine, as the Chairman of the Board of Supervisors of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by George Flint, as Secretary of the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. He or she () is personally known to me or () have produced a valid driver's license for identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

IMPROVEMENTS

- Potable water system, constructed in accordance with the Florida Department of Environmental Protection Permit Numbers 0076597-476-DS and 0076597-487-DS
- Reclaimed water system

AGREEMENT REGARDING TAXES

Tohoqua Community Development District Requisition No. 2
(Series 2021 Bonds –Phase 4A/5A Project)

This **AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this 2nd day of August, 2021, by and between **PULTE HOME COMPANY, LLC**, a Florida limited liability company, whose mailing address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326 (“Developer”), and the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, as described on Exhibit “A” attached hereto and incorporated herein by reference (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale and Assignment; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Improvements.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Improvements, as applicable, or any portion thereof, for tax year 2020 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and/or assessments, if any, levied on the Improvements for the tax year 2021.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements or, in the alternative, shall seek a minimal valuation of the Improvements, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

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

PULTE HOME COMPANY, LLC, a Michigan limited liability company,

By: _____

Print: Branden Clarke

Title: Vice President of Finance, North Florida Division

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,

ATTEST:

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

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

PULTE HOME COMPANY, LLC, a Michigan limited liability company,

By: _____

Print: D. Bryce Langen

Title: Vice President and Treasurer

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,

ATTEST:

X _____

Print: _____
Secretary/Asst. Secretary

By:  _____

Print: ANDRE VEDRENE

Title: AS CHAIRMAN

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

IMPROVEMENTS

- Potable water system, constructed in accordance with the Florida Department of Environmental Protection Permit Numbers 0076597-476-DS and 0076597-487-DS
- Reclaimed water system

OWNER'S AFFIDAVIT

Tohoqua Community Development District –Requisition No. 2
(Series 2021 Bonds –Phase 4A/5A Project)

STATE OF
COUNTY OF

Florida
Orange

BEFORE ME, the undersigned authority, personally appeared Branden Clarke (“Affiant”) as North Florida Division Vice President of Finance of Pulte Home Company, LLC, a Michigan limited liability company, authorized to do business in Florida, whose mailing address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder in and to certain infrastructure improvements (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the North Florida Division Vice President of Finance of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale and Assignment, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plats of Tohoqua – Phase 4A, as recorded in Plat Book 30, Page 124, and Tohoqua – Phase 5A, as recorded in Plat Book 30, Page 175, both of the Official Records of Osceola County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements in which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Improvements, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Tohoqua Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 38-1545089; (v) has a mailing address of 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. The Owner agrees to execute additional documents that are deemed necessary to effectuate this conveyance based upon receipt of an updated ownership and encumbrance report.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 8/2, 2021

Signed, sealed and delivered in our presence:

PULTE HOME COMPANY LLC, a
Michigan limited liability company

By: [Signature]

Print: Branden Clarke

Title: Vice President of Finance, North
Florida Division

STATE OF
COUNTY OF

Florida
Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2021, by **Branden Clarke**, as North Florida Division Vice President of Finance of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of the limited liability company. Said person is ☒ personally known to me or ☐ has produced N/A as identification.

(SEAL)

[Signature]
Notary Public, State of

Print Name:

Comm. Exp.:

Florida

Shani-Nichol Charles

8/17/24, Comm. No.: HH033277



SHANI-NICHOL CHARLES
Notary Public
State of Florida
Comm# HH033277
Expires 8/17/2024

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

IMPROVEMENTS

- Potable water system, constructed in accordance with the Florida Department of Environmental Protection Permit Numbers 0076597-476-DS and 0076597-487-DS
- Reclaimed water system

EXHIBIT “B”

CERTIFICATE OF DISTRICT ENGINEER

[See following page.]

CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District – Requisition No. 2
(Series 2021 Bonds – Phase 4A/5A Project)

I, **Eric E. Warren, P.E.**, of **Poulos & Bennett, LLC**, a Florida limited liability company, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 45423, with offices located at 2602 E. Livingston Street, Orlando, Florida (“P&B”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through P&B, currently serve as District Engineer to the Tohoqua Community Development District (the “District”).

2. That the District proposes to accept from **Pulte Home Company, LLC**, a Michigan limited liability company (“Developer”), for ownership, operation and maintenance, certain infrastructure improvements and personal property, as described more completely in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”).

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s acceptance of such Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District. Certificates of completion or similar documents are attached or will be provided once available.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to P&B are being held by P&B as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by P&B.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District – Requisition No. 2

(Series 2021 Bonds – Phase 4A/5A Project)

DATED: 8-4-21, 2021

Witness:

Print: James Poulos

Witness:

Print: Melissa Stessner

Eric E. Warren

Eric E. Warren, P.E.

Professional License No.: FL 45423

on behalf of the company,

Poulos & Bennett, LLC

2602 East Livingston Street

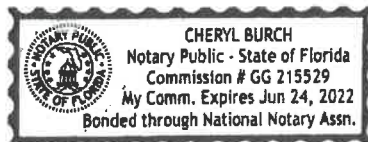
Orlando, Florida 32814

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August, 2021 by **ERIC E. WARREN, P.E.**, of **POULOS & BENNETT, LLC**, a Florida limited liability company, on behalf of said company. He or she is ☒ personally known to me or ☐ have produced a valid driver's license for identification.

(SEAL)



Cheryl Burch
Notary Public, State of Florida

Print Name: Cheryl Burch

Comm. Exp.: 06/24/2022

Comm. No.: GG 215529

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

IMPROVEMENTS

- Potable water system, constructed in accordance with the Florida Department of Environmental Protection Permit Numbers 0076597-476-DS and 0076597-487-DS
- Reclaimed water system

Location of the Improvements:

- TOHOQUA – PHASE 4A, according to the plat thereof as recorded in Plat Book 30, Page 124, Public Records of Osceola County, Florida.
- TOHOQUA – PHASE 5A, according to the plat thereof as recorded in Plat Book 30, Page 175, Public Records of Osceola County, Florida.

SECTION VI

EXHIBIT B
FORM OF REQUISITION PHASE 2 PROJECT ACCOUNT

Tohoqua Community Development District
Osceola County, Florida

U.S. Bank National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(PHASE 2 PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 2
- (B) Name of Payee; Poulos & Bennett LLC
- (C) Amount Payable; \$770.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188(29)1a - Engineer Service thru April 2021
- (E) Subaccount from which disbursement to be made: Phase 2 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;

4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Phase 2 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

POULOS & BENNETT

RECEIVED

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

JUL 1 2021

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(29)a
Date 05/31/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: April 30, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.05 PHASE 2 LENNAR	0.00	0.00	9,850.00	10,620.00	0.00	770.00
Total	0.00		9,850.00	10,620.00		770.00

Hourly Tasks:

.05 Phase 2 Lennar

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	210.00	157.50
Project Engineer	1.25	130.00	162.50
Project Manager	3.00	150.00	450.00
Phase subtotal			770.00

Update requisition #1 report with supporting documents

Invoice total **770.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(29)a	05/31/2021	770.00		770.00			
17-188(34)	06/30/2021	667.50	667.50				
Total		1,437.50	667.50	770.00	0.00	0.00	0.00

Tohoqua CDD

Net 30 days

Invoice date 05/31/2021

Page 1

EXHIBIT B
FORM OF REQUISITION PHASE 2 PROJECT ACCOUNT

Tohoqua Community Development District
Osceola County, Florida

U.S. Bank National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(PHASE 2 PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 3
- (B) Name of Payee; Tohoqua CDD
- (C) Amount Payable; \$241.25
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188(28) - Partial Reimbursement paid from General Fund for Bond
- (E) Subaccount from which disbursement to be made: Phase 2 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;

4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Phase 2 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

POULOS & BENNETT

Poulos & Bennett, LLC

2602 E. Livingston St.

Orlando, FL 32803

407-487-2594

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(28)

Date 06/30/2021

Project **17-188 TOHOQUA CDD**

Professional services for the period ending: March 31, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.03 CDD BOND	0.00	0.00	1,752.50	1,993.75	0.00	241.25
Total	0.00		1,752.50	1,993.75		241.25

Hourly Tasks:

.03 CDD Bond

	Hours	Rate	Billed Amount
Practice Team Leader	1.00	210.00	210.00
Plat Manager	0.25	125.00	31.25
Phase subtotal			241.25

.04 CDD Meetings - CDD Meeting

**.05 Phase 2 Lennar - Requisition #1 Phase 2 Coordination;
Finalize requisition #1 document; Send to project team.**

Invoice total **241.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(29)	05/31/2021	983.00		983.00			
17-188(28)	06/30/2021	241.25	241.25				
Total		1,224.25	241.25	983.00	0.00	0.00	0.00

POULOS & BENNETT

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

RECEIVED

MAY 05 2021

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(28)
Date 04/30/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: March 31, 2021

Engineer SVCS - Mar 21

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 INTERIM CDD ENGINEER	0.00	0.00	4,375.00	4,375.00	0.00	0.00
.02 CDD ENGINEER SERVICES	0.00	0.00	21,846.25	23,011.25	0.00	1,165.00
.03 CDD BOND	0.00	0.00	1,752.50	3,170.00	0.00	1,417.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	81.86	85.86	0.00	4.00
Total	0.00		28,055.61	30,642.11		2,586.50

Hourly Tasks:

.02 CDD Engineer Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	210.00	105.00
Project Coordinator	1.00	85.00	85.00
Project Manager	6.50	150.00	975.00
Phase subtotal			1,165.00

.03 CDD Bond

	Hours	Rate	Billed Amount
Practice Team Leader	3.00	210.00	630.00
Project Manager	5.25	150.00	787.50
Phase subtotal			1,417.50

.99 Reimbursable Expenses

Reimbursables

Units	Rate	Billed Amount
		4.00

Tohoqua CDD

Net 30 days

Invoice date 04/30/2021

Page 1 of 2

POULOS & BENNETT

.02 CDD Engineer Services - CDD meeting; CDD requisition #1
report

Invoice total **2,586.50**

.03 CDD Bond - bond certificate 4A/5A

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(24)	12/18/2020	5,495.20					5,495.20
17-188(26)	02/23/2021	2,062.50			2,062.50		
Total		7,557.70	0.00	0.00	2,062.50	0.00	5,495.20

EXHIBIT B
FORM OF REQUISITION PHASE 2 PROJECT ACCOUNT

Tohoqua Community Development District
Osceola County, Florida

U.S. Bank National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(PHASE 2 PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 4
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$667.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188(34) -Engineer Services thru May 2021
- (E) Subaccount from which disbursement to be made: Phase 2 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Phase 2 Project;

4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 2 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 2 Project improvements being acquired from the proceeds of the Phase 2 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 2 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 2 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 2 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

POULOS & BENNETT

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

RECEIVED

JUL 6 2021

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(34)
Date 06/30/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: May 31, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.05 PHASE 2 LENNAR	0.00	0.00	9,182.50	9,850.00	0.00	667.50
Total	0.00		9,182.50	9,850.00		667.50

Hourly Tasks:

.05 Phase 2 Lennar

	Hours	Rate	Billed Amount
Practice Team Leader	1.75	210.00	367.50
Project Manager	2.00	150.00	300.00
Phase subtotal			667.50

.04 CDD Meetings - CDD Meeting

.05 Phase 2 Lennar - Requisition #1 Phase 2 Coordination;
Finalize requisition #1 document; Send to project team.

Invoice total 667.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(30)	06/23/2021	4,932.50	4,932.50				
17-188(34)	06/30/2021	667.50	667.50				
Total		5,600.00	5,600.00	0.00	0.00	0.00	0.00

Tohoqua CDD

Net 30 days

Invoice date 06/30/2021

SECTION VII

EXHIBIT B
FORM OF REQUISITION PHASE 4A/5A PROJECT ACCOUNT

Tohoqua Community Development District
Osceola County, Florida
U.S. Bank National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(PHASE 4A/5A PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 1
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$105.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188(29)B - Engineer Services for April 2021
- (E) Subaccount from which disbursement to be made: Phase 4A/5A Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Phase 4A/5A Project;

4. each disbursement represents a Cost of the Phase 4A/5A Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 4A/5A Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 4A/5A Project improvements being acquired from the proceeds of the Phase 4A/5A Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 4A/5A Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 4A/5A Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 4A/5A Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

POULOS & BENNETT

RECEIVED

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

JUL 1 2021

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(29)B
Date 05/31/2021
Project 17-188 TOHOQUA CDD

Professional services for the period ending: April 30, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.06 PHASE 4A/5A PULTE	0.00	0.00	5,305.00	5,410.00	0.00	105.00
Total	0.00		5,305.00	5,410.00		105.00

Hourly Tasks:

.06 Phase 4A/5A Pulte

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	210.00	105.00

4A/5A requisition meeting

Invoice total **105.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(29)B	05/31/2021	105.00		105.00			
Total		105.00	0.00	105.00	0.00	0.00	0.00

EXHIBIT B
FORM OF REQUISITION PHASE 4A/5A PROJECT ACCOUNT

Tohoqua Community Development District
Osceola County, Florida
U.S. Bank National Association
Orlando, Florida

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021
(PHASE 4A/5A PROJECT)

The undersigned, a Responsible Officer of the Tohoqua Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2018, as supplemented by that certain Third Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 3
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,125.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 17-188(35) – Engineer Services for June 2021
- (E) Subaccount from which disbursement to be made: Phase 4A/5A Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Phase 4A/5A Project;

4. each disbursement represents a Cost of the Phase 4A/5A Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Phase 4A/5A Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Phase 4A/5A Project improvements being acquired from the proceeds of the Phase 4A/5A Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Phase 4A/5A Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Phase 4A/5A Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Phase 4A/5A Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

District Engineer

POULOS & BENNETT

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

Tohoqua CDD
District Manager
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Invoice number 17-188(35)
Date 07/30/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: June 30, 2021

Invoice Summary

*311
engineer service - Jun 2021*

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.06 PHASE 4A/5A PULTE	0.00	0.00	5,410.00	6,535.00	0.00	1,125.00
Total	0.00		5,410.00	6,535.00		1,125.00

Hourly Tasks:

.06 Phase 4A/5A Pulte

	Hours	Rate	Billed Amount
Practice Team Leader	1.25	210.00	262.50
Project Manager	5.75	150.00	862.50
Phase subtotal			1,125.00

Preapre draft Phase 4A & 5A requisition report

Invoice total **1,125.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(35)	07/30/2021	1,125.00	1,125.00				
Total		1,125.00	1,125.00	0.00	0.00	0.00	0.00

SECTION VIII

SECTION C

SECTION 1

Tohoqua

Community Development District

Summary of Operating Checks

July 30, 2021 to August 24, 2021

Bank	Date	Check No.'s	Amount
General Fund	8/10/21	354-359	\$ 21,221.28
			<hr/>
			\$ 21,221.28
Payroll	Andre Vidrine	50058	\$ 184.70
	James Dowd	50059	\$ 184.70
	Marcus Hooker	50060	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 21,775.38

*** CHECK DATES 07/30/2021 - 08/24/2021 *** TOHOQUA - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/10/21	00035	6/21/21	162292	202105	320-53800-47300			WETLAND MAINTENANCE-MAY21	*	1,600.00	
8/10/21	99999	8/10/21	VOID	202108	000-000000-000000			BIO-TECH CONSULTING INC.	C	.00	1,600.00 000354
8/10/21		8/10/21	VOID CHECK	202108	000-000000-000000				C	.00	
								*****INVALID VENDOR NUMBER*****			.00 000355
8/10/21	00022	5/04/21	41	202105	330-53800-11000			FACILITY MANAGEMENT-MAY21	*	3,000.00	
5/04/21	41	202105	330-53800-48000					SPECIAL EVENT-(EGG HUNT)	*	40.81	
5/04/21	41	202105	330-53800-48000					SPECIAL EVENT - EASTER	*	460.00	
5/04/21	41	202105	330-53800-48000					SPECIAL EVENT - EASTER	*	287.50	
5/04/21	41	202105	330-53800-48000					SPECIAL EVENT - EASTER	*	43.69	
6/02/21	44	202106	330-53800-48200					FRIDGE FILTER- CLUBHOUSE	*	1,250.00	
6/02/21	44	202106	330-53800-48200					FACILITY MAINT - JUN 21	*	3,000.00	
6/02/21	44	202106	310-51300-51000					AMENITY MANAGEMENT-JUN 21	*	133.60	
6/02/21	44	202106	330-53800-48000					COLOR RIBBON FOR PRINTER	*	46.98	
6/02/21	44	202106	330-53800-48000					SUPPLIES - SPECIAL EVENT	*	138.00	
6/02/21	44	202106	330-53800-48000					ROSES - SPECIAL EVENT	*	88.69	
6/02/21	44	202106	330-53800-48000					FOOD AND BEVERAGE - EVENT	*	212.43	
6/02/21	44	202106	320-53800-49200					MAINTENANCE SUPPLIES	*	18.15	
7/07/21	47	202107	330-53800-48200					JANITORIAL SUPPLIES	*	1,250.00	
7/07/21	47	202107	330-53800-11000					FACILITY MAINT - JUL 21	*	3,000.00	
7/07/21	47	202107	330-53800-48200					AMENITY MANAGEMENT-JUL 21	*	46.00	
7/07/21	47	202107	330-53800-48200					AMENITY CNTR.MAINT SUPPLY	*		13,015.85 000356
8/10/21	00002	7/01/21	186	202107	310-51300-34000			MANAGEMENT FEES - JUL 21	*	3,004.17	

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/01/21	186	202107	310-51300-35100							*	100.00	
7/01/21	186	202107	310-51300-31300							*	833.33	
7/01/21	186	202107	310-51300-51000							*	15.42	
7/01/21	186	202107	310-51300-42000							*	7.14	
7/01/21	186	202107	310-51300-42500							*	70.65	
7/01/21	187	202107	320-53800-12000							*	1,666.67	
7/01/21	187	202107	320-53800-49000							*	141.90	
GOVERNMENTAL MANAGEMENT SERVICES												
8/10/21	00042	8/13/21	14046	202107	300-15500-10000					*	539.99	5,839.28 000357
ICE TWISTER CATERING AND EVENTS												
8/10/21	00050	4/16/21	33826	202104	310-51300-48000					*	40.70	539.99 000358
7/08/21	308934	202107	310-51300-48000							*	55.78	
7/15/21	310423	202107	310-51300-48000							*	129.68	
OSCEOLA NEWS-GAZETTE												
											226.16	000359
TOTAL FOR BANK A											21,221.28	
TOTAL FOR REGISTER											21,221.28	

TQUA TOHOQUA CDD KCOSTA

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
July 31, 2021

GMS

Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2018</u>
5	<u>Debt Service Fund - Series 2021 Phase 2</u>
6	<u>Debt Service Fund - Series 2021 Phase 4A/5A</u>
7	<u>Capital Projects Fund - Series 2018</u>
8	<u>Capital Projects Fund - Series 2021 Phase 2</u>
9	<u>Capital Projects Fund - Series 2021 Phase 4A/5A</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt Summary</u>
13	<u>Assessment Receipt Schedule</u>

Tohoqua
Community Development District
Combined Balance Sheet
July 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 16,259	\$ -	\$ -	\$ 16,259
Investments				
Series 2018				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 66,971	\$ -	\$ 66,971
Capital Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 13,383	\$ 13,383
Series 2021 Phase 2				
Reserve	\$ -	\$ 72,381	\$ -	\$ 72,381
Revenue	\$ -	\$ -	\$ -	\$ -
Capital Interest	\$ -	\$ 45,024	\$ -	\$ 45,024
Construction	\$ -	\$ -	\$ 1,573,411	\$ 1,573,411
Cost of Issuance	\$ -	\$ -	\$ 9,617	\$ 9,617
Series 2021 Phase 4A/5A				
Reserve	\$ -	\$ 75,350	\$ -	\$ 75,350
Revenue	\$ -	\$ -	\$ -	\$ -
Capital Interest	\$ -	\$ 48,032	\$ -	\$ 48,032
Construction	\$ -	\$ -	\$ 2,294,967	\$ 2,294,967
Cost of Issuance	\$ -	\$ -	\$ 18,840	\$ 18,840
Due From General Fund	\$ -	\$ 303	\$ -	\$ 303
Due From Developer	\$ 50,000	\$ -	\$ -	\$ 50,000
Prepaid Expenses	\$ 2,089	\$ -	\$ -	\$ 2,089
Total Assets	\$ 68,348	\$ 377,100	\$ 3,910,219	\$ 4,355,667
Liabilities:				
Accounts Payable	\$ 22,512	\$ -	\$ -	\$ 22,512
Due to Debt Service	\$ 303	\$ -	\$ -	\$ 303
Due to Other	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 22,815	\$ -	\$ -	\$ 22,815
Fund Balances:				
Restricted for Debt Service - Series 2018	\$ -	\$ 136,313	\$ -	\$ 136,313
Restricted for Debt Service - Series 2021 Phase 2	\$ -	\$ 117,405	\$ -	\$ 117,405
Restricted for Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 123,382	\$ -	\$ 123,382
Assigned for Capital Projects - Series 2018	\$ -	\$ -	\$ 13,383	\$ 13,383
Assigned for Capital Projects - Series 2021 Phase 2	\$ -	\$ -	\$ 1,583,028	\$ 1,583,028
Assigned for Capital Projects - Series 2021 Phase 4A/5A	\$ -	\$ -	\$ 2,313,807	\$ 2,313,807
Unassigned	\$ 45,533	\$ -	\$ -	\$ 45,533
Total Fund Balances	\$ 45,533	\$ 377,100	\$ 3,910,219	\$ 4,332,852
Total Liabilities & Fund Balance	\$ 68,348	\$ 377,100	\$ 3,910,219	\$ 4,355,667

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>Revenues</u>				
Developer Contributions	\$ 699,813	\$ 100,000	\$ 100,000	\$ -
Assessments - Tax Collector (Platted)	\$ 228,349	\$ 228,349	\$ 228,685	\$ 337
Assessments - Direct (Unplatted)	\$ 115,755	\$ 115,755	\$ 115,763	\$ 9
Special Events Revenue	\$ 12,000	\$ 10,000	\$ 4,863	\$ (5,137)
Total Revenues	\$ 1,055,916	\$ 454,103	\$ 449,311	\$ (4,792)
<u>Expenditures</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,600	\$ 8,000	\$ 4,800	\$ 3,200
FICA Expense	\$ 734	\$ 612	\$ 367	\$ 244
Engineering	\$ 12,000	\$ 10,000	\$ 4,532	\$ 5,468
Attorney	\$ 25,000	\$ 20,833	\$ 21,853	\$ (1,019)
Annual Audit	\$ 3,500	\$ 3,500	\$ 1,500	\$ 2,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,200	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 5,833	\$ 5,833	\$ -
Trustee Fees	\$ 7,435	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Information Technology	\$ 2,400	\$ 2,000	\$ 1,000	\$ 1,000
Telephone	\$ 300	\$ 250	\$ 17	\$ 233
Postage	\$ 1,000	\$ 833	\$ 376	\$ 457
Insurance	\$ 5,700	\$ 5,700	\$ 6,138	\$ (438)
Printing & Binding	\$ 1,000	\$ 1,000	\$ 1,770	\$ (770)
Legal Advertising	\$ 3,800	\$ 3,167	\$ 1,517	\$ 1,650
Other Current Charges	\$ 1,000	\$ 1,000	\$ 1,689	\$ (689)
Property Taxes	\$ -	\$ -	\$ 4,443	\$ (4,443)
Office Supplies	\$ 625	\$ 521	\$ 218	\$ 303
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,519	\$ 102,183	\$ 94,988	\$ 7,196
<u>Maintenance</u>				
<u>Contract Services</u>				
Field Management	\$ 20,000	\$ 16,667	\$ 16,667	\$ (0)
Amenities Management	\$ 36,000	\$ 30,000	\$ 30,000	\$ -
Landscape Maintenance	\$ 350,000	\$ 291,667	\$ 127,119	\$ 164,548
Lake Maintenance	\$ 28,080	\$ 23,400	\$ 9,685	\$ 13,715
Wetland Maintenance	\$ 6,400	\$ 6,400	\$ 10,400	\$ (4,000)
Wetland Mitigation Reporting	\$ 26,000	\$ 21,667	\$ 3,600	\$ 18,067
Pool Maintenance	\$ 20,000	\$ 16,667	\$ 13,435	\$ 3,232
Pest Control	\$ 780	\$ 650	\$ 585	\$ 65
Janitorial Services	\$ 35,100	\$ 29,250	\$ 24,052	\$ 5,198
Subtotal	\$ 522,360	\$ 436,367	\$ 235,542	\$ 200,825

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<u>Repairs & Maintenance</u>				
Landscape Replacement	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Irrigation Repairs	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Stormwater Inspections	\$ 14,400	\$ 12,000	\$ -	\$ 12,000
General Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Operating Supplies	\$ 5,000	\$ 4,167	\$ 1,710	\$ 2,457
Road & Sidewalk Maintenance	\$ 3,000	\$ 2,500	\$ 74	\$ 2,426
Signage	\$ 250	\$ 250	\$ 447	\$ (197)
Walls - Repair/Cleaning	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Fencing	\$ 250	\$ 208	\$ -	\$ 208
Subtotal	\$ 62,400	\$ 52,042	\$ 2,231	\$ 49,811
<u>Utilities</u>				
Pool - Electric	\$ 15,000	\$ 12,500	\$ 16,479	\$ (3,979)
Pool - Water	\$ 600	\$ 600	\$ 5,818	\$ (5,218)
Electric	\$ 10,000	\$ 8,333	\$ 106	\$ 8,227
Water & Sewer	\$ 57,500	\$ 47,917	\$ 6,649	\$ 41,267
Streetlights	\$ 75,000	\$ 62,500	\$ 20,625	\$ 41,875
Gas	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Subtotal	\$ 164,100	\$ 136,850	\$ 49,677	\$ 87,173
<u>Amenities</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 22,642	\$ (2,642)
Pool Attendants	\$ 12,500	\$ 10,417	\$ -	\$ 10,417
Security Patrol	\$ 30,000	\$ 25,000	\$ -	\$ 25,000
Pool Repairs & Maintenance	\$ 9,000	\$ 9,000	\$ 15,253	\$ (6,253)
Pool Permits	\$ 325	\$ 325	\$ 325	\$ -
Trash Collection	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Telephone	\$ 1,250	\$ 1,042	\$ -	\$ 1,042
Cable/Internet	\$ 3,750	\$ 3,125	\$ -	\$ 3,125
Access Cards & Equipment Supplies	\$ 4,000	\$ 3,333	\$ 62	\$ 3,271
Fire Alarm & Security Monitoring	\$ 1,000	\$ 833	\$ -	\$ 833
Fire Alarm & Security Monitoring Repairs	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Fire Extinguisher Inspections	\$ 150	\$ 125	\$ 85	\$ 40
Amenity Signage	\$ 2,000	\$ 1,667	\$ 1,010	\$ 657
Repairs & Maintenance	\$ 17,500	\$ 14,583	\$ 14,169	\$ 414
Office Supplies	\$ 2,500	\$ 2,083	\$ 1,160	\$ 923
Special Events	\$ 12,000	\$ 10,000	\$ 6,798	\$ 3,202
Termite Bond	\$ 300	\$ 300	\$ -	\$ 300
Holiday Décor	\$ 15,000	\$ 15,000	\$ 12,251	\$ 2,749
Subtotal	\$ 140,275	\$ 124,333	\$ 73,755	\$ 50,579
<u>Other</u>				
Contingency	\$ 25,000	\$ 20,833	\$ 192	\$ 20,641
Capital Reserve	\$ 15,262	\$ -	\$ -	\$ -
Subtotal	\$ 40,262	\$ 20,833	\$ 192	\$ 20,641
Total Operations & Maintenance	\$ 929,397	\$ 770,425	\$ 361,396	\$ 409,029
Total Expenditures	\$ 1,055,916	\$ 872,608	\$ 456,384	\$ 416,224
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (7,072)	
Fund Balance - Beginning	\$ -		\$ 52,606	
Fund Balance - Ending	\$ -		\$ 45,533	

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 137,458	\$ 137,656	\$ 198
Interest Income	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 137,458	\$ 137,458	\$ 137,663	\$ 205
Expenditures:				
Interest Payment - 11/01	\$ 49,770	\$ 49,770	\$ 49,770	\$ -
Principal Payment - 5/01	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest Payment - 5/01	\$ 49,770	\$ 49,770	\$ 49,770	\$ -
Total Expenditures	\$ 134,540	\$ 134,540	\$ 134,540	\$ -
Excess Revenues (Expenditures)	\$ 2,918		\$ 3,123	
Fund Balance - Beginning	\$ 63,209		\$ 133,190	
Fund Balance - Ending	\$ 66,127		\$ 136,313	

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

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Interest Payment - 5/01	\$ -	\$ -	\$ 14,007	\$ (14,007)
Total Expenditures	\$ -	\$ -	\$ 14,007	\$ (14,007)
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 131,410	\$ 131,410
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 131,410	\$ 131,410
Excess Revenues (Expenditures)	\$ -		\$ 117,405	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 117,405	

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

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Interest Payment - 5/01	\$ -	\$ -	\$ 11,207	\$ (11,207)
Total Expenditures	\$ -	\$ -	\$ 11,207	\$ (11,207)
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 134,587	\$ 134,587
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 134,587	\$ 134,587
Excess Revenues (Expenditures)	\$ -		\$ 123,382	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 123,382	

Tohoqua
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ 13,383	
Fund Balance - Ending	\$ -		\$ 13,383	

Tohoqua
Community Development District
Capital Projects Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 33	\$ 33
Total Revenues	\$ -	\$ -	\$ 33	\$ 33
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 683,602	\$ (683,602)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 215,133	\$ (215,133)
Total Expenditures	\$ -	\$ -	\$ 898,735	\$ (898,735)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 2,448,590	\$ 2,448,590
Bond Premium	\$ -	\$ -	\$ 33,140	\$ 33,140
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,481,730	\$ 2,481,730
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 1,583,028	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,583,028	

Tohoqua
Community Development District
Capital Projects Fund - Series 2021 Phase 4A/5A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 33	\$ 33
Total Revenues	\$ -	\$ -	\$ 33	\$ 33
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 232,011	\$ (232,011)
Total Expenditures	\$ -	\$ -	\$ 232,011	\$ (232,011)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 2,525,413	\$ 2,525,413
Bond Premium	\$ -	\$ -	\$ 20,372	\$ 20,372
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,545,785	\$ 2,545,785
Excess Revenues (Expenditures)	\$ -		\$ 2,313,807	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 2,313,807	

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenue													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 100,000
Assessments - Tax Collector (Platted)	\$ -	\$ 2,397	\$ 221,602	\$ 1,648	\$ -	\$ 1,281	\$ 1,254	\$ -	\$ 503	\$ -	\$ -	\$ -	\$ 228,685
Assessments - Direct (Unplatted)	\$ 8,213	\$ 50,062	\$ -	\$ -	\$ -	\$ 55,632	\$ -	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ 115,763
Special Events Revenue	\$ 2,613	\$ 60	\$ -	\$ -	\$ -	\$ 1,540	\$ 340	\$ 40	\$ 60	\$ 210	\$ -	\$ -	\$ 4,863
Total Revenue	\$ 10,826	\$ 52,519	\$ 221,602	\$ 1,648	\$ -	\$ 58,453	\$ 1,594	\$ 1,897	\$ 50,663	\$ 50,210	\$ -	\$ -	\$ 449,311
Expenditures													
General Administration:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ 800	\$ 600	\$ 600	\$ 400	\$ -	\$ -	\$ -	\$ 4,800
FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 61	\$ 61	\$ 46	\$ 46	\$ 31	\$ -	\$ -	\$ -	\$ 367
Engineering	\$ -	\$ -	\$ 325	\$ -	\$ 1,408	\$ 2,587	\$ 108	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 4,532
Attorney	\$ 4,991	\$ 1,187	\$ 1,508	\$ 3,301	\$ 5,134	\$ 1,248	\$ 1,872	\$ 2,613	\$ -	\$ -	\$ -	\$ -	\$ 21,853
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ 5,833
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ 2,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 30,042
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ 9	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Poage	\$ 181	\$ 25	\$ 28	\$ 40	\$ 36	\$ 17	\$ 23	\$ (14)	\$ 32	\$ 7	\$ -	\$ -	\$ 376
Insurance	\$ 6,636	\$ -	\$ -	\$ (498)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,138
Printing & Binding	\$ 8	\$ 638	\$ 86	\$ 308	\$ 78	\$ 230	\$ 153	\$ 107	\$ 92	\$ 71	\$ -	\$ -	\$ 1,770
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41	\$ -	\$ -	\$ 1,476	\$ -	\$ -	\$ 1,517
Other Current Charges	\$ -	\$ 265	\$ 181	\$ 151	\$ 498	\$ 121	\$ 134	\$ 34	\$ 207	\$ 99	\$ -	\$ -	\$ 1,689
Property Taxes	\$ -	\$ 4,319	\$ -	\$ -	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,443
Office Supplies	\$ 0	\$ 3	\$ 1	\$ 0	\$ 0	\$ 16	\$ 15	\$ 16	\$ 150	\$ 15	\$ -	\$ -	\$ 218
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 22,931	\$ 9,958	\$ 6,518	\$ 6,823	\$ 11,640	\$ 10,769	\$ 8,429	\$ 7,445	\$ 4,849	\$ 5,606	\$ -	\$ -	\$ 94,388
Maintenance													
Contract Services													
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ 16,667
Amusements Management	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 30,000
Landscape Maintenance	\$ 9,987	\$ 12,522	\$ 13,222	\$ 14,966	\$ 10,512	\$ 13,222	\$ 13,222	\$ 13,222	\$ 13,222	\$ 13,222	\$ -	\$ -	\$ 127,119
Lake Maintenance	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,125	\$ 1,125	\$ 1,125	\$ 1,125	\$ 1,125	\$ -	\$ -	\$ -	\$ 9,685
Wetland Maintenance	\$ 1,600	\$ 1,600	\$ 1,600	\$ 2,400	\$ 1,600	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 10,400
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Pool Maintenance	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,735	\$ -	\$ -	\$ 13,435
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ 585
Janitorial Services	\$ 6,480	\$ 3,530	\$ 3,508	\$ 2,240	\$ 1,920	\$ 2,158	\$ 1,920	\$ 2,160	\$ 18	\$ 117	\$ -	\$ -	\$ 24,052
Subtotal	\$ 25,113	\$ 24,699	\$ 25,377	\$ 30,253	\$ 20,988	\$ 22,337	\$ 22,299	\$ 24,139	\$ 20,397	\$ 19,741	\$ -	\$ -	\$ 235,542

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ 55	\$ 525	\$ -	\$ -	\$ -	\$ 918	\$ -	\$ -	\$ 212	\$ -	\$ -	\$ -	\$ 1,710
Road & Sidewalk Maintenance	\$ -	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74
Signage	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 251	\$ 525	\$ 74	\$ -	\$ -	\$ 918	\$ 250	\$ -	\$ 212	\$ -	\$ -	\$ -	\$ 2,231
Utilities													
Pool - Electric	\$ -	\$ 4,249	\$ 5,852	\$ -	\$ 825	\$ 1,177	\$ -	\$ 1,346	\$ 2,928	\$ -	\$ -	\$ -	\$ 16,479
Pool - Water	\$ -	\$ 1,033	\$ 1,031	\$ -	\$ 745	\$ 1,031	\$ -	\$ 809	\$ 740	\$ 816	\$ -	\$ -	\$ 5,818
Electric	\$ 12	\$ 14	\$ 16	\$ -	\$ 13	\$ 12	\$ -	\$ 13	\$ 26	\$ -	\$ -	\$ -	\$ 106
Water & Sewer	\$ 147	\$ 73	\$ 1,038	\$ -	\$ 650	\$ -	\$ 630	\$ 1,450	\$ 1,534	\$ 1,128	\$ -	\$ -	\$ 6,649
Streetlights	\$ 2,553	\$ 2,433	\$ 2,425	\$ -	\$ 2,429	\$ 2,430	\$ -	\$ 2,433	\$ 5,921	\$ -	\$ -	\$ -	\$ 20,625
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 2,713	\$ 7,801	\$ 10,462	\$ -	\$ 4,663	\$ 3,619	\$ 1,275	\$ 6,051	\$ 11,149	\$ 1,944	\$ -	\$ -	\$ 49,877
Amenities													
Property Insurance	\$ 22,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,642
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Maintenance	\$ 1,402	\$ 2,115	\$ 1,575	\$ -	\$ 912	\$ 1,132	\$ 2,556	\$ 3,595	\$ 955	\$ 1,011	\$ -	\$ -	\$ 15,253
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ 325
Trash Collection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Amenity Signage	\$ -	\$ -	\$ -	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Repairs & Maintenance	\$ 1,799	\$ 1,250	\$ 80	\$ 1,250	\$ -	\$ -	\$ -	\$ 7,244	\$ 1,250	\$ 1,296	\$ -	\$ -	\$ 14,169
Office Supplies	\$ 979	\$ -	\$ 122	\$ 1	\$ -	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160
Special Events	\$ 378	\$ -	\$ -	\$ -	\$ 2,030	\$ 2,030	\$ 2,567	\$ 1,549	\$ 274	\$ -	\$ -	\$ -	\$ 6,798
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decor	\$ -	\$ 12,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,251
Subtotal	\$ 27,263	\$ 15,617	\$ 1,777	\$ 2,346	\$ 912	\$ 3,220	\$ 5,123	\$ 12,308	\$ 2,804	\$ 2,307	\$ -	\$ -	\$ 73,755
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ 142	\$ -	\$ -	\$ 192
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ 142	\$ -	\$ -	\$ 192
Total Operations & Maintenance	\$ 55,240	\$ 46,641	\$ 37,690	\$ 32,598	\$ 26,563	\$ 30,793	\$ 28,946	\$ 42,628	\$ 34,562	\$ 24,134	\$ -	\$ -	\$ 161,396
Total Expenditures	\$ 78,271	\$ 68,599	\$ 44,300	\$ 39,421	\$ 38,233	\$ 41,863	\$ 37,275	\$ 50,073	\$ 39,411	\$ 20,740	\$ -	\$ -	\$ 456,384
Gross Revenues (Expenditures)	\$ (67,445)	\$ (6,040)	\$ 177,394	\$ (37,773)	\$ (32,223)	\$ 17,396	\$ (35,782)	\$ (44,176)	\$ 11,151	\$ 26,270	\$ -	\$ -	\$ (7,677)

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 - 2/8/18	\$2,165,000
LESS: PRINCIPAL PAYMENT - 5/1/19	(\$35,000)
LESS: PRINCIPAL PAYMENT - 5/1/20	(\$35,000)
LESS: PRINCIPAL PAYMENT - 5/1/21	(\$35,000)
CURRENT BONDS OUTSTANDING	\$2,060,000

SERIES 2020 P HASE 2, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES:	2.375%, 2.875%, 3.375%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$72,381
RESERVE FUND BALANCE	\$72,381
BONDS OUTSTANDING - 3/5/21	\$2,580,000
CURRENT BONDS OUTSTANDING	\$2,580,000

SERIES 2020 P HASE 4A/5A, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES:	2.500%, 3.125%, 3.600%, 4.000%%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$75,350
RESERVE FUND BALANCE	\$75,350
BONDS OUTSTANDING - 3/19/21	\$2,660,000
CURRENT BONDS OUTSTANDING	\$2,660,000

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

Gross Assessments \$ 242,926.00 \$ 146,228.39 \$ 389,154.39
Net Assessments \$ 228,350.44 \$ 137,454.69 \$ 365,805.13

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	62.42%	37.58%	100.00%
							O&M Portion	2018 Debt Service	Total
11/20/20	ACH	\$3,918.72	(\$78.37)	\$0.00	\$0.00	\$3,840.35	\$2,397.30	\$1,443.05	\$3,840.35
12/15/20	ACH	\$367,760.30	(\$7,061.01)	(\$14,710.12)	\$0.00	\$345,989.17	\$215,980.51	\$130,008.66	\$345,989.17
12/22/20	ACH	\$9,572.50	(\$183.79)	(\$382.90)	\$0.00	\$9,005.81	\$5,621.79	\$3,384.02	\$9,005.81
01/08/21	ACH	\$2,777.88	(\$53.89)	(\$83.33)	\$0.00	\$2,640.66	\$1,648.41	\$992.25	\$2,640.66
03/08/21	ACH	\$2,114.50	(\$42.29)	(\$20.72)	\$0.00	\$2,051.49	\$1,280.62	\$770.87	\$2,051.49
04/12/21	ACH	\$2,049.21	(\$40.98)	\$0.00	\$0.00	\$2,008.23	\$1,253.62	\$754.61	\$2,008.23
06/25/21	ACH	\$798.00	(\$16.44)	\$0.00	\$23.94	\$805.50	\$502.83	\$302.67	\$805.50
TOTAL		\$ 388,991.11	\$ (7,476.77)	\$ (15,197.07)	\$ 23.94	\$ 366,341.21	\$ 228,685.08	\$ 137,656.13	\$ 366,341.21

100%	Net Percent Collected
\$ -	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Tohoqua Development Group LLC						
2021 - 01						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	
11/2/20	11/1/20	1161	\$50,061.60	\$50,061.60	\$50,061.60	
3/15/21	2/1/21	37502	\$25,030.80	\$25,030.80	\$25,030.80	
3/15/21	5/1/21	37503	\$25,030.80	\$25,030.80	\$25,030.80	
			\$100,123.20	\$100,123.20	\$100,123.20	

Pulte Home Company LLC						
2021 - 02						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	
10/22/20	11/1/20	91288561	\$4,106.36	\$4,106.36	\$4,106.36	
10/22/20	2/1/21	91288561	\$2,053.18	\$2,053.18	\$2,053.18	
10/22/20	5/1/21	91288561	\$2,053.18	\$2,053.18	\$2,053.18	
			\$8,212.72	\$8,212.72	\$8,212.72	

Lennar Homes LLC						
2021 - 03						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	
3/5/21	11/1/20	1578031	\$3,713.72	\$3,713.72	\$3,713.72	
3/5/21	2/1/21	1578031	\$1,856.86	\$1,856.86	\$1,856.86	
5/19/21	5/1/21	1618677	\$1,856.86	\$1,856.86	\$1,856.86	
			\$7,427.44	\$7,427.44	\$7,427.44	

SECTION 3

TOHOQUA

A photograph of a modern lounge area. In the foreground, there are several armchairs with a blue and white geometric pattern, arranged around a white circular table. In the background, there are more patterned armchairs and a large window with a grid pattern. The floor is made of large, light-colored tiles. The overall atmosphere is bright and contemporary.

TOHOQUA RESIDENTS CLUB

MONTHLY REPORT

SEPTEMBER 1, 2021

August 2021

RESIDENTS CLUB

FACILITY REPORT:

- The facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- Maintenance is performed weekly.
- An additional doggie pot was installed by the playground.
- Special Events scheduled for September:
 - **Papa John's Homeowner Appreciation Day** - Tuesday, September 7
 - **First Anniversary Homeowner Appreciation Event** - Saturday, September 18
 - **Food Truck Social** - Tuesday, September 21
 - **Garage Sale** - Saturday, September 25

Recap of August Events:

- * **Papa John's Resident Appreciation Day**
- * **Back to School Ice Cream Social** (cancelled due to inclement weather)
- * **Food Truck Social:** Twisted Bites sold 71 orders.
- * **Beer, Wine & Cheese:** 28 RSVP's by the time this report was created. Pictures will be included in September's amenity report.

