Tohoqua Community Development District

Agenda

February 2, 2022

AGENDA

Tohoqua
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 26, 2022

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, February 2, 2022 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. Approval of Minutes of the November 3, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the November 3, 2021 Landowners' Meeting
IV. Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser
V. Discussion of East Cross Prairie Parkway Maintenance Proposal
VI. Consideration of Proposal from Sunshine Land Management for Additional Ponds
VII. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of Proposal for Preparation of Stormwater Management System Report
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Amenity Manager's Report
VIII. Other Business
IX. Supervisors Requests
X. Adjournment

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

The third order of business is the Approval of Minutes of the November 3, 2021 Board of Supervisors Meeting and Acceptance of Minutes of the November 3, 2021 Landowners' Meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser. A copy of the agreement is enclosed for your review.

The fifth order of business is discussion of proposal from United Land Services for maintenance of the East Cross Prairie Parkway. A copy of the proposal is enclosed for your review.

The sixth order of business is consideration of proposal from Sunshine Land Management for maintenance of 2 additional ponds. A copy of the proposal is enclosed for your review.

The seventh order of business is Staff Reports. Section B is the Engineer's Report. Sub-Section 1 is the consideration of proposal for preparation of a stormwater management system report per the new statutory requirements. A copy of the proposal is enclosed for your review. 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

MINUTES

MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, November 3, 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
Rob Bonin	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Eric Warren *(by phone)*	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Larissa Diaz	CALM
Joshua Marguis	Resident

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order at 9:04 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Showe: We will open it up for any members of the audience who would like to provide comments. We ask that you please state your name and address for the record and keep your comments to three minutes.

Resident (Joshua Marquis, Smarts Rule Street): I want to address concerns regarding mailboxes. I know a lot of residents who have been getting their mail have been complaining that the mail is not in their mailboxes far enough, so when we get torrential downpours, residents mail is soaked. I know that we just got lights put there. We absolutely appreciate you keeping the

area safe and clean. We would like to get that area covered. How long do you think that will take? The other concern we have, not a concern, but more like appeasing the neighborhood more, is to put some signs at the main entrance to show the neighborhood that we are proud to be here. Those were the two comments I had.

Mr. Vidrine: Thank you.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Showe: We just conducted a Landowners' Election and we have two Board members that need to complete oaths.

Mr. Showe, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Vidrine and Mr. Hooker.

B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe: Mr. Vidrine and Mr. Hooker received 200 votes and Mr. Droor received 190 votes. We need a motion to adopt Resolution 2022-01 as read.

> On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election was adopted as read.

C. Election of Officers

D. Consideration of Resolution 2022-02 Electing Officers

Mr. Showe: After each election, the Board is required to elect officers. Since you didn't change any Board Members, you could make a motion to keep the same officers. Mr. Bonin, I don't think they officially elected you to an office. We can have Mr. Vidrine serve as Chairman, Mr. Hooker as Vice Chairman, Mr. George Flint as Secretary, Ms. Jill Burns as Treasurer, Katie Costa as Assistant Treasurer and the remaining Board Members as Assistant Secretaries. If the Board approves of the officer structure, we need to have a motion to adopt the resolution as read.

On MOTION by Mr. Bonin seconded by Mr. Hooker with all in favor Resolution 2022-02 Electing Officers as stated was adopted.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the September 1, 2021 Meeting**

Mr. Showe: The minutes are included as part of your agenda package and we can take any corrections or changes at this time or a motion from the Board to approve them.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the September 1, 2021 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021**

Mr. Showe: We try to get this done as quick as we can so they can begin the audit. This is in line with the Request for Proposal (RFP) where Grau & Associates was selected as the Number 1 ranked bidder. So, we recommend a motion from the Board to approve their agreement.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the agreement with Grau & Associates to provide auditing services for Fiscal Year 2021 in a not-to-exceed amount of $5,500 was approved.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2022 Funding Agreement**

Mr. Showe: The Funding Agreement is with Neptune Road Investments, LLC. to fund any deficits that might be needed for the Board or any other items that would fall under that Deficit Agreement. We can take any questions or comments, but it is just typical funding for the District in case the assessments don't cover everything. If there are no questions, we need a motion to approve the Funding Agreement.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Fiscal Year 2022 Funding Agreement with Neptune Road Investments, LLC. was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Sidewalk Easement with Pulte Home Company, LLC**

Mr. Showe: I think the Board previously discussed this and we have the signed document. This would just be a formal ratification of the Sidewalk Easement Agreement.

Ms. Trucco: We can take any questions. The Board approved it in theory at the last meeting. This is just the actual document reporting.

Mr. Vidrine: Great. I don't have any questions.

Mr. Showe: Then we need a motion to ratify the agreement.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Sidewalk Easement with Pulte Home Company, LLC was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Memo on Stormwater Management Needs Analysis

Ms. Trucco: The only report I have is this memorandum, which is included in your agenda packet. It is regarding a new law that became effective in Florida on July 1, 2021 for all cities, counties and Special Districts. As you know, the CDD qualifies as a Special District to create and submit a 20-year trajectory Needs Analysis Report on its stormwater and wastewater systems. We spoke to a few District Engineers and they indicated that most of the criteria items are needed. They are maintained, so we are recommending for each of our Districts, that the District Engineer review the criteria. It is on Page 2 of the memorandum. We will work with GMS to come forward with a proposal indicating the costs to prepare these reports. They are not due to the county until June 30th, so we are ahead of the deadline. We are just making the Board aware of this new law and that we will be working with Eric to make sure he is aware of it as well and can prepare the report. That's my only update for the Board and I can take any questions. Otherwise, that's all I have.

Mr. Vidrine: Sounds good.

B. Engineer

Mr. Showe: Eric, do you have any updates?

Mr. Warren: We will work together on getting this 20-year report completed for the stormwater systems.

Mr. Showe: Perfect.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks #360 through #402 in the amount of $147,691.35. You also have payroll in the amount of $738.80 for a total of $148,430.15. Staff and I can answer any questions on the invoices that follow should you have any. A large chunk of that, for the Board's information, was the insurance for the year. We pay that all at once. That came out of this Check Register and was $28,000, as well as some of the annual expenses that we pay upfront. It looks like everything else is fairly standard. If there are no questions, 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 August 25, 2021 through October 26, 2021 in the amount of $148,430.15 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. Although these are through September 30, 2021, they have not been audited yet and there may be some final changes. It looks like everything is falling in line as expected. We are ahead of where we thought we would be budget-wise. There is a Fund Balance and we did collect all of our assessments, so, we are in great shape there.

iii. Amenity Manager's Report

Ms. Diaz: Good morning. Additional sets of dumbbells were delivered to the Fitness Center. Gate arms were installed on the three pool gates. Declining, dead and missing plants on the pool deck around the Amenity Center will be replaced. Light poles and trash cans were installed by the mailboxes on Cross Prairie Parkway. We have the first three Clubhouse rentals this month. Yea!!! In regard to events, we have pictures of a beer, wine and cheese event that was held in August. We have the September events recap. We had the first anniversary

celebration of the Ice Cream Social. We had a Food Truck Social and the first community garage sale. You will also see pictures and a recap of our first Meet & Treat, which was our Halloween event. We have the monthly Papa John's Homeowner Appreciation Day and Food Truck Social scheduled for November. Besides that, we have the Holiday Drive and Movie Night. You will also see in the report, the Club usage for the pool and gym, which has been consistent. Following that, are pictures of all of the events. Are there any questions? Thank you.

NINTH ORDER OF BUSINESS **Other Business**

Mr. Showe: Is there any other business that the Board wanted to discuss? Hearing none,

TENTH ORDER OF BUSINESS **Supervisors Requests**

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

ELEVENTH 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 Landowners' Meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, November 3, 2021 at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present were:

Andre Vidrine
Jason Showe

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Showe: We have a total of 224 votes in the room.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Showe called the Landowners' Meeting to order at 9:00 a.m.

THIRD ORDER OF BUSINESS **Election of a Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Showe: If there are no objections from those in the room, I can serve as Chairman for the purpose of conducting the Landowners' Meeting.

Mr. Vidrine: No objections.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor**

Mr. Showe: There are three seats for selection of the Landowner's Election. So, we will open it up for nominations for those three seats.

Mr. Vidrine: I nominate Mr. Marcus Hooker, Mr. Andre Vidrine and Mr. John Droor.

Mr. Showe: Are there any other nominations at this time? Hearing no further nominations, we will close nominations.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Showe: I am handing out the ballots for the landowners to fill out and then we will tabulate them. For purposes of the Landowners' Meeting, the two candidates that have the highest number of votes will serve four-year terms and the remaining candidate will serve a two-year term.

SIXTH ORDER OF BUSINESS **Ballot Tabulation**

Mr. Showe: I will take the ballot. Are there any other ballots? If not, for purposes of the tabulation, Mr. Vidrine and Mr. Hooker received 200 votes and will serve a four-year term and Mr. Droor received and 190 votes and will serve a two-year term.

SEVENTH ORDER OF BUSINESS **Landowners Questions and Comments**

Mr. Showe: Are there any questions or comments from the landowners? Hearing none,

EIGHTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at 9:03 a.m.

SECTION IV

KATRINA SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

Tohoqua CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Tohoqua CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date if signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER	**Tohoqua CDD**
Signature:_____	Signature:_____
Print: Katrina S. Scarborough	Print:_____
Date:_____	Title:_____
	Date:_____

Please returned signed original copy, no later than January 31, 2022

2505 E IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL 34744 (407) 742-5000
INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION V

December 15, 2021

Alan Scheerer
Tohoqua CDD
St. Cloud, FL

Tohoqua East Cross Prairie Parkway
Basic Maintenance Scope Proposal

Description of Services
This proposal is for the maintenance service of Tohoqua East Cross Prairie in St. Cloud, FL. Service is to be provided per the scope breakdown provided below. Additional services not included in this base proposal will be available upon request.

Scope 1 (Mowing)
40 Cycles, all turf grass shall be mowed no less than once per week during heavy growing season May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

Scope 2 (Edging, Weed Eating & Blowing)
40 Cycles, edging and trimming of all walks and other paved areas included in contract shall be performed on a weekly basis May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

Scope 3 (Pruning & Trimming)
Pruning and Trimming to maintain a natural shall be done on an as needed basis with heavy pruning & trimming conducted immediately following flowering periods.

Scope 4 (Weed Control)
Shrub & ground cover beds shall be kept reasonably weed free, with respect to site conditions and time of year. This will be obtained through the use of pre-emergent herbicides, selective herbicides and manual weeding.

Scope 5 (Fertilization & Horticulture Program)
A custom fertilization program shall be implemented to include no less than (3) turf applications and (3) plant applications per year. Specific pest or disease issues will be addressed if they appear and may require treatments at an additional charge.

Scope 6 (Tree/Palm Trimming)
Tree/Palm trimming shall be done once per year or as needed to maintain desired clear trunk height.

Scope 7 (Irrigation Inspection)
A complete inspection of the irrigation system shall be done (12) times per year and any problems reported.

Scope 8 (Annuals)
Complete replenishment of Annual flowers 4 times per year.

Florida ULS Operating LLC dba United Land Services, 6386 Beth Road,
Orlando, FL 32824 P 407.859.1033

UNITED Land Services

Tohoqua East Cross Prairie Parkway - Basic Maintenance Scope Proposal

December 15, 2021

Tohoqua East Cross Prairie Parkway Areas

East Cross Prairie Pkwy	**$ 35,910.00 annually or $ 2,992.50 per month**
East Cross Prairie Buffer Areas	**$ 5,790.00 annually or $ 482.50 per month**
East CPP Irrigation Inspection	**$ 4,920.00 annually or $ 410.00 per month**
Total of proposed services:	**$ 46,620.00 annually or $ 3,885.00 per month**

Budgets are projected on the following criteria :

- General Services (42) times per year.
- Hort Program/Fertilization (3) times per year.
- Palm/Tree Pruning (1) time per year.
- Irrigation Inspection (12) times per year.

Other services available but not included at additional cost:

- Design of landscape and/or irrigation improvements to the property
- Removal of dead plant material resulting from inclement weather or other damage
- Irrigation system repairs, installation, or modification
- Post storm clean up/debris removal due to major storms, hurricanes, floods, etc.
- Mulch replenishment, Not in base price. (1) time per year at $56.00/CYD.

Please contact us with any questions or if you need additional information.

Sincerely,

John Borland
Branch Manager
Jborland@unitedlandservices.com
C: 904-855-5383

APPROVED_____

DATE _____

Florida ULS Operating LLC dba United Land Services, 6386 Beth Road,
Orlando, FL 32824 P 407.859.1033

SECTION VI

Sunshine Land Management Corp
4825 Wren Dr
Saint Cloud, FL 34772 US
+1 4074606926
sunshinelandmanagement@gmail.com
sslaa.com

ADDRESS
Tohoqua CDD,
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822 USA

SHIP TO
Tohoqua CDD,
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822 USA

Estimate 1170

DATE 01/20/2022

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	BMP methods	Best Management Practice (BMP) means a practice, or combination of practices, that is determined to be an effective and practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water/air quality goals....avoiding over spray and spray drift, erosion issues along the pond bank are sometimes caused by over spray damaging or killing the grass on the side slopes of the pond.	1	0.00	0.00
	Pond Maintenance	Littoral Zone Herbicide Treatment/Trash Clean-up (Targeting all emergent grass in the Littoral Zone..Phase 2 pond d-3	3.66	30.0546448	110.00
	Pond Maintenance	Littoral Zone Herbicide Treatment/Trash Clean-up (Targeting all emergent grass in the Littoral Zone..Phase 3 SWP 1	6.13	19.5758564	120.00

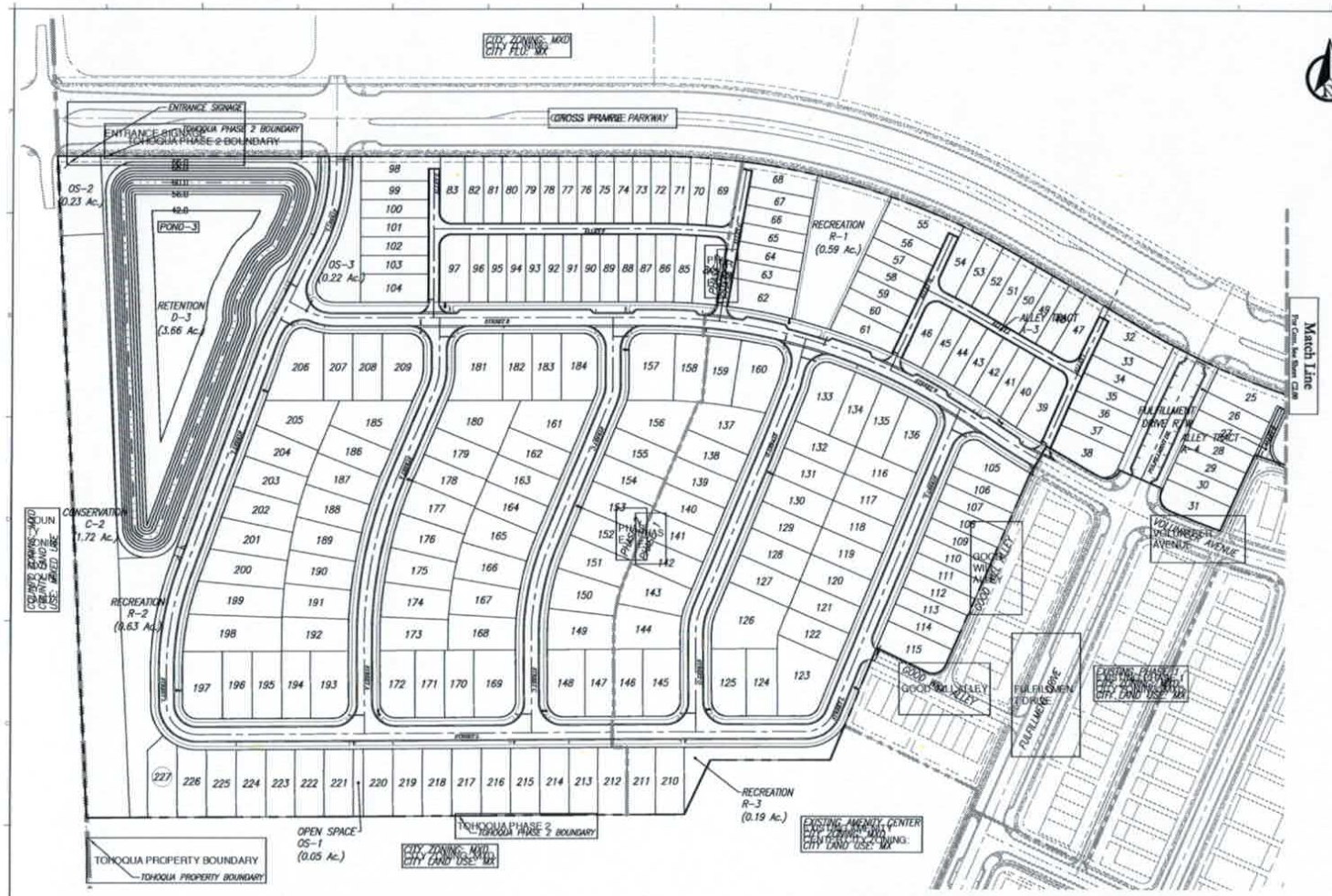
Sunshine Land Management Corp is not responsible for any ruts or damage to existing grass, damage to sidewalks, irrigation, any underground utilities, or landscaping that may be in the work area. We will use best practices and judgement to avoid damage to all of the above items.

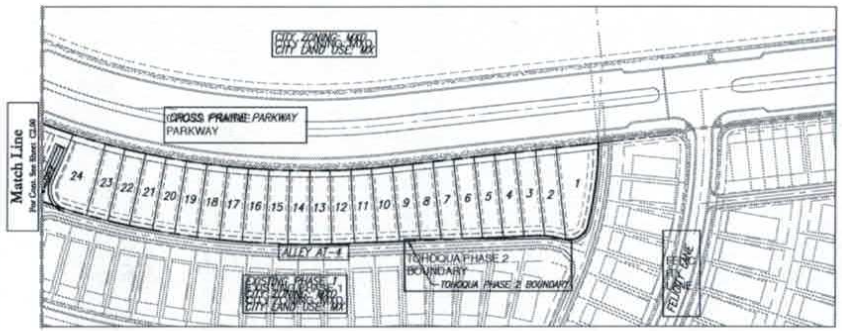
SUBTOTAL	230.00
TAX	0.00

TOTAL	$230.00

Accepted By

Accepted Date





50' 0 100' 200'
SCALE IN FEET

General Site Data

SECTION / TOWNSHIP / RANGE	05/28S/30E, 28/25S/29E
Land Use	Mixed Use
Zoning	Mixed Use
Total Acres	44.23
Net Developable Acres	27.91
Total Units	227
Dwelling Units / Ac.	8.13
Total Wetlands	0.00
Wetland Impacts	0.00

Phasing Schedule

Project to be constructed in 2 phases

Setbacks

MIN. LOT SIZE	PRIMARY UNIT SETBACK					MAX. BLDG. COVERAGE
	Front	Side	Rear	Street	Garage	
32' X 115'	10'	4'	15'	10'	20'	70%
50' X 115'	10'	5'	15'	10'	20'	70%

General Notes

Tract		Ownership / Maintenance	
	Right Of Ways	Public	To Be Owned & Maintained By The City Or St. Cloud
A-2 Thru A-4	Alleys	Public	To Be Owned & Maintained By The City Or St. Cloud
R-1 Thru R-3	Recreation	Private	To Be Owned & Maintained by CDD
D-3	Stormwater Pond Storm Water	Private	To Be Owned & Maintained By The CDD With Ultimate Ownership To The City Of St. Cloud And Osceola County
	Drainage Easements	Private	To Be Owned & Maintained By The CDD
	Utility Easements	Public	To Be Owned & Maintained By The City Or St. Cloud
OS-1 Thru OS-3	Open Space	Private	To Be Dedicated To & Maintained By CDD
C-2	Conservation	Private	To Be Dedicated To & Maintained By CDD

NOTE: City of St. Cloud shall have the right, but not the obligation, to access, maintain, repair, replace or otherwise care for, or cause to be cared for, maintained, repaired, replaced or otherwise cared for, any CDD owned or maintained facility or improvement, including but not limited to, stormwater facilities, conservation areas, and landscape, hardscape, irrigation and other improvements, if the City determines, in its sole discretion, that such action is necessary or desirable for the health, safety or welfare of the CDD or its residents.

Miscellaneous

Potable Water Services	City Of St. Cloud Utilities
Reclaim Services	City Of St. Cloud Utilities
Wastewater Services	City Of St. Cloud Utilities

1. Proposed Easements, Conditions & Restrictions To Be Recorded At Time Of Final Plat. (Covenants, Conditions & Restrictions to be Recorded At Final Plat.)
2. Stormwater Facilities Shall Be Designed And Permitted In Accordance With Applicable Code And Are Not Approved Currently Permitted In
3. All Utility Services For Single Family Shall Be Curbside For Front Load Lots And Alley Pickup For Rear Load Lots. Shall Be Curbside For
4. The Site Has Been Previously Permitted To Remove All Trees Under Cons. Permit. Has Been Previously Permitted To Remove All Trees
5. Any Existing Right Of Ways Will Be Vacated By Plat.

ITE Trip Generation Statement

ITE Code	LAND USE	SIZE	DAILY RATE	DAILY TRIPS	UNITS	PEAK HOUR TRIPS
210	Single Family Homes Single Family (Detached)	227 DU	9.7	2,309	227	2202

*NOTE: BASED ON ITE TRIP GENERATION – 10TH EDITION

Park Recreation Areas

Tract	Area (Acres.)
R-1	0.59
R-2	0.63
R-3	0.19
Total:	1.41

NOTE: CONSERVATION C-2 SHALL REQUIRE A CONSERVATION EASEMENT TO BE RECORDED AT FINAL PLAT.

Open Space Areas

Phase	Total Acreage	Required Open Space (1)	Conservation	Recreation	Open Space	Stormwater Provided	Stormwater Open Space Credit (2)	Park / Civic	Total Provided	% Open Space Provided
Phase 1	95.78	19.16	27.39	7.1	0	26.46	9.58	0	44.07	46.01
Phase 2	44.23	8.85	1.72	1.41	0.50	3.66	3.66	0	7.29	16.48
Totals	140.01	28.01	29.11	8.51	0.50	30.12	13.24	0.00	51.36	36.68 %

(1) PRELIMINARY SUBDIVISION PLANS SHALL COLLECTIVELY PROVIDE A MINIMUM OF 20% OPEN SPACE AND CAN BE COMBINED FOR A CUMULATIVE TOTAL.

(2) MAXIMUM CREDIT OF 50% REQUIRED

Key Map

Consultant:

01	2/14/20	ST. CLOUD COMMENTS #1
00	11/22/19	SUBMIT TO CITY OF ST. CLOUD
NO.	DATE	DESCRIPTION

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	12-044E
DESIGNED BY:	EB
DRAWN BY:	EB
CHECKED BY:	EW
APPROVED BY:	EW
SCALE IN FEET:	1" = 100'

Project Name:

TOHOQUA PHASE 2

Jurisdiction:

CITY OF ST CLOUD, FL

Sheet Title:

MASTER SITE PLAN

Sheet No.:

C2.00

Seal:

ERIC E. WARREN
LICENSE No. 43423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 0043423

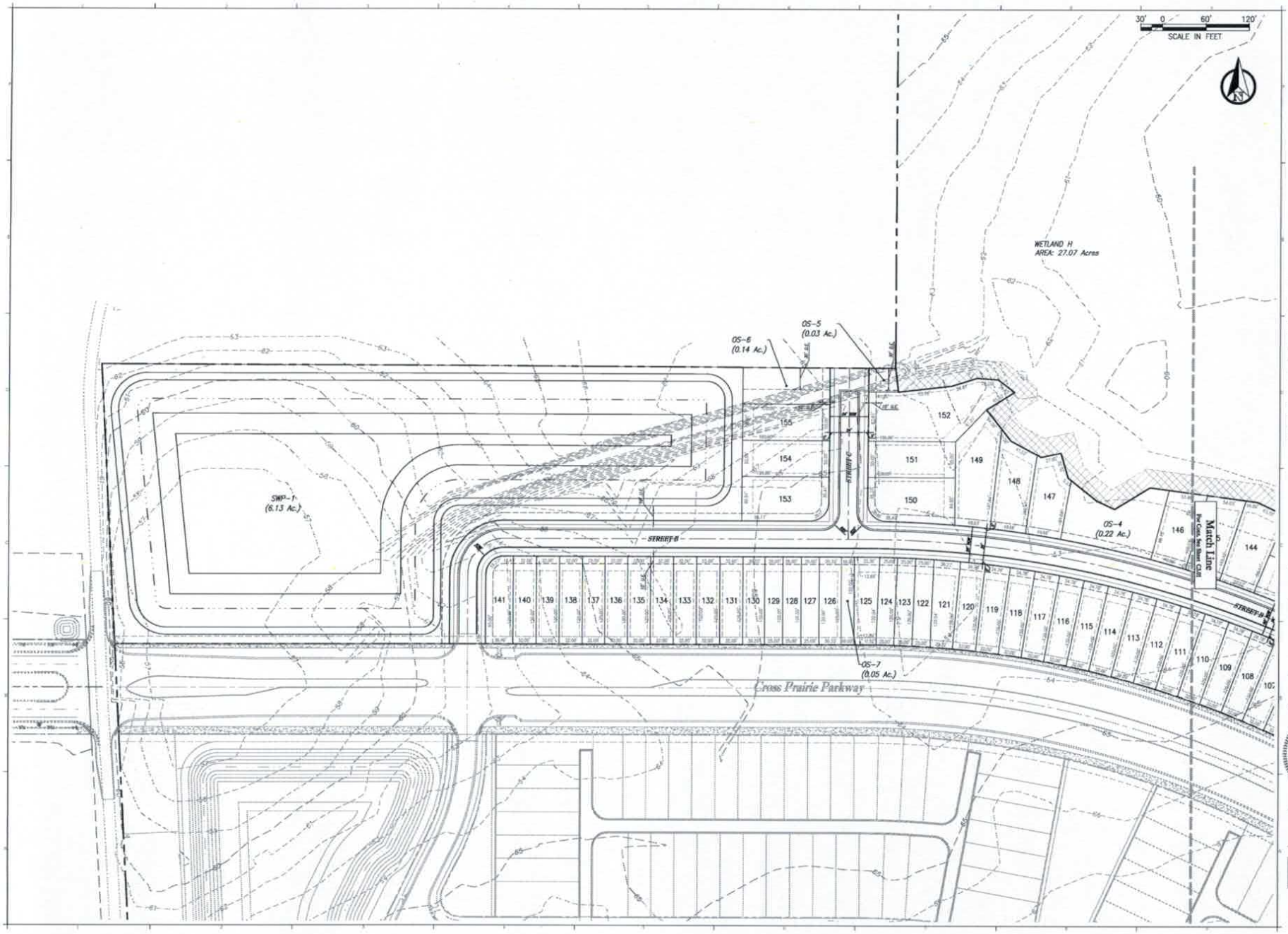
DATE: March 19, 2020

This item has been electronically signed and sealed by Eric E. Warren on the date adjacent to the seal using a PKI authentication code. Printed copies of this document are not considered signed and sealed and the PKI authentication code must be verified on any electronic copies.

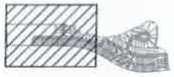
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus No. 28567

Phase 2 Pond



Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
01	03/17/2021	RESPONSE TO COMMENTS 01
00	01/08/2021	SUBMIT TO CITY OF ST CLOUD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	12-044D
DESIGNED BY:	EJR
DRAWN BY:	MM
CHECKED BY:	EJR
APPROVED BY:	EJW
SCALE IN FEET:	1" = 60'

Project Name:

TOHOQUA PHASE 3 PSP

Jurisdiction:

CITY OF ST CLOUD, FL

Sheet Title:

SITE PLAN

Sheet No.:

C3.00

Seal:

ERIC E. WARREN
LICENSE No. 45423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 045423

DATE: March 17, 2021

This item has been electronically signed and sealed by Eric E. Warren, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Phase 3

SECTION VII

SECTION B

SECTION 1

POULOS & BENNETT

Poulos & Bennett, LLC ● 2602 E. Livingston Street ● Orlando, Florida 32803 ● (407) 487-2594 ● www.poulosandbennett.com

January 3, 2022

Via Email

Tohoqua Community Development District
District Manager
219 East Livingston Street
Orlando, Florida 32801

Subject: 20 Year Needs Analysis
Tohoqua CDD, St. Cloud, FL
Poulos & Bennett Job No. 17-188

Dear Tohoqua Community Development District:

Pursuant to the original executed agreement dated January 24, 2018, Poulos & Bennett, LLC provides this amendment to the original agreement for the additional services as outlined below. All services shall be accomplished in accordance with the terms and conditions of the original Agreement.

Poulos & Bennett, LLC ("Poulos & Bennett") and Tohoqua Community Development District ("Client") enter into this Agreement as follows:

SCOPE OF SERVICES:

A. Wastewater Services & Stormwater Management Needs Analysis (17-188.100)

Based on the newly effective Sections 403.9301 and 403.9302, Florida Statutes, and pursuant to the request of the Tohoqua CDD, Poulos & Bennett will prepare and provide to the CDD the required 20-Year Needs Analysis ("Report"). This Report will be based on the requirements of Sections 403.9301 and 403.9302, including information prepared and provided publicly from the Office of Economic and Demographic Research ("OEDR"). The Report shall address the expected needs of the Wastewater Services & Stormwater Management facilities owned and maintained by the Tohoqua CDD for the prescribed 20-year period and will be updated every five years. The Report shall include, but not be limited to, the following required information:

i. For wastewater services, since there are no CDD owned and maintained wastewater facilities, nor are there any planned CDD owned and maintained wastewater utility extensions, only those items shown below are required:

- A detailed description of the facilities used to provide wastewater services.
- The number of current and projected connections and residents served calculated in 5-year increments.
- The current and projected service area for wastewater services.

ii. The 20-Year Needs Analysis will encompass the approximate 784 acre area of the Tohoqua CDD. The stormwater management systems that will be servicing the CDD currently includes Nineteen (19) existing and proposed stormwater management ponds and associated control structures and outfall pipes. For these stormwater management programs and systems, the Report will include:

- A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- The number of current and projected residents served calculated in 5-year increments.
- The current and projected service area for the stormwater management program or stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

The Report will include the methodology and supporting data necessary to confirm the results.

B. Meetings & Coordination – Needs Analysis (17-188.101)

Poulos & Bennett will coordinate with and prepare for and attend coordination meetings with the Tohoqua CDD legal and managerial staff, City of St. Cloud staff and the Tohoqua CDD Board throughout the preparation of the Report as needed. These services will only be provided at the request of the Client and will be invoiced on an hourly fee basis in accordance with Poulos & Bennett's Standard Rate Schedule. (Exhibit 'B').

FEE SCHEDULE:

Task Number	Description	Lump Sum Fees	Hourly Estimated Fees
.100	Wastewater Services & Stormwater Management Needs Analysis	$17,500.00	---
.101	Meetings & Coordination – Needs Analysis	---	Hourly in accordance with Exhibit 'B' with a Budget Estimate of $5,000.00
.991	Reimbursable Expense	---	Hourly in accordance with Exhibit 'B' with a Budget Estimate of $1,000.00

These fees do not include: required application fees made payable to the respective public agencies through which permitting is required; reimbursable expenses as specified in this agreement or illustrative plans that may be required for community/public meetings.

ASSUMPTIONS:

- Poulos & Bennett will coordinate with the District Manager for: financial information pertaining to the current and projected cost of services, contributions, expenditures and balances, historical and estimated future revenues and expenditures and evaluation of how the local government expects to close any projected funding gap if necessary.

REIMBURSABLE EXPENSE 19-060.991):

Reimbursables will be charged on a direct cost basis time a multiple of 1.20. Reimbursables shall include, but not be limited to, all prints and reproduction costs associated with reports, prints and reproducibles, postage and shipping, expenses to travel outside a thirty (30) mile radius of the office.

Should you have any questions regarding the information included with this amendment, please do not hesitate to contact us. Please sign this amendment and return one copy for our records.

Sincerely,

Lance Bennett

R. Lance Bennett, P.E.
Partner
Poulos & Bennett, LLC

Amendment - 20-Year Needs Analysis
Tohoqua CDD
Poulos & Bennett Job No. 17-188

I agree to the terms and conditions listed above.

_____
Signature Date

_____
Printed Name

_____
Company

EXHIBIT "B"

POULOS & BENNETT, LLC

2022 HOURLY RATE SCHEDULE

EXPERT WITNESS	$400
PUBLIC MEETING REPRESENTATION	$400
PRINCIPAL	$250
DIRECTOR OF ENGINEERING	$235
PLANNING GROUP LEADER	$235
PRACTICE TEAM LEADER	$225
DEVELOPMENT MANAGER	$195
SR. PROJECT MANAGER	$195
SENIOR PROJECT ENGINEER	$175
PROJECT MANAGER – DEVELOPMENT SERVICES	$165
PROJECT MANAGER	$165
SENIOR PLANNER	$150
ASSISTANT DEVELOPMENT MANAGER	$140
GIS MANAGER	$135
CAD MANAGER	$130
PROJECT ENGINEER	$135
SENIOR COMMUNITY DESIGNER	$135
PROJECT PLANNER	$135
PLAT MANAGER	$135
SENIOR CAD DESIGNER	$130
DEVELOPMENT COORDINATOR	$125
STAFF ENGINEER	$115
CAD TECHNICIAN	$105
STAFF PLANNER	$105
PROJECT COORDINATOR	$90
ADMINISTRATIVE ASSISTANT	$75

SECTION C

SECTION 1

Tohoqua
Community Development District

Summary of Operating Checks

November 24, 2021 to December 28, 2021

Bank	Date	Check No.'s	Amount
General Fund	12/9/21	410	$ 5,084.99
	12/20/21	411-425	$ 71,025.61
	12/27/21	426	$ 323,554.55
			$ 399,665.15
			$ 399,665.15

*** CHECK DATES 11/24/2021 - 12/28/2021 *** TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/09/21	00053	12/02/21	5028	202112	330-53800-48000		*	5,084.99		
			EVENTS - HOLIDAY PARTY							
						EVENTS BY JOHN MICHAEL, INC.			5,084.99	000410
12/20/21	00035	12/05/21	164678	202111	320-53800-47300		*	1,600.00		
			WETLAND MAINTENANCE-NOV21							
						BIO-TECH CONSULTING INC.			1,600.00	000411
12/20/21	00022	10/04/21	50	202110	330-53800-48200		*	1,250.00		
			FACILITY MAINT - OCT 21							
		10/04/21	50	202110	330-53800-11000		*	3,090.00		
			AMENITY MANAGEMENT-OCT 21							
		11/03/21	52	202111	330-53800-48200		*	1,250.00		
			FACILITY MAINT - NOV 21							
		11/03/21	52	202111	330-53800-11000		*	3,090.00		
			AMENITY MANAGEMENT-NOV 21							
		12/06/21	53	202112	330-53800-48200		*	1,250.00		
			FACILITY MAIN - DEC 21							
		12/06/21	53	202112	330-53800-11000		*	3,090.00		
			AMENITY MANAGEMENT-DEC 21							
						CALM			13,020.00	000412
12/20/21	00021	11/10/21	332-4988	202111	320-53800-47600		*	545.42		
			3 SIGNS - POOL RULES							
						FASTSIGNS			545.42	000413
12/20/21	99999	12/20/21	VOID	202112	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000414
12/20/21	00002	9/30/21	196	202109	330-53800-48200		*	160.00		
			EMERGENCY GATE REPAIR							
		9/30/21	197	202109	330-53800-48200		*	200.00		
			GARAGE SIGNS INSTALL							
		11/01/21	200	202111	310-51300-34000		*	3,094.33		
			MANAGEMENT FEES - NOV 21							
		11/01/21	200	202111	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT-NOV 21							
		11/01/21	200	202111	310-51300-35100		*	150.00		
			INFORMATION TECH - NOV 21							
		11/01/21	200	202111	310-51300-31300		*	833.33		
			DISSEMINATION SVCS-NOV 21							
		11/01/21	200	202111	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		11/01/21	200	202111	310-51300-42000		*	3.33		
			POSTAGE							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		11/01/21	200	202111	310-51300-42500		*	54.45		
			COPIES							
		11/01/21	201	202111	320-53800-12000		*	1,716.67		
			FIELD MANAGEMENT - NOV 21							
		11/01/21	201	202111	320-53800-47800		*	537.73		
			GENERAL REPAIRS							
		11/01/21	201	202111	330-53800-48000		*	202.49		
			SPECIAL EVENTS							
		12/01/21	203	202112	310-51300-34000		*	3,094.33		
			MANAGEMENT FEES - DEC 21							
		12/01/21	203	202112	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT-DEC 21							
		12/01/21	203	202112	310-51300-35100		*	150.00		
			INFORMATION TECH - DEC 21							
		12/01/21	203	202112	310-51300-31300		*	833.33		
			DISSEMINATION SVCS-DEC 21							
		12/01/21	203	202112	310-51300-51000		*	15.39		
			OFFICE SUPPLIES							
		12/01/21	203	202112	310-51300-42000		*	6.89		
			POSTAGE							
		12/01/21	203	202112	310-51300-42500		*	337.05		
			COPIES							
		12/01/21	204	202112	320-53800-12000		*	1,716.67		
			FIELD MANAGEMENT - DEC 21							
		12/01/21	204	202112	330-53800-48000		*	1,548.20		
			SPECIAL EVENTS							
						GOVERNMENTAL MANAGEMENT SERVICES			14,854.40	000415
12/20/21	00018	12/02/21	3475	202111	320-53800-47800		*	215.00		
			LIGHTING REPAIR/MONUMENT							
						HERITAGE SERVICE SOLUTIONS			215.00	000416
12/20/21	00004	10/21/21	99693	202109	310-51300-31100		*	2,747.40		
			ATTND MTG/PREP/CONVEY/RVW							
		11/22/21	99983	202110	310-51300-31500		*	1,328.65		
			RVW/AGRMNT/RESP/BDGT/RESP							
						LATHAM, LUNA, EDEN & BEAUDINE,LLP			4,076.05	000417
12/20/21	00006	10/27/21	17-188(4	202109	310-51300-31100		*	53.20		
			ENGINEER SERVICES-SEP 21							
						POULOS & BENNETT, LLC			53.20	000418
12/20/21	00023	11/23/21	547123	202111	320-53800-47100		*	65.00		
			PEST CONTROL - NOV 21							
						PRO-STAFF TERMITE & PEST CONTROL			65.00	000419

*** CHECK DATES 11/24/2021 - 12/28/2021 *** TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/20/21	00024	11/01/21	6944	202111	320-53800-47200			*	1,735.00		
			POOL MAINTENANCE - NOV 21								
		11/29/21	7012	202112	320-53800-47200			*	1,735.00		
			POOL MAINTENANCE - DEC 21								
							ROBERTS POOL SRVC AND REPAIR INC			3,470.00	000420
12/20/21	00026	11/08/21	375686	202111	330-53800-53000			*	248.00		
			SULFURIC ACID								
		11/08/21	375813	202111	330-53800-53000			*	807.00		
			BULK BLEACH								
		12/09/21	377062	202112	330-53800-53000			*	227.00		
			CHLORINE FEEDER REPAIR								
							SPIES POOL, LLC			1,282.00	000421
12/20/21	00052	9/01/21	1190	202109	320-53800-46300			*	450.00		
			POND MAINT/ANALYSIS TEST								
		11/01/21	1231	202111	320-53800-46300			*	450.00		
			POND MAINT/ANALYSIS TEST								
							SUNSHINE LAND MANAGEMENT CORP.			900.00	000422
12/20/21	00033	11/01/21	ULS-2112	202111	320-53800-46200			*	5,943.33		
			LANDSCAPE PH1/POND-NOV 21								
		11/01/21	ULS-2115	202111	320-53800-46200			*	3,668.33		
			LANDSCAPE CROSS PRA-NOV21								
		11/01/21	ULS-2132	202111	320-53800-46200			*	1,166.67		
			LANDSCAPE AMEN POND-NOV21								
		11/01/21	ULS-2132	202111	320-53800-46200			*	1,743.75		
			TOHOQUA AMENITY - NOV 21								
		11/01/21	ULS-2132	202111	320-53800-46200			*	700.00		
			LANDSCAPE ADD POND-NOV 21								
		12/01/21	ULS-2273	202112	320-53800-46200			*	5,943.33		
			LANDSCAPE PH1/POND-DEC 21								
		12/01/21	ULS-2273	202112	320-53800-46200			*	3,668.33		
			LANDSCAPE CROSS PRA-DEC21								
		12/01/21	ULS-2320	202112	320-53800-46200			*	1,166.67		
			LANDSCAPE AMEN POND-DEC21								
		12/01/21	ULS-2320	202112	320-53800-46200			*	1,743.75		
			TOHOQUA AMENITY - DEC 21								
		12/01/21	ULS-2320	202112	320-53800-46200			*	700.00		
			LANDSCAPE ADD POND-DEC 21								
							UNITED LAND SERVICES			26,444.16	000423
12/20/21	00039	11/18/21	22533393	202111	330-53800-48100			*	20.38		
			MONTHLY WALL CALENDAR								
							W.B.MASON CO.INC			20.38	000424

*** CHECK DATES 11/24/2021 - 12/28/2021 *** TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/20/21	00032	11/02/21	21-4352	202110	320-53800-46700			*	2,080.00		
			JANITORIAL SVC - OCT 21								
		12/10/21	21-4747	202111	320-53800-46700			*	2,400.00		
			JANITORIAL SVC - NOV 21								
							WESTWOOD INTERIOR CLEANING INC.			4,480.00	000425
12/27/21	00010	12/27/21	12272021	202112	300-20700-10000			*	1,003.95		
			FY21 EXCESS FUNDS								
		12/27/21	12272021	202112	300-20700-10000			*	120,398.47		
			FY22 DEBT ASSESS SER18								
		12/27/21	12272021	202112	300-20700-10000			*	126,801.72		
			FY22 DEBT ASSESS S20 P2								
		12/27/21	12272021	202112	300-20700-10000			*	75,350.41		
			FY22 DRCT ASSESS S20 P4/5								
							TOHOQUA CDD C/O USBANK			323,554.55	000426

TOTAL FOR BANK A 399,665.15

TOTAL FOR REGISTER 399,665.15

Tohoqua
Community Development District

Summary of Operating Checks

December 29, 2021 to January 26, 2022

Bank	Date	Check No.'s		Amount
General Fund	1/5/22	427-432	$	3,694.66
	1/14/22	433-436	$	14,169.90
	1/21/22	437-439	$	7,865.41
			$	25,729.97
			$	**25,729.97**

*** CHECK DATES 12/29/2021 - 01/26/2022 *** TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/05/22	00021	11/18/21	3232-498	202111	320-53800-47600		*	138.56		
			POOL RULES							
						FASTSIGNS			138.56	000427
1/05/22	00004	12/13/21	100168	202111	310-51300-31500		*	613.10		
			ATTND MTG/PREP TASK LIST							
						LATHAM, LUNA, EDEN & BEAUDINE,LLP			613.10	000428
1/05/22	00006	12/29/21	17-188(4	202111	310-51300-31100		*	105.00		
			ENGINEER SERVICES-NOV 21							
						POULOS & BENNETT, LLC			105.00	000429
1/05/22	00023	12/29/21	550555	202112	320-53800-47100		*	65.00		
			PEST CONTROL - DEC 21							
						PRO-STAFF TERMITE & PEST CONTROL			65.00	000430
1/05/22	00024	1/01/22	7085	202201	320-53800-47200		*	1,735.00		
			POOL MAINTENANCE - JAN 22							
						ROBERTS POOL SRVC AND REPAIR INC			1,735.00	000431
1/05/22	00026	12/14/21	377345	202112	330-53800-53000		*	1,038.00		
			BULK BLEACH							
						SPIES POOL, LLC			1,038.00	000432
1/14/22	00022	1/05/22	54	202201	330-53800-48200		*	1,250.00		
			FACILITY MAINT - JAN 22							
		1/05/22	54	202201	330-53800-11000		*	3,090.00		
			AMENITY MANAGEMENT-JAN 22							
						COMMUNITY ASSOCIATION AND LIFESTYLE			4,340.00	000433
1/14/22	00002	1/01/22	206	202201	310-51300-34000		*	3,094.33		
			MANAGEMENT FEES - JAN 22							
		1/01/22	206	202201	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT-JAN 22							
		1/01/22	206	202201	310-51300-35100		*	150.00		
			INFORMATION TECH - JAN 22							
		1/01/22	206	202201	310-51300-31300		*	833.33		
			DISSEMINATION SVCS-JAN 22							
		1/01/22	206	202201	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		1/01/22	206	202201	310-51300-42000		*	7.42		
			POSTAGE							
		1/01/22	206	202201	310-51300-42500		*	55.65		
			COPIES							
		1/01/22	207	202201	320-53800-12000		*	1,716.67		
			FIELD MANAGEMENT - JAN 22							

*** CHECK DATES 12/29/2021 - 01/26/2022 *** TOHOQUA - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		1/01/22	207	202201	320-53800-47800		*	662.08		
			GENERAL MAINT.MATERIALS							
						GOVERNMENTAL MANAGEMENT SERVICES			6,619.90	000434
1/14/22	00052	12/01/21	1245	202112	320-53800-46300		*	450.00		
			POND MAINT/ANALYSIS TEST							
		1/01/22	1266	202201	320-53800-46300		*	680.00		
			POND MAINT/ANALYSIS TEST							
						SUNSHINE LAND MANAGEMENT CORP.			1,130.00	000435
1/14/22	00032	1/07/22	22-1142	202112	320-53800-46700		*	2,080.00		
			JANITORIAL SVC - DEC 21							
						WESTWOOD INTERIOR CLEANING INC.			2,080.00	000436
1/21/22	00035	1/16/22	165190	202201	320-53800-47500		*	3,000.00		
			ANNUAL MITIGATION MONITOR							
						BIO-TECH CONSULTING INC.			3,000.00	000437
1/21/22	00002	10/01/21	194	202110	320-53800-12000		*	3,090.00		
			FIELD MANAGEMENT - OCT 21							
		10/01/21	194	202110	330-53800-48000		*	908.12		
			SPECIAL EVENTS - OCT 21							
		10/01/21	194	202110	330-53800-48200		*	777.33		
			HOOVER FENCE - GATE ARMS							
						GOVERNMENTAL MANAGEMENT SERVICES			4,775.45	000438
1/21/22	00039	11/15/21	22517572	202111	320-53800-51200		*	11.98		
			2 SLIPPERY WHEN WET SIGNS							
		1/12/22	22667166	202201	330-53800-49200		*	77.98		
			FOLD PAPER TOWEL 16PKS							
						W.B.MASON CO.INC			89.96	000439

TOTAL FOR BANK A 25,729.97

TOTAL FOR REGISTER 25,729.97

SECTION 2

Tohoqua

Community Development District

Unaudited Financial Reporting

December 31, 2021

Table of Contents

Tohoqua

Community Development District

Combined Balance Sheet

December 31, 2021

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash	$ 401,264	$ -	$ -	$ 401,264
Investments				
Series 2018				
Reserve	$ -	$ 69,039	$ -	$ 69,039
Revenue	$ -	$ 139,732	$ -	$ 139,732
Construction	$ -	$ -	$ 12,649	$ 12,649
Series 2021 Phase 2				
Reserve	$ -	$ 72,381	$ -	$ 72,381
Revenue	$ -	$ 126,802	$ -	$ 126,802
Capital Interest	$ -	$ 4	$ -	$ 4
Construction	$ -	$ -	$ 1,579,459	$ 1,579,459
Series 2021 Phase 4A/5A				
Reserve	$ -	$ 75,350	$ -	$ 75,350
Revenue	$ -	$ 75,350	$ -	$ 75,350
Capital Interest	$ -	$ 4	$ -	$ 4
Construction	$ -	$ -	$ 1,676,706	$ 1,676,706
Due From General Fund	$ -	$ -	$ 241	$ 241
Due From Other	$ 3,090	$ -	$ -	$ 3,090
Total Assets	**$ 404,354**	**$ 558,662**	**$ 3,269,055**	**$ 4,232,071**
Liabilities:				
Accounts Payable	$ 9,437	$ -	$ -	$ 9,437
Due to Capital Projects	$ 241	$ -	$ -	$ 241
Total Liabilities	**$ 9,678**	**$ -**	**$ -**	**$ 9,678**
Fund Balances:				
Restricted for Debt Service - Series 2018	$ -	$ 208,770	$ -	$ 208,770
Restricted for Debt Service - Series 2021 Phase 2	$ -	$ 199,187	$ -	$ 199,187
Restricted for Debt Service - Series 2021 Phase 4A/5A	$ -	$ 150,705	$ -	$ 150,705
Assigned for Capital Projects - Series 2018	$ -	$ -	$ 12,649	$ 12,649
Assigned for Capital Projects - Series 2021 Phase 2	$ -	$ -	$ 1,579,700	$ 1,579,700
Assigned for Capital Projects - Series 2021 Phase 4A/5A	$ -	$ -	$ 1,676,706	$ 1,676,706
Unassigned	$ 394,676	$ -	$ -	$ 394,676
Total Fund Balances	**$ 394,676**	**$ 558,662**	**$ 3,269,055**	**$ 4,222,393**
Total Liabilities & Fund Balance	$ 404,354	$ 558,662	$ 3,269,055	$ 4,232,071

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Developer Contributions	$ 220,146	$ -	$ -	$ -
Assessments - Tax Collector	$ 387,600	$ 339,504	$ 339,504	$ -
Assessments - Direct	$ 668,125	$ 210,912	$ 210,912	$ -
Special Events Revenue	$ 12,000	$ 3,000	$ 2,450	$ (550)
Total Revenues	**$ 1,287,871**	**$ 553,416**	**$ 552,866**	**$ (550)**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 3,000	$ 600	$ 2,400
FICA Expense	$ 918	$ 230	$ 46	$ 184
Engineering	$ 12,000	$ 3,000	$ 105	$ 2,895
Attorney	$ 25,000	$ 6,250	$ 1,942	$ 4,308
Annual Audit	$ 6,600	$ -	$ -	$ -
Assessment Administration	$ 7,500	$ -	$ -	$ -
Arbitrage	$ 1,350	$ -	$ -	$ -
Dissemination	$ 10,000	$ 2,500	$ 2,500	$ 0
Trustee Fees	$ 11,152	$ 1,549	$ 1,549	$ -
Management Fees	$ 37,132	$ 9,283	$ 9,283	$ (0)
Information Technology	$ 1,800	$ 450	$ 450	$ -
Website Maintenance	$ 1,200	$ 300	$ 300	$ -
Telephone	$ 300	$ 75	$ -	$ 75
Postage	$ 1,000	$ 250	$ 24	$ 226
Insurance	$ 6,000	$ 6,000	$ 5,570	$ 430
Printing & Binding	$ 3,000	$ 750	$ 490	$ 260
Legal Advertising	$ 3,800	$ 950	$ 168	$ 782
Other Current Charges	$ 2,500	$ 625	$ 343	$ 282
Office Supplies	$ 625	$ 156	$ 31	$ 125
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 144,052**	**$ 35,543**	**$ 23,576**	**$ 11,967**
Maintenance				
Contract Services				
Field Management	$ 20,600	$ 5,150	$ 5,150	$ (0)
Amenities Management	$ 37,080	$ 9,270	$ 9,270	$ -
Landscape Maintenance	$ 469,372	$ 117,343	$ 39,666	$ 77,677
Lake Maintenance	$ 52,440	$ 13,110	$ 900	$ 12,210
Wetland Maintenance	$ 12,100	$ 3,025	$ 1,600	$ 1,425
Wetland Mitigation Reporting	$ 9,600	$ -	$ -	$ -
Pool Maintenance	$ 20,820	$ 5,205	$ 5,205	$ -
Pest Control	$ 780	$ 195	$ 195	$ -
Janitorial Services	$ 45,000	$ 11,250	$ 6,560	$ 4,690
Subtotal	***$ 667,792***	***$ 164,548***	***$ 68,546***	***$ 96,002***

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Repairs & Maintenance				
Landscape Replacement	$ 25,000	$ 6,250	$ -	$ 6,250
Irrigation Repairs	$ 3,000	$ 750	$ -	$ 750
Stormwater Inspections	$ 14,400	$ 3,600	$ -	$ 3,600
General Repairs & Maintenance	$ 10,000	$ 2,500	$ 753	$ 1,747
Road & Sidewalk Maintenance	$ 3,000	$ 750	$ -	$ 750
Signage	$ 1,500	$ 375	$ -	$ 375
Walls - Repair/Cleaning	$ 1,500	$ 375	$ -	$ 375
Fencing	$ 250	$ 63	$ -	$ 63
Subtotal	***$ 58,650***	***$ 14,663***	***$ 753***	***$ 13,910***
Utilities				
Pool - Electric	$ 19,000	$ 4,750	$ 3,168	$ 1,582
Pool - Water	$ 6,500	$ 1,625	$ 1,717	$ (92)
Electric	$ 5,000	$ 1,250	$ 27	$ 1,223
Water & Sewer	$ 54,500	$ 13,625	$ 5,483	$ 8,142
Streetlights	$ 150,000	$ 37,500	$ 7,591	$ 29,909
Subtotal	***$ 235,000***	***$ 58,750***	***$ 17,987***	***$ 40,763***
Amenities				
Property Insurance	$ 25,000	$ 25,000	$ 23,054	$ 1,946
Pool Attendants	$ 12,500	$ 3,125	$ -	$ 3,125
Security Patrol	$ 30,000	$ 7,500	$ -	$ 7,500
Pool Repairs & Maintenance	$ 15,000	$ 3,750	$ 3,177	$ 574
Pool Permits	$ 325	$ -	$ -	$ -
Access Cards & Equipment Supplies	$ 2,390	$ 598	$ -	$ 598
Fire Alarm & Security Monitoring	$ 1,000	$ 250	$ -	$ 250
Fire Alarm & Security Monitoring Repairs	$ 2,000	$ 500	$ -	$ 500
Fire Extinguisher Inspections	$ 100	$ 25	$ -	$ 25
Amenity Signage	$ 2,000	$ 500	$ 708	$ (208)
Repairs & Maintenance	$ 17,500	$ 4,375	$ 4,687	$ (312)
Office Supplies	$ 1,500	$ 375	$ 120	$ 255
Operating Supplies	$ 5,000	$ 1,250	$ 556	$ 694
Special Events	$ 15,000	$ 3,750	$ 8,094	$ (4,344)
Termite Bond	$ 300	$ 75	$ -	$ 75
Holiday Décor	$ 12,500	$ -	$ -	$ -
Subtotal	***$ 142,115***	***$ 51,073***	***$ 40,396***	***$ 10,677***
Other				
Contingency	$ 25,000	$ 6,250	$ -	$ 6,250
Subtotal	***$ 25,000***	***$ 6,250***	***$ -***	***$ 6,250***
Total Operations & Maintenance	**$ 1,128,557**	**$ 295,283**	**$ 127,682**	**$ 167,601**
Total Expenditures	**$ 1,272,609**	**$ 330,826**	**$ 151,258**	**$ 179,568**
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	$ (15,262)	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ (15,262)**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 0		$ 401,608	
Fund Balance - Beginning	$ -		$ (6,932)	
Fund Balance - Ending	$ 0		$ 394,676	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Special Assessments	$ 137,458	$ 120,398	$ 120,398	$ -
Interest Income	$ -	$ -	$ 2	$ 2
Total Revenues	**$ 137,458**	**$ 120,398**	**$ 120,400**	**$ 2**
Expenditures:				
Interest Payment - 11/01	$ 48,948	$ 48,948	$ 48,948	$ -
Principal Payment - 5/01	$ 40,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 48,948	$ -	$ -	$ -
Total Expenditures	**$ 137,895**	**$ 48,948**	**$ 48,948**	**$ -**
Excess Revenues (Expenditures)	$ (437)		$ 71,452	
Fund Balance - Beginning	$ 67,273		$ 137,318	
Fund Balance - Ending	$ 66,836		$ 208,770	

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Special Assessments	$ 144,764	$ 126,802	$ 126,802	$ -
Interest Income	$ -	$ -	$ 1	$ 1
Total Revenues	**$ 144,764**	**$ 126,802**	**$ 126,803**	**$ 1**
Expenditures:				
Interest Payment - 11/01	$ 45,022	$ 45,022	$ 45,022	$ -
Principal Payment - 5/01	$ 55,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 45,022	$ -	$ -	$ -
Total Expenditures	**$ 145,044**	**$ 45,022**	**$ 45,022**	**$ -**
Excess Revenues (Expenditures)	$ (280)		$ 81,781	
Fund Balance - Beginning	$ 45,024		$ 117,406	
Fund Balance - Ending	$ 44,744		$ 199,187	

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 December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Special Assessments	$ 150,700	$ 75,350	$ 75,350	$ -
Interest Income	$ -	$ -	$ 1	$ 1
Total Revenues	**$ 150,700**	**$ 75,350**	**$ 75,352**	**$ 1**
Expenditures:				
Interest Payment - 11/01	$ 48,030	$ 48,030	$ 48,030	$ -
Principal Payment - 5/01	$ 55,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 48,030	$ -	$ -	$ -
Total Expenditures	**$ 151,060**	**$ 48,030**	**$ 48,030**	**$ -**
Excess Revenues (Expenditures)	$ (360)		$ 27,322	
Fund Balance - Beginning	$ 48,031		$ 123,383	
Fund Balance - Ending	$ 47,671		$ 150,705	

Tohoqua

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Interest	$ -	$ -	$ 0	$ 0
Total Revenues	**$ -**	**$ -**	**$ 0**	**$ 0**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 0	
Fund Balance - Beginning	$ -		$ 12,649	
Fund Balance - Ending	$ -		$ 12,649	

Tohoqua

Community Development District

Capital Projects Fund - Series 2021 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Interest	$ -	$ -	$ 20	$ 20
Total Revenues	**$ -**	**$ -**	**$ 20**	**$ 20**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 20	
Fund Balance - Beginning	$ -		$ 1,579,680	
Fund Balance - Ending	$ -		$ 1,579,700	

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 December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Interest	$ -	$ -	$ 21	$ 21
Total Revenues	**$ -**	**$ -**	**$ 21**	**$ 21**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 21	
Fund Balance - Beginning	$ -		$ 1,676,685	
Fund Balance - Ending	$ -		$ 1,676,706	

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments - Tax Collector	$ -	$ 6,196	$ 333,308	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 339,504
Assessments - Direct	$ 88,884	$ 122,028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210,912
Special Events Revenue	$ 1,930	$ 500	$ 20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,450
Total Revenues	**$ 90,814**	**$ 128,724**	**$ 333,328**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 552,866**
Expenditures													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
FICA Expense	$ -	$ 46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46
Engineering	$ -	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 105
Attorney	$ 1,329	$ 613	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,942
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 833	$ 833	$ 833	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500
Trustee Fees	$ 1,549	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,549
Management Fees	$ 3,094	$ 3,094	$ 3,094	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,283
Information Technology	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Website Maintenance	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 14	$ 3	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24
Insurance	$ 5,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,570
Printing & Binding	$ 99	$ 54	$ 337	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 490
Legal Advertising	$ 168	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 168
Other Current Charges	$ 176	$ 129	$ 39	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 343
Office Supplies	$ 16	$ 0	$ 15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 13,272**	**$ 5,728**	**$ 4,576**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,576**
Maintenance													
Contract Services													
Field Management	$ 1,717	$ 1,717	$ 1,717	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,150
Amenities Management	$ 3,090	$ 3,090	$ 3,090	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,270
Landscape Maintenance	$ 13,222	$ 13,222	$ 13,222	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,666
Lake Maintenance	$ -	$ 450	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 900
Wetland Maintenance	$ -	$ 1,600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600
Wetland Mitigation Reporting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ 1,735	$ 1,735	$ 1,735	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,205
Pest Control	$ 65	$ 65	$ 65	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 195
Janitorial Services	$ 2,080	$ 2,400	$ 2,080	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,560
Subtotal	***$ 21,909***	***$ 24,279***	***$ 22,359***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 68,546***

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	$ -	$ 753	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	753
Road & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Walls - Repair/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal	***$ -***	***$ 753***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***753***
Utilities													
Pool - Electric	$ -	$ 1,599	$ 1,569	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,168
Pool - Water	$ 623	$ 467	$ 628	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,717
Electric	$ -	$ 14	$ 13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	27
Water & Sewer	$ 2,737	$ 724	$ 2,023	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	5,483
Streetlights	$ -	$ 3,415	$ 4,176	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	7,591
Subtotal	***$ 3,360***	***$ 6,218***	***$ 8,409***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***17,987***
Amenities													
Property Insurance	$ 23,054	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	23,054
Pool Attendants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Security Patrol	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Pool Repairs & Maintenance	$ 857	$ 1,055	$ 1,265	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	3,177
Pool Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Access Cards & Equipment Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Fire Alarm & Security Monitoring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Fire Alarm & Security Monitoring Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Fire Extinguisher Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Amenity Signage	$ 12	$ 696	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	708
Repairs & Maintenance	$ 2,187	$ 1,250	$ 1,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	4,687
Office Supplies	$ 100	$ 20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	120
Operating Supplies	$ 556	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	556
Special Events	$ 1,258	$ 202	$ 6,633	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	8,094
Termite Bond	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Holiday Décor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal	***$ 28,024***	***$ 3,224***	***$ 9,148***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***40,396***
Other													
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Subtotal	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***-***
Total Operations & Maintenance	**$ 53,293**	**$ 34,474**	**$ 39,916**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**127,682**
Total Expenditures	**$ 66,565**	**$ 40,202**	**$ 44,491**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**151,258**
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
Excess Revenues (Expenditures)	$ 24,249	$ 88,522	$ 288,837	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	401,608

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

SERIES 2020 PHASE 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 2022

Gross Assessments	$ 412,340.00	$ 146,228.39	$ 154,005.37	$ 712,573.76
Net Assessments	$ 387,599.60	$ 137,454.69	$ 144,765.05	$ 669,819.33
	57.87%	20.52%	21.61%	100.00%

ON ROLL ASSESSMENTS

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*Series 2018 Debt Service*	*Series 2021 - LN Ph2*	*Total*
11/22/21	ACH	$11,380.76	($455.24)	($218.51)	$0.00	$10,707.01	$6,195.75	$2,197.20	$2,314.06	$10,707.01
12/08/21	ACH	$561,941.86	($22,477.95)	($10,789.28)	$0.00	$528,674.63	$305,924.39	$108,490.16	$114,260.08	$528,674.63
12/22/21	ACH	$50,300.23	($2,012.06)	($965.76)	$0.00	$47,322.41	$27,383.72	$9,711.11	$10,227.58	$47,322.41
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 623,622.85**	**$ (24,945.25)**	**$ (11,973.55)**	**$ -**	**$ 586,704.05**	**$ 339,503.86**	**$ 120,398.47**	**$ 126,801.72**	**$ 586,704.05**

88%	**Net Percent Collected**
$ 83,115.28	**Balance Remaining to Collect**

DIRECT BILL ASSESSMENTS

Tohoqua Development Group, LLC
2022-01

			Net Assessments	$88,883.78	$88,883.78
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
10/4/21	10/1/21	Wire	$88,883.78	$88,883.78	$88,883.78
			$ 88,883.78	**$ 88,883.78**	**$ 88,883.78**

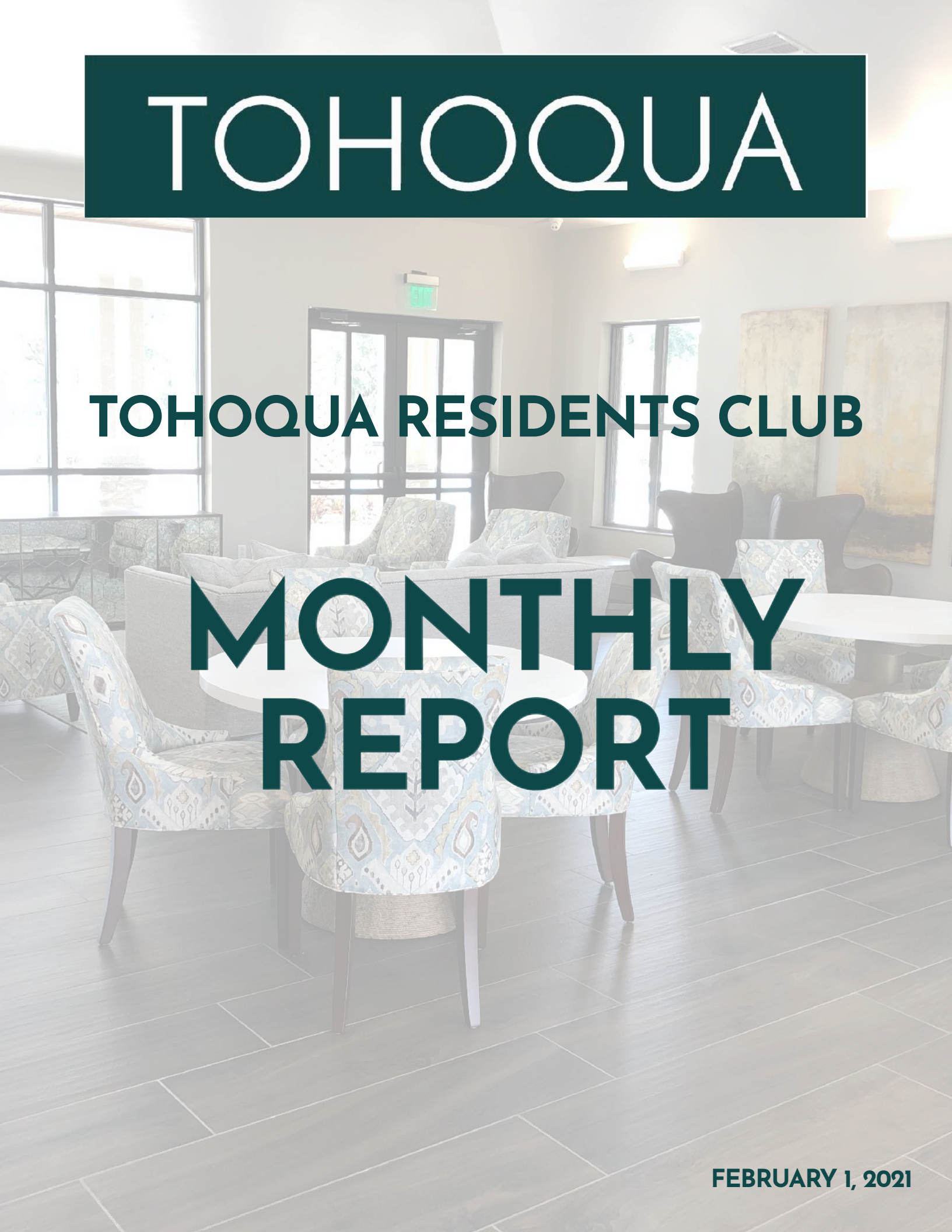
Pulte Home Company, LLC
2022-02

			Net Assessments	$394,756.77	$244,055.96	$150,700.81
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2021-PT Ph4/5 Debt Service
11/22/21	12/1/21	95008502	$197,378.39	$197,378.39	$122,027.98	$75,350.41
	2/1/22		$98,689.19			
	5/1/22		$98,689.19			
			$ 394,756.77	**$ 197,378.39**	**$ 122,027.98**	**$ 75,350.41**

Lennar Homes, LLC
2022-03

			Net Assessments	$335,185.20	$335,185.20
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	11/1/21		$167,592.60		
	2/1/22		$83,796.30		
	5/1/22		$83,796.30		
			$ 335,185.20	**$ -**	**$ -**

SECTION 3



TOHOQUA

TOHOQUA RESIDENTS CLUB

MONTHLY REPORT

FEBRUARY 1, 2021

November & December 2021 and January 2022:

RESIDENTS CLUB

FACILITY REPORT:

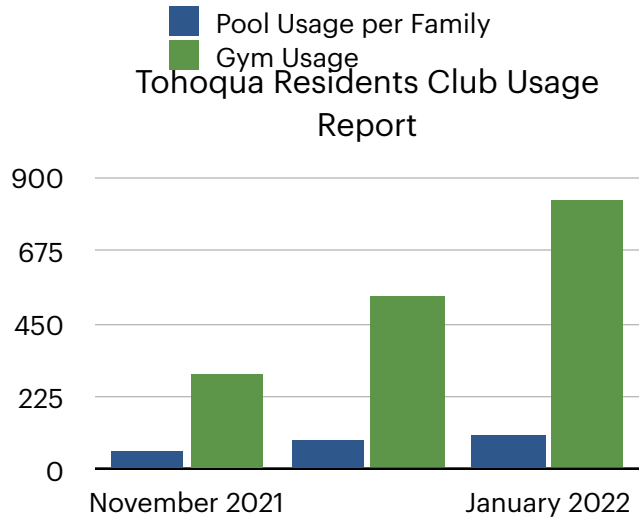
- The facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- Maintenance is performed weekly.
- Homeowners are requesting an additional bike rack by the main entrance kids park (school bus stop).
- New plant material has been installed in front of the Clubhouse.
- Duck Weed in the back pond was treated.

- **November Events Recap:**
  * **Movie Night -** Feature Movie: The Polar Express. 30+ residents participated from the event. ChiPhi Food Truck sold 35 orders.
  * **Food Truck Social:** Chikiz Empanaditas sold 31 orders.
  * **Holiday Drive** through Friday, December 3rd.

- **December Events Recap:**
  * **Holiday Party -** 61 residents participated in the event. Event was held on the pool deck and included a welcome photo booth, open wine & beer bar, passed hors d'oeuvres, buffet dinner, live music and gift card raffles.
  * **Food Truck Social:** Liberty Road BBQ sold 21 orders.
  * **Holiday Drive:** Homeowners donated items for Help Now of Osceola, a shelter for women and children victims of domestic violence.

- **January Events Recap:**
  * **Food Truck Social:** Fully Loaded Food Truck sold 15 orders.

- **Special Events scheduled for February:**
  * **Blast of Love -** Thursday, February 10th
  * **Food Truck Social:** Tuesday, February 15th



Movie Night Under the Stars (November 2021)











Holiday Party (December 2021)

Holiday Drive (December 2021)

HELP NOW

SAFETY. EMPOWERMENT. HEALING.