

*Tohoqua Community
Development District*

Agenda

April 6, 2022

AGENDA

Tohoqua

Community Development District

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

March 30, 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, April 6, 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 March 2, 2022 Board of Supervisors Meeting
- IV. Consideration of Resolution 2022-04 Approving the Conveyance of Improvements Relating to Assessment Area Three for the Series 2021 Bonds
 - A. Consideration of Series 2021 (4A/5A Project) Requisition #6
- V. Ratification of Sidewalk Easement for Lot 134
- VI. Ratification of Requisitions
 - A. Series 2018 Requisition #2
 - B. Series 2021 (Phase 2 Project) Requisition #5 - #7
 - C. Series 2021 (Phase 4A/5A Project) Requisition #4 - #5
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Reports
 - iv. Amenity Manager's Report
 - v. Field 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 March 2, 2022 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2022-04 approving the conveyance of improvements relating to Assessment Area Three for the Series 2021 Bonds. A copy of the Resolution and supporting exhibits are enclosed for your review.

The fifth order of business is the ratification of the sidewalk easement agreement for Lot 134. A copy of the easement is enclosed for your review.

The sixth order of business is the ratification of Requisitions for various bond series. The Requisitions and supporting invoices are enclosed for your review.

The seventh order of business is Staff Reports. Section B is the Engineer's Report. 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 presentation of the Series 2021 bonds arbitrage rebate calculation reports. A copy of each report is enclosed for your review. Section 4 is the Amenity Manager's Report. A copy of the report is enclosed for your review. Section 5 is the Field Manager's Report that will be presented at the meeting.

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
Darrin Mossing, GMS

Enclosures

MINUTES

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **March 2, 2022** 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
James 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
Larissa Diaz	CALM

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board Members and staff.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 2,
2022 Board of Supervisors Meeting**

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

Mr. Vidrine: No.

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

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the February 2, 2022 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Authorizing the Contraction of District
Boundaries and the Associated Funding
Agreement**

Mr. Flint: This resolution authorizes staff to prepare and transmit a petition to contract the boundaries of the District and approves the form of a Funding Agreement between the District and the entity requesting the contraction, so that the costs associated with the boundary amendment are borne by the entity requesting it. District Counsel prepared the resolution. Kristen?

Ms. Trucco: Absolutely. Thanks. As George explained, Tohoqua Development Group has approached the District and requested that we contract our boundaries. So, obviously that needs approval by this Board before we proceed. The procedure is that we are going to file a petition with Osceola County to contract the boundaries of the District by an amendment to the current Establishment Ordinance. So, basically Resolution 2022-03 would allow the District to proceed with moving forward with that petition to contract the boundaries of this District. Attached to the resolution as Exhibit A is a legal description. It should be attached as Exhibit A. Actually, its Exhibit B. Okay. The legal description is attached to the resolution as Exhibit B and Exhibit A is a letter from the Tohoqua Development District. I'm sorry, Tohoqua Development Group is requesting the contraction of the District's boundaries.

Mr. Flint: You can see that its mixed-use Parcels 1, 2 and 3. There is a map attached to the request letter. Those areas are shaded in purple. They are the commercial and multi-family parcels.

Ms. Trucco: The District will incur some costs to proceed with this and file the petition. The petition is part of the exhibit. The entity Tohoqua Development Group has agreed to enter into a Funding Agreement to cover some of those costs. That is forthcoming. We are in the process of drafting that as the legal descriptions are finalized as well. So, we probably want a motion to approve Resolution 2022-03 to allow the District to move forward with contracting its boundaries and also delegating authority perhaps to the Chairman or another Board Member to

proceed with signing off on the Funding Agreement once it receives District staff’s approval to sign off.

Mr. Flint: Are there any questions on the resolution? Hearing none, we need a motion to approve the resolution and authorize the Chair to execute the Funding Agreement.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor adopting Resolution 2022-03 Authorizing the Contraction of District Boundaries and the Associated Funding Agreement and authorizing the Chairman to execute the Funding Agreement was approved.

FIFTH ORDER OF BUSINESS

Consideration of Second Amendment to the Landscape Management Agreement

Mr. Showe: You approved this item at the last meeting. This is just the front-end document that goes with the proposal from United Land. You approved the Work Authorization with United Land. This is just the actual amendment to the Landscape Management Agreement. We need a motion to approve the Second Amendment to the Landscape Management Agreement. This was approved last month as well.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Second Amendment to the Landscape Management Agreement was approved.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Easement Access for Pool Construction

Mr. Flint: We have a temporary access easement for pool construction that was included in your agenda. This is for Eric Delaney Williams and Tyisha Samantha Grant-Williams. They are in the process of constructing a pool and have to cross certain District property to access the pool. So, this basically gives them the right to be able to do that, but it also puts the obligation on them to restore any areas that might be damaged during that process. It puts a timeframe on it as well. In the interim, since the agenda went out, we also have another Temporary Access Easement Agreement. That is for Rose Delgado and Cristian Delgado at 1759 Smarts Rule Street. Again, that is for pool construction. They have to access their backyard through an access easement for one of our ponds. So, we are asking the Board to ratify both of these access

easements. Are there any questions? Hearing none, we need a motion to ratify both access easements.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the temporary access easements for pool construction were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen?

Ms. Trucco: I have nothing to report to the Board. We are just going to be working with the District Engineer and interested parties on the contracted amount. We will keep this Board updated on the progress of that.

B. Engineer

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

Mr. Warren: I do not unless anybody has any questions.

Mr. Flint: I know that you are working with Pulte on the Engineer’s Report for Phases 4B and 5B.

Mr. Warren: That is correct.

Mr. Flint: And you are working with Lennar on the Engineer’s Report for the remaining three phases that they own, I believe. We will be coming back to the Board with information related to that for the next two financings, which I believe for Lennar will be the remaining property that they own. That will be done in one bond issue and then Pulte’s next bond issue will be for the remaining parts of Phases 4 and 5.

Mr. Warren: That’s correct.

Mr. Flint: I think the goal is at your April meeting we will have that on the agenda.

Mr. Warren: I anticipate being able to do that. Yes.

Mr. Flint: Okay.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for the General Fund for Checks #440 through #451 totaling \$39,785.78. Were there any questions on the Check Register? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from January 27, 2022 through February 19, 2022 in the amount of \$39,785.78 was approved.

i. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through January 31st. No action is required by the Board, but if you have any questions, we can discuss those. We've collected \$344,000 of the \$387,000 that has been certified for the collection of the on-roll assessments on the Tax Bill. \$378,000 of the \$668,000 that has been direct billed are pro-rated expenses. Our actual expenses are under our pro-rated expenses for all of the categories at this point. So, we are in good shape on the financials. If there are any questions, we can discuss those. If not, we will proceed to the Amenity Manager's Report.

ii. Amenity Manager's Report

Ms. Diaz: Good morning. New trash cans were installed by the mailboxes. As of January 31st, we have a total of 366 homes. So, the community is growing really fast. As a recap of February's events, you can see all of the special events that we have scheduled for this month. We are going to be very busy. Also, I have a Gym Usage Report. Are there any questions?

Mr. Flint: Are there any questions for Larissa?

Mr. Vidrine: No questions.

• Field Manager's Report

Mr. Flint: Alan?

Mr. Scheerer: Yes. Just briefly. Maybe you saw it. Maybe you didn't, but on Monday morning, we were notified that there was a spill at the entrance on Tohoqua Boulevard and Neptune Road. The first report was that somebody dropped five gallons of paint on the road. It turned out to be dry walnut. Within a couple of hours, our GMS maintenance staff were out here pressure washing with a team of people and got it all cleaned up. So, if you didn't see anything coming in, that tells me that everything was good. I've been talking with Jay over at Pulte who took over for Josh Kalin about future development phases and timelines as we prepare for the

2023 budget. So, any plats, landscape, and architectural plans that we can get our hands on, would be greatly appreciated. I am going to send them an email later on today. For all of Lennar, I think we have most of it in the budget, but we want to make sure with 4C and Phase 8, I'm being told that may not come online until September of next year. Phase 8 may be 18 months. So, as we proceed through the budget process, any information that we can get on future phases, especially plats for ownership and landscape and irrigation hardscape plans, would be greatly appreciated. The turf is starting to recover. We do have some damage due to construction. We will be talking to either Mattamy or Lennar about trying to get some of those areas restored.

Mr. Vidrine: I have two quick questions or comments.

Mr. Scheerer: Sure.

Mr. Vidrine: The mailboxes out front next to the amenity area.

Mr. Scheerer: We are getting those cleaned up. Yes, sir. I know that I owe you that from last month, but we will get it done.

Mr. Vidrine: Okay. There's that one. That was the main one. The next one was regarding the irrigation as-builts.

Mr. Scheerer: I've already talked to Drew with Lennar about getting the as-builts. I did mention to Jay that we won't be accepting any additional properties until he gets the as-builts.

Mr. Bonin: Which as-builts?

Mr. Vidrine: Any of them. We don't have any irrigation as-builts on Cross Prairie Parkway.

Mr. Scheerer: West Cross Prairie. Anything that you do with Phase 6, is ready to go in. We talked on a conference call. Jay made it pretty clear to me that he is a site development guy. He is trying to get his hands wrapped around anything. He already talked to his irrigation team about getting some redlines.

Mr. Vidrine: If we have a maintenance company that installed it and are doing maintenance on it, I think that is one of the vendors.

Mr. Scheerer: They have a different vendor.

Mr. Vidrine: Right, they do. They do Pulte's side.

Mr. Scheerer: United Land will provide that for us.

Mr. Vidrine: Right. They are getting monthly payments for maintenance and we need our as-builts.

Mr. Scheerer: Yes, sir. I had that conversation. We've been talking the last few weeks since the last meeting about that.

Mr. Vidrine: That's why you see me continuously bringing it up. I appreciate the energy it takes to get that. That's why I keep bringing it up.

Mr. Scheerer: We'll stay on them. Yes, sir.

Mr. Vidrine: Okay. Thank you.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there anything else for the Board that wasn't on the agenda that needed to be discussed? I think that's all we had. Sorry to bring everyone here for a short meeting, but we did want to get the boundary amendment going.

NINTH ORDER OF BUSINESS

Supervisors Requests

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

TENTH 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

SECTION IV

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF IMPROVEMENTS RELATING TO ASSESSMENT AREA THREE FOR SERIES 2021 BONDS (PHASE 4A/5A PROJECT) REQUISITION NUMBER 6; 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, and real property (the “Property”) as more particularly described in the Warranty Deed, as well as an Owner’s Affidavit and Agreement Regarding Taxes, collectively attached hereto as composite 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 and Property related to the conveyance and will provide 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 Property and the Improvements. The Board hereby approves the acceptance of the Property and the Improvements and approves the acceptance of the documents related thereto as provided in **Exhibit "A"** upon receipt of the executed Exhibit documents.

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 __ day of _____, 2022.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Attest:

Print: George S. Flint
Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

Warranty Deed

Bill of Sale and Assignment

Agreement Regarding Taxes

Owner's Affidavit

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
111 S Orange Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

Tohoqua Community Development District – Requisition No. 6
(Series 2021 Bonds – Phase 4A/5A Project)

THIS SPECIAL WARRANTY DEED made as of this ____ day of April, 2022 by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the “Grantor”), whose mailing address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326, to the **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company

(Signature)

(Print Name)

By: _____

Print: D. Bryce Langen

Title: Vice President and Treasurer

(Signature)

(Print Name)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by **D. Bryce Langen**, as Vice President and Treasurer 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 _____ as identification.

(SEAL)

Notary Public; State of _____
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tracts B, C, D and E of the TOHOQUA – PHASE 4A PLAT, according to the plat thereof as recorded in Plat Book 30, Page 124, Public Records of Osceola County, Florida.

Tract SW-1 of the TOHOQUA – PHASE 5A, PLAT according to the plat thereof as recorded in Plat Book 30, Page 175, Public Records of Osceola County, Florida.

BILL OF SALE AND ASSIGNMENT

Tohoqua Community Development District – Requisition No. 6
(Series 2021 Bonds – Phase 4A/5A Project)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this ____ day of April, 2022, 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. 6
(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: D. Bryce Langen
Title: Vice President and Treasurer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by **D. Bryce Langen**, as Vice President and Treasurer 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 _____ as identification.

(SEAL)

Notary Public; State of _____
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**
Tohoqua Community Development District – Requisition No. 6
(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 _____, 2022, 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

- Master stormwater management and drainage systems,
- Sewer infrastructure required to provide utility service
- Landscaping, hardscaping and recreation areas.

Improvements located on:

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

-and-

- Master stormwater management and drainage systems,
- Sewer infrastructure required to provide utility service

Improvements located on:

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

AGREEMENT REGARDING TAXES

Tohoqua Community Development District – Requisition No. 6
(Series 2021 Bonds – Phase 4A/5A Project)

This **AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this ____ day of April, 2022, 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 certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property and the land owned by the District, 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 Property and 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 Property and Improvements, as applicable, or any portion thereof, for tax year 2021 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 Property and Improvements, and only in the event the Property and/or Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property and Improvements or, in the alternative, shall seek a minimal valuation of the Property and/or Improvements, as applicable, 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: D. Bryce Langen

Title: Vice President and Treasurer

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,

ATTEST:

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Tracts B, C, D and E of the TOHOQUA – PHASE 4A PLAT, according to the plat thereof as recorded in Plat Book 30, Page 124, Public Records of Osceola County, Florida.

Tract SW-1 of the TOHOQUA – PHASE 5A, P LAT according to the plat thereof as recorded in Plat Book 30, Page 175, Public Records of Osceola County, Florida.

IMPROVEMENTS

- Master stormwater management and drainage systems,
- Sewer infrastructure required to provide utility service
- Landscaping, hardscaping and recreation areas.

Improvements located on:

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

-and-

- Master stormwater management and drainage systems,
- Sewer infrastructure required to provide utility service

Improvements located on:

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

OWNER'S AFFIDAVIT

Tohoqua Community Development District – Requisition No. 6
(Series 2021 Bonds – Phase 4A/5A Project)

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared D. Bryce Langen (“Affiant”) as Vice President and Treasurer 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 Real Property (the “Property”) and infrastructure improvements (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President and Treasurer of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Deed and 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 Real Property and 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 Property and/or 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 Property and/or Improvements which is now pending in any state or federal court in the United States affecting the Property or 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 Real Property or 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 Property and/or 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 Property and 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 Real Property and/or 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 Property and/or 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: _____, **2022**

Signed, sealed and delivered in our presence:

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

By: _____

Print: D. Bryce Langen

Title: Vice President and Treasurer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by **D. Bryce Langen**, as Vice President and Treasurer 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 _____ as identification.

(SEAL)

Notary Public; State of _____
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "B"

CERTIFICATE OF DISTRICT ENGINEER

[See following page.]

CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District – Requisition No. 6
(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 real property, 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. No compensation is being requested by the Developer for the transfer of the real property.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Tohoqua Community Development District – Requisition No. 6
(Series 2021 Bonds – Phase 4A/5A Project)

DATED: _____, 2022

Witness: _____
Print: _____

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

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022 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.

Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

IMPROVEMENTS

- Master stormwater management and drainage systems,
- sewer infrastructure required to provide utility service
- landscaping, hardscaping and recreation areas.
- 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
- Stormwater System
- Sod and landscaping on recreational tract(s)

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.

REAL PROPERTY

Tracts B, C, D and E of the TOHOQUA – PHASE 4A PLAT, according to the plat thereof as recorded in Plat Book 30, Page 124, Public Records of Osceola County, Florida.

Tract SW-1 of the TOHOQUA – PHASE 5A, PLAT according to the plat thereof as recorded in Plat Book 30, Page 175, Public Records of Osceola County, Florida.

SECTION A

*This item will be provided under
separate cover*

SECTION V

PREPARED BY AND RETURN TO:

James G. Kattelman, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT (the "Easement") is made as of the 28 day of MARCH, 2022 by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, with a principal address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (the "GRANTOR") to **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established by Chapter 190, *Florida Statutes*, with a principal address of 219 Livingston Street, Orlando, Florida 32801 (the "GRANTEE").

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described as Lot 134, TOHOQUA – PHASE 4B, according to the plat thereof as recorded in Plat Book 31, Page 161-165, Public Records of Osceola County, Florida ("Lot 134"); and

WHEREAS, Grantee desires a perpetual, non-exclusive easement for installation, repair, replacement and maintenance of a sidewalk for public use and other appropriate purposes incidental thereto (the "Sidewalk"), in, on, over, under, and across the portion of Lot 134 more particularly described on Exhibit "A" attached hereto (the "Sidewalk Easement Area"); and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive perpetual easement for installation, operation, maintenance, repair and replacement of the Sidewalk within the Sidewalk Easement Area subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

1. **Recitations.** The foregoing recitations are true and correct and are incorporated herein by this reference.
2. **Grant of Non-Exclusive Easement.** Grantor does hereby grant unto Grantee a non-exclusive easement in, on, over, under, and across the Sidewalk Easement Area for installation, operation, maintenance, repair and replacement of the Sidewalk therein, in perpetuity.

3. Title Warranties. Grantor warrants that Grantor has good and indefeasible fee simple title to and possession of the Sidewalk Easement Area and that it has good and lawful right to grant this Easement.

4. Conditions of Easement. Grantee hereby agrees that Grantee shall only utilize the Sidewalk Easement Area for purposes of accessing and maintaining a sidewalk for public use thereon.

5. Benefits and Burdens Run with the Land. All provisions of this Easement, including the benefits and burdens thereof, run with the title to the Sidewalk Easement Area and Lot 134 and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto. The City of St. Cloud is a third-party beneficiary of the access granted under this Easement.

6. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

7. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

8. Severability. If any provision of this Easement is declared invalid or unenforceable, then, the remainder of this Easement shall continue in full force and effect.

9. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of Grantee's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Easement shall inure to the benefit of any third-party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

10. Public Records. Grantor understands and agrees that all documents of any kind provided to the District or to the District's staff in connection with this Easement are public records and are to be treated as such in accordance with Florida law, including Chapter 119, *Florida Statutes*.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantor and Grantee have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Grantor:

WITNESS:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

[Signature]

By: [Signature]

Print Name: SEAN BAILEY

Name: CHRISTOPHER WRENN

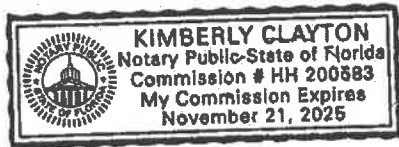
[Signature]
Print Name: Jennifer Cotch

Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2022, by Chris Wrenn, as Vice President of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He/She is personally known to me or has produced personally known as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Kimberly Clayton
(Name typed, printed or stamped)

Signed, sealed and delivered in our presence:

Grantee:

WITNESS:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government

Print Name: _____

By: _____

Name: Andre Vidrine

Its: Chairman

Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by Andre Vidrine, as Chairman of the TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government. He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

EXHIBIT "A"
Sidewalk Easement Area
[Attached]

PLOT PLAN

LEGAL DESCRIPTION:

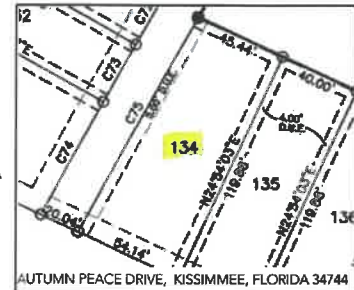
LOT 134, TOHOQUA-PHASE 4B, AN UNRECORDED PLAT IN OSCEOLA COUNTY, FLORIDA.

FLOOD INFORMATION:

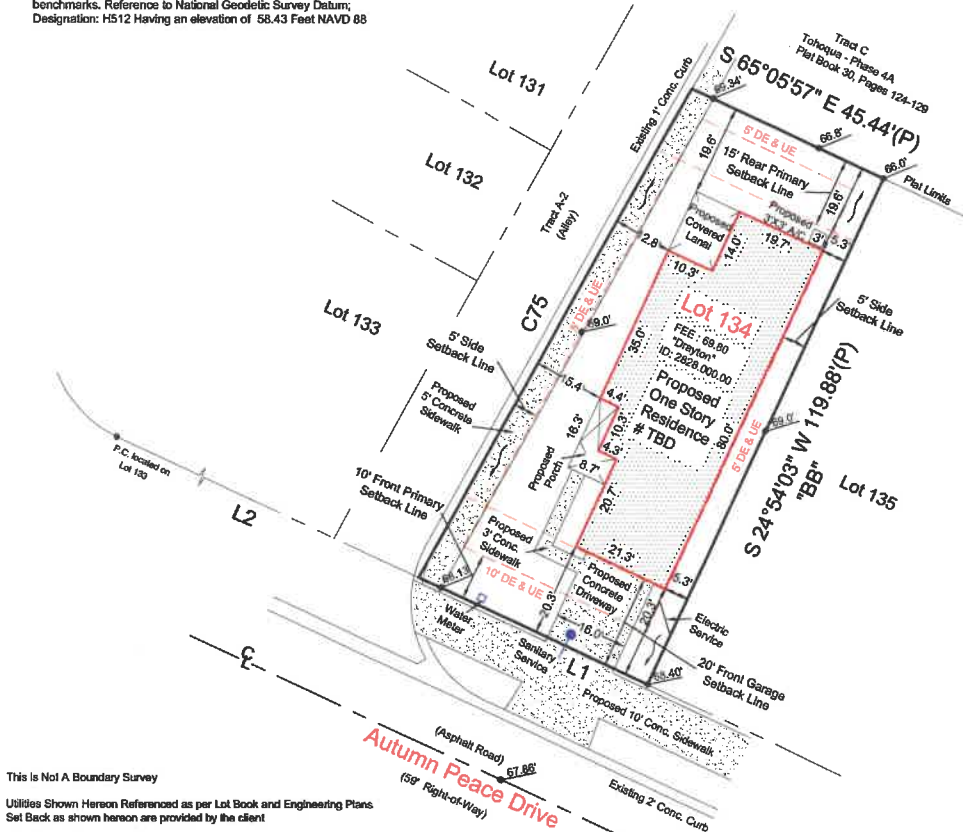
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN OSCEOLA COUNTY, COMMUNITY NUMBER 120189, DATED 06/18/2013.

CERTIFIED TO:

PULTE HOMES - NORTH FLORIDA DIVISION



Benchmark Information-
 Elevations Shown hereon are based upon site development benchmarks. Reference to National Geodetic Survey Datum; Designation: H512 Having an elevation of 58.43 Feet NAVD 88



This is Not A Boundary Survey

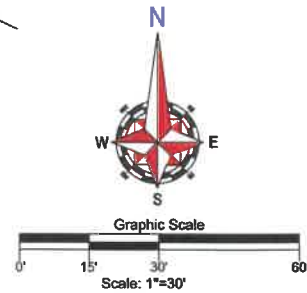
Utilities Shown Hereon Referenced as per Lot Book and Engineering Plans Set Back as shown hereon are provided by the client

**AUTUMN PEACE DRIVE,
 KISSIMMEE, FLORIDA 34744**

Area Calculations
 Total Lot Area = 5,997 sq ft (100%)
 Total Impervious Area in Square Feet:
 Total House Foot Print = 2,031 sq ft (33.9%)
 Total Porch and Deck Lanai = 242 sq ft (4.0%)
 Total Driveways = 325 sq ft (5.4%)
 Total Walkways = 81 sq ft (1.4%)
 Total A/C Pad = 9 sq ft (0.2%)
 Total Out Buildings = 000 sq ft (0.00%)
 Total Impervious Area = 2,688 sq ft (44.8%)

Lot is Type B1 Grading Plans
 Elevation are based upon Civil Grading Plans
 = Proposed Elevation

C75
 R = 4,998.77'(P)
 L = 120.20'(P)
 Δ = 01°22'40"(P)
 Chord Bearing =
 N 29°03'00" E 120.19'(P)
L1
 N 65°05'57" W 54.14'(P)
L2
 N 65°05'57" W 108.63'(P)



Field Date: 11/2/2021 Date Completed: 11/03/21

Drawn By: V.T. File Number: S-96814 PP

Legend	
C	Calculated
CB	Concrete Block
CM	Concrete Monument
Conc.	Concrete
D	Description
DE	Drainage Easement
Eamt.	Easement
F.E.M.A.	Federal Emergency Management Agency
FFE	Finished Floor Elevation
Fnd.	Found
IP	Iron Pipe
L	Length (Arc)
M	Measured
N&D	Nail & Diet
N.R.	Non-Radial
ORB	Official Records Book
P	Plat
P.B.	Plat Book
-W	Wood Fence
PC	Point of Curvature
Pg.	Page
P.I.C.	Point of Intersection
P.O.B.	Point of Beginning
P.O.L.	Point on Line
PP	Power Pole
PRM	Permanent Reference Monument
PT	Point of Tangency
R	Radius
Rad.	Radial
R&C	Rubber & Cap
Rcc.	Recovered
Rtd.	Recoiled
Set	Set 1/2" Rubber & Cap "LB 7623"
Typ.	Typical
UE	Utility Easement
WM	Water Meter
Δ	Delta (Central Angle)
-O-	Chain Link Fence

NOTES
 > Survey is Based upon the Legal Description Supplied by Client.
 > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes.
 > Subject to any Easements and/or Restrictions of Record.
 > Bearing back shown hereon, is Assumed and Based upon the Line Denoted with a "B".
 > Bearing Ties are NOT to be used to reconstruct Property Lines.
 > Fence Ownership is NOT determined.
 > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 > Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST:
 PROPOSED DRIVEWAY & SIDEWALK OVER EASEMENT.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Skill as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 63-17.002 Florida Administrative Codes, Pursuant to Section 477.007 Florida Statutes.

Patrick K. Ireland, P.E. No. 6637
 Patrick K. Ireland, P.E. No. 6637
 This Survey is Intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

SECTION VI

SECTION A

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

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 First Supplemental Trust Indenture dated as of February 1, 2018 (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; **Tohoqua CDD**
- (C) Amount Payable; **\$735.00**
- (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): **Reimburse General Fd for Invoice # 17-188(27) – Corrective deed for amenity site**
- (E) Subaccount from which disbursement to be made: **2018 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 2018 Project;
4. each disbursement represents a Cost of the 2018 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 similar evidence of proof of payment is on file with the District.

TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 9/27/21

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2018 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 2018 Project improvements being acquired from the proceeds of the 2018 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2018 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 2018 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 2018 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

POULOS & BENNETT

Ser 18
8735-

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

1-6
310-513-311

RECEIVED

MAR 31 2021

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

Invoice number 17-188(27)
Date 03/24/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: February 28, 2021

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	20,481.25	21,846.25	0.00	1,365.00
.03 CDD BOND	0.00	0.00	1,752.50	1,752.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	39.00	81.86	0.00	42.86
Total	0.00		26,647.75	28,055.61		1,407.86

Hourly Tasks:

.02 CDD Engineer Services

	Hours	Rate	Billed Amount
Practice Team Leader	6.00	210.00	1,260.00
Plat Manager	0.50	125.00	62.50
Project Coordinator	0.50	85.00	42.50
Phase subtotal			1,365.00

.99 Reimbursable Expenses

Reimbursables

	Units	Rate	Billed Amount
			42.86

.02 CDD Engineer Services - Corrective deed for amenity site; CDD meeting, corrective deed, and parcel 7 dedication; Bond documents correspondence; Legal descriptions for phase 4A and 5A per CDD attorney request.

Invoice total 1,407.86

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				

Tohoqua CDD

Net 30 days

Invoice date 03/24/2021

POULOS & BENNETT

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(27)	03/24/2021	1,407.86	1,407.86				
	Total	8,965.56	3,470.36	0.00	0.00	5,495.20	0.00

GF - \$ 400.36

~~ser 18 - \$733.00~~

Phase 2 - \$157.50

Phase 45 - \$115.00

Total \$1407.86

From: Cheryl Burch cburch@poulosandbennett.com
Subject: RE: TQA Billing
Date: August 20, 2021 at 11:42 AM
To: Katie Costa kcosta@gmscfl.com

Hey Katie –

I had to catch up with Eric for clarification – please see my notes below, hope this helps.

For future invoices is there anything else we can do to make this easier?
I know we have split out for the Phase 2 (Lennar) and Phase 4A/5A (Pulte) but is there anything else we can split?

Thank You,
Cheryl

From: Katie Costa [mailto:kcosta@gmscfl.com]
Sent: Thursday, August 12, 2021 4:57 PM
To: Cheryl Burch <cburch@poulosandbennett.com>
Subject: Re: TQA Billing

Cheryl,

I was hoping to circle back and clarify on this matter. I was able to get most of it sorted but still need help with the attached two invoices.

For invoice 27, can you assigned dollar amounts to the descriptions referenced in the invoice as well as provide which phase they pertain to:

- **Corrective deed for amenity site - (Is this for the initial bond series not the new ones?) YES \$735.00**
 - CDD Meeting (this is general doesn't belong to a phase) yes \$210.00
 - Corrective Deed and Parcel 7 dedication (Is this for the initial bond series not the new ones?)
 - Phase 2 Bond Documents \$52.50
 - Phase 4A/5A Pulte Bonds \$52.50
 - Phase 2 (Lennar) Bonds \$105.00
 - Bond documents correspondence (which Phase does this pertain to?) see above
 - Legal description for Phase 4A & 5A \$62.50
- General CDD Call SFWMD regarding HOA transfer and address change/Call and send follow up email to WMD re: Status and change of address 147.50

For invoice 28, can you assign dollar amounts to the description referenced in the invoice:

- CDD Meeting \$105
 - Requisition 1 report \$1762.50
 - Bond certificate 4a/5a \$630
- General CDD – email and call SFWMD re: address change ; Follow up and ensure project is in

SECTION B

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; 5
- (B) Name of Payee; Tohoqua CDD
- (C) Amount Payable; \$1,924.00
- (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): Reimburse General Fd for Invoice #188(27) - Engineer Service for Phase 2
- (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: 9/27/21

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

ph 2
\$1,924

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

1-6
310-513-311

RECEIVED

MAR 31 2021

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

Invoice number 17-188(27)
Date 03/24/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: February 28, 2021

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	20,481.25	21,846.25	0.00	1,365.00
.03 CDD BOND	0.00	0.00	1,752.50	1,752.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	39.00	81.86	0.00	42.86
Total	0.00		26,647.75	28,055.61		1,407.86

Hourly Tasks:

.02 CDD Engineer Services

	Hours	Rate	Billed Amount
Practice Team Leader	6.00	210.00	1,260.00
Plat Manager	0.50	125.00	62.50
Project Coordinator	0.50	85.00	42.50
Phase subtotal			1,365.00

.99 Reimbursable Expenses

Reimbursables

Units	Rate	Billed Amount
		42.86

.02 CDD Engineer Services - Corrective deed for amenity site; CDD meeting, corrective deed, and parcel 7 dedication; Bond documents correspondence; Legal descriptions for phase 4A and 5A per CDD attorney request.

Invoice total **1,407.86**

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				

Tohoqua CDD

Net 30 days

Invoice date 03/24/2021

POULOS & BENNETT

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(27)	03/24/2021	1,407.86	1,407.86				
	Total	8,965.56	3,470.36	0.00	0.00	5,495.20	0.00

GF - \$ 400.36
Ser 18 - \$ 735.00
Phase 2 - \$ 157.50
Phase 4/5 - \$ 115.00
Total \$ 1407.86

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

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

GF - \$190

Phase 2 - \$1762.50

Phase 4/5 - \$630

Total \$2,586.50

From: Cheryl Burch cburch@poulosandbennett.com
Subject: RE: TQA Billing
Date: August 20, 2021 at 11:42 AM
To: Katie Costa kcosta@gmscfl.com



Hey Katie –

I had to catch up with Eric for clarification – please see my notes below, hope this helps.

For future invoices is there anything else we can do to make this easier?

I know we have split out for the Phase 2 (Lennar) and Phase 4A/5A (Pulte) but is there anything else we can split?

Thank You,
Cheryl

From: Katie Costa [mailto:kcosta@gmscfl.com]
Sent: Thursday, August 12, 2021 4:57 PM
To: Cheryl Burch <cburch@poulosandbennett.com>
Subject: Re: TQA Billing

Cheryl,

I was hoping to circle back and clarify on this matter. I was able to get most of it sorted but still need help with the attached two invoices.

For invoice 27, can you assigned dollar amounts to the descriptions referenced in the invoice as well as provide which phase they pertain to:

- Corrective deed for amenity site - (Is this for the initial bond series not the new ones?)
YES \$735.00
- CDD Meeting (this is general doesn't belong to a phase) yes \$210.00
- Corrective Deed and Parcel 7 dedication (Is this for the initial bond series not the new ones?)
Phase 2 Bond Documents \$52.50
Phase 4A/5A Pulte Bonds \$52.50
Phase 2 (Lennar) Bonds \$105.00
- Bond documents correspondence (which Phase does this pertain to?) see above
- Legal description for Phase 4A & 5A \$62.50
General CDD Call SFWMD regarding HOA transfer and address change/Call and send follow up email to WMD re: Status and change of address 147.50

For invoice 28, can you assign dollar amounts to the description referenced in the invoice:

- CDD Meeting \$105
- Requisition 1 report \$1762.50
- Bond certificate 4a/5a \$630
General CDD – email and call SFWMD re: address change ; Follow up and ensure project is in

operation and maintenance \$85.00

- Reimbursable (which phase does this pertain to?) Requisition report

I really need to get this matter sorted. I appreciate any help you are able to provide.

Thank you,

PLEASE NOTE OUR NEW ADDRESS BELOW.

Katie Costa
Director of Operations - Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

On Jun 30, 2021, at 1:38 PM, Katie Costa <kcosta@gmscfl.com> wrote:

Cheryl,

Yes requisition 1 pertains to Phase 2 Lennar, but it needs to be split from the rest of the amounts allocated there. The rest of the work is related to the cost of issuance for that Phase. I need the dollar amount for the work on requisition 1 to deduct from the \$4,250 amount you gave me.

For the CDD bond I just need to know if its for Phase 2 Lennar or Phase 4 Pulte.

Thank you,

PLEASE NOTE OUR NEW ADDRESS BELOW.

Katie Costa
Director of Operations - Accounting Division
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524
Fax: (407) 839-1526
Email: kcosta@gmscfl.com

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; 6
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$52.50
- (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(42) -Engineer Services thru Nov 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: 1/6/2022

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.

Eric E Warren

Signature Approved by Eric E. Warren
DU: CHM009/E Warren
duid=1100000017A5401E2000000000
Certification Code
Date: 2022-01-06 14:22:03 -0500

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(42)
 Date 12/29/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: November 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	10,620.00	10,672.50	0.00	52.50
Total	0.00		10,620.00	10,672.50		52.50

Hourly Tasks:

.05 Phase 2 Lennar

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	210.00	52.50

Requisition 2 preparation

Invoice total **52.50**

RECEIVED
 JAN 08 2022

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; 7
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,050.00
- (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(43) - Engineer Services for Phase 2 for Dec 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;

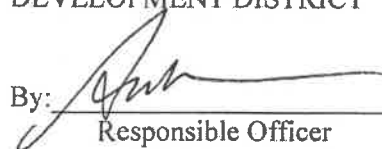
4. each disbursement represents a Cost of the Phase 2 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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.

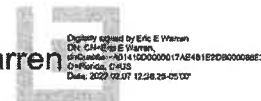
TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 2/7/2022

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.

Eric E Warren



District Engineer

POULOS & BENNETT

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

Tohoqua CDD 6
 District Manager
 9145 Narcoossee Road, Suite A206
 Orlando, FL 32827

Invoice number 17-188(43)
 Date 01/28/2022

 Project **17-188 TOHOQUA CDD**

Professional services for the period ending: December 31, 2021

Engineer Services - Dec 21

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.05 PHASE 2 LENNAR	0.00	0.00	10,672.50	11,722.50	0.00	1,050.00
Total	0.00		10,672.50	11,722.50		1,050.00

Hourly Tasks:

.05 Phase 2 Lennar

	Hours	Rate	Billed Amount
Project Manager	7.00	150.00	1,050.00

Requisition 2 requisition #2

Invoice total 1,050.00

RECEIVED

RECEIVED

FEB 4 2022

SECTION C

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; 4
- (B) Name of Payee; Tohoqua CDD
- (C) Amount Payable; \$745.00
- (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): Reimburse General Fd Invoice # 188(27) - Engineer Services for Phase 4/5
- (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: 9/27/21

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

Ph 4/5 \$745

1-6
310-513-311

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

RECEIVED

MAR 31 2021

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

Invoice number 17-188(27)
Date 03/24/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: February 28, 2021

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	20,481.25	21,846.25	0.00	1,365.00
.03 CDD BOND	0.00	0.00	1,752.50	1,752.50	0.00	0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	39.00	81.86	0.00	42.86
Total	0.00		26,647.75	28,055.61		1,407.86

Hourly Tasks:

.02 CDD Engineer Services

	Hours	Rate	Billed Amount
Practice Team Leader	6.00	210.00	1,260.00
Plat Manager	0.50	125.00	62.50
Project Coordinator	0.50	85.00	42.50
Phase subtotal			1,365.00

.99 Reimbursable Expenses

Reimbursables

Units	Rate	Billed Amount
		42.86

.02 CDD Engineer Services - Corrective deed for amenity site; CDD meeting, corrective deed, and parcel 7 dedication; Bond documents correspondence; Legal descriptions for phase 4A and 5A per CDD attorney request.

Invoice total **1,407.86**

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				

Tohoqua CDD

Net 30 days

Invoice date 03/24/2021

POULOS & BENNETT

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
17-188(27)	03/24/2021	1,407.86	1,407.86				
	Total	8,985.56	3,470.36	0.00	0.00	5,495.20	0.00

GF - \$ 400.36
Ser 18 - \$ 735.00
Phase 2 - \$ 157.50
Phase 4/5 - \$ 115.00
Total \$ 1407.86

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

131-513-311

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	21,848.25	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

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

GF - \$190
 Phase 2 - \$1766.50
 Phase 4/5 - \$630
 Total \$2,586.50

From: Cheryl Burch cburch@poulosandbennett.com
Subject: RE: TQA Billing
Date: August 20, 2021 at 11:42 AM
To: Katie Costa kcosta@gmscfl.com



Hey Katie –

I had to catch up with Eric for clarification – please see my notes below, hope this helps.

For future invoices is there anything else we can do to make this easier?

I know we have split out for the Phase 2 (Lennar) and Phase 4A/5A (Pulte) but is there anything else we can split?

Thank You,
Cheryl

From: Katie Costa [mailto:kcosta@gmscfl.com]
Sent: Thursday, August 12, 2021 4:57 PM
To: Cheryl Burch <cburch@poulosandbennett.com>
Subject: Re: TQA Billing

Cheryl,

I was hoping to circle back and clarify on this matter. I was able to get most of it sorted but still need help with the attached two invoices.

For invoice 27, can you assigned dollar amounts to the descriptions referenced in the invoice as well as provide which phase they pertain to:

- Corrective deed for amenity site - (Is this for the initial bond series not the new ones?)
YES \$735.00
- CDD Meeting (this is general doesn't belong to a phase) yes \$210.00
- Corrective Deed and Parcel 7 dedication (Is this for the initial bond series not the new ones?)
Phase 2 Bond Documents \$52.50
Phase 4A/5A Pulte Bonds \$52.50
Phase 2 (Lennar) Bonds \$105.00
- Bond documents correspondence (which Phase does this pertain to?) see above
- Legal description for Phase 4A & 5A \$62.50
General CDD Call SFWMD regarding HOA transfer and address change/Call and send follow up email to WMD re: Status and change of address 147.50

For invoice 28, can you assign dollar amounts to the description referenced in the invoice:

- CDD Meeting \$105
- Requisition 1 report \$1762.50
- Bond certificate 4a/5a \$630
General CDD – email and call SFWMD re: address change ; Follow up and ensure project is in

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; 5
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,035.00
- (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(37) – Engineer Services for Phase 4A/5A for July 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;

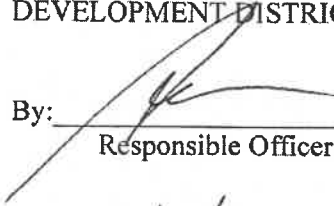
4. each disbursement represents a Cost of the Phase 4A/5A Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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: 2/7/2022

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.

Eric E Warren

Digitally signed by Eric E Warren
DN: CN=Eric E Warren,
o=Florida, c=US
Date: 2022.02.07 12:48:49-0500

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(37)
 Date 08/31/2021

Project 17-188 TOHOQUA CDD

Professional services for the period ending: July 31, 2021

Engineer Services - Jul 21

Invoice Summary

31.311

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.06 PHASE 4A/5A PULTE	0.00	0.00	6,535.00	7,570.00	0.00	1,035.00
Total	0.00		6,535.00	7,570.00		1,035.00

Hourly Tasks:

.06 Phase 4A/5A Pulte

	Hours	Rate	Billed Amount
Practice Team Leader	2.25	210.00	472.50
Project Manager	3.75	150.00	562.50
Phase subtotal			1,035.00

Revise Ph 4A & 5A requisition and send for review; Update CDD requisition #2 per comments from CDD team

Invoice total **1,035.00**

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			
17-188(37)	08/31/2021	1,035.00	1,035.00				
Total		2,160.00	1,035.00	1,125.00	0.00	0.00	0.00

RECEIVED

FEB 4 2022

SECTION VII

SECTION C

SECTION 1

Tohoqua Community Development District

Summary of Operating Checks

February 20, 2022 to March 29, 2022

Bank	Date	Check No.'s	Amount
General Fund	2/22/22	452-456	\$ 13,227.12
	3/9/22	457-472	\$ 84,945.04
	3/15/22	473-475	\$ 6,081.68
	3/17/22	476-477	\$ 3,004.25
	3/29/22	478-484	\$ 51,240.93
			<hr/>
			\$ 158,499.02
			<hr/>
			\$ 158,499.02

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/22/22	00057	2/11/22	5005		202201	320-53800-47800		MISC.CONCRETE RPRS-JAN 22	*	445.00	445.00	000452
2/22/22	00036	1/14/22	16608		202201	330-53800-48500		BERRY CONSTRUCTION OF FIRE EXTINGUISHER INSPECT	*	85.00	85.00	
2/22/22	00002	2/01/22	209		202201	320-53800-12000		FLORIDA STATE FIRE EQUIPMENT, INC. FIELD MANAGEMENT - FEB 22	*	1,716.67	85.00	000453
		2/01/22	209		202201	330-53800-49200		USPS / AMAZON - FITNESS	*	351.94		
								GOVERNMENTAL MANAGEMENT SERVICES			2,068.61	000454
2/22/22	00026	2/01/22	379024		202202	330-53800-53000		SULFURIC ACID	*	209.85		
		2/01/22	379291		202202	330-53800-53000		BULK BLEACH / DELIVERY	*	807.00		
								SPIES POOL, LLC			1,016.85	000455
2/22/22	00033	1/01/22	ULS-2400		202201	320-53800-46200		LANDSCAPE CROSS PRA-JAN22	*	3,668.33		
		1/01/22	ULS-2400		202201	320-53800-46200		LANDSCAPE PH1/FOND-JAN 22	*	5,943.33		
								UNITED LAND SERVICES			9,611.66	000456
3/09/22	00035	2/17/22	165725		202202	320-53800-47500		ANNUAL MITIGATION MONITOR	*	3,600.00		
								BIO-TECH CONSULTING INC.			3,600.00	000457
3/09/22	00022	3/02/22	56		202203	330-53800-48200		FACILITY MAINT - MAR 22	*	1,250.00		
		3/02/22	56		202203	330-53800-11000		AMENITY MANAGEMENT-MAR 22	*	3,090.00		
								COMMUNITY ASSOCIATION AND LIFESTYLE			4,340.00	000458
3/09/22	00031	3/07/22	2060-181		202203	330-53800-48000		YARD SIGN-SPECIAL EVENTS	*	60.00		
								FASTSIGNS 175401			60.00	000459
3/09/22	00042	3/12/22	14171		202203	330-53800-48000		ICE CREAM SOCIAL - EVENT	*	701.49		
								ICE TWISTER CATERING AND EVENTS			701.49	000460
3/09/22	00004	2/18/22	03877		202201	310-51300-31500		RVW.EMAIL/PRP.RESOL/AGMNT	*	368.50		
								LATHAM, LUNA, EDEN & BEAUDINE,LLP			368.50	000461

*** CHECK DATES 02/20/2022 - 03/29/2022 *** TOHOQUA - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/09/22	00059	2/24/22	6020	202202	300-15500-10000		PAINT SIP AND SWIRL, LLC.	*	550.00	550.00 000462
3/09/22	00023	2/24/22	560300	202202	320-53800-47100		PRO-STAFF TERMITTE & PEST CONTROL	*	65.00	65.00 000463
3/09/22	00024	3/01/22	7217	202203	320-53800-47200		ROBERTS POOL SRVC AND REPAIR INC	*	1,735.00	1,735.00 000464
3/09/22	00026	2/22/22	380071	202202	330-53800-53000		SPIES POOL, LLC	*	1,054.50	1,054.50 000465
3/09/22	00052	3/01/22	1296	202203	320-53800-46300		SUNSHINE LAND MANAGEMENT CORP.	*	680.00	680.00 000466
3/09/22	00060	2/27/22	122	202203	330-53800-48000		TIFFANIE MAAS	*	300.00	300.00 000467
3/09/22	00010	3/07/22	03072022	202203	300-20700-10000		TOHOQUA CDD C/O USBANK	*	14,055.75	14,055.75 000468
3/09/22	00033	1/31/22	ULS-2570	202201	320-53800-46100		ULINE	*	1,250.00	1,250.00 000469
3/09/22	00039	2/23/22	2277360	202202	330-53800-49200		UNITED LAND SERVICES	*	1,068.75	1,068.75 000470
							W.B.MASON CO.INC		155.96	155.96 000471
							TQUA TOHOQUA CDD		2,318.75	2,318.75 000470
							KCOSTA		155.96	155.96 000471

*** CHECK DATES 02/20/2022 - 03/29/2022 *** TOHOQUA - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/09/22	00032	2/24/22	22	1443	202201	320-53800-46700	JANITORIAL SVCS - JAN 22	*	1,920.00	1,920.00 000472
3/15/22	00035	3/06/22	22	1443	202202	320-53800-47300	WESTWOOD INTERIOR CLEANING INC.	*	1,600.00	1,600.00
3/15/22	00061	3/05/22	22	09	202203	330-53800-48000	BIO-TECH CONSULTING INC.	*	200.00	1,600.00 000473
3/15/22	00002	3/01/22	22	212	202203	310-51300-34000	HEALTH & FITNESS SEMINAR	*	3,094.33	200.00 000474
3/01/22	212	202203	310-51300-35200	MANAGEMENT FEES - MAR 22	100.00			*	100.00	
3/01/22	212	202203	310-51300-35100	WEBSITE MANAGEMENT-MAR 22	150.00			*	150.00	
3/01/22	212	202203	310-51300-31300	INFORMATION TECH - MAR 22	833.33			*	833.33	
3/01/22	212	202203	310-51300-51000	DISSEMINATION SVCS-MAR 22	.78			*	.78	
3/01/22	212	202203	310-51300-42000	OFFICE SUPPLIES	13.09			*	13.09	
3/01/22	212	202203	310-51300-42500	POSTAGE	90.15			*	90.15	
3/17/22	00026	3/03/22	22	380494	202203	330-53800-53000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,084.25	4,281.68 000475
3/17/22	00032	3/11/22	22	1669	202202	320-53800-46700	BULK BLEACH / DELIVERY	*	1,920.00	1,084.25 000476
3/29/22	00062	3/18/22	22	6641-03-	202203	310-51300-31200	SPIES POOL, LLC	*	450.00	1,920.00 000477
3/29/22	00031	2/25/22	22	060-180	202202	320-53800-51200	WESTWOOD INTERIOR CLEANING INC.	*	175.00	900.00 000478
							AMTEC			
							FASTSIGNS 175401			
							TQUA TOHOQUA CDD			
							KCOSTA			

*** CHECK DATES 02/20/2022 - 03/29/2022 *** TOHOQUA - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/29/22	00002	2/28/22	214	202112	330-53800-48000	HOLIDAY PARTY PREP-DEC 21		*	240.00	
3/29/22	00002	2/28/22	215	202112	330-53800-48000	TABLES AND CHAIRS CLEANUP		*	175.00	
3/29/22	00002	2/28/22	216	202201	330-53800-48200	AMEN.RPRS-XTRA PERSONNEL		*	400.00	
3/29/22	00002	3/01/22	213	202203	320-53800-12000	FIELD MANAGEMENT - MAR 22		*	1,716.67	
3/29/22	00002	3/01/22	213	202203	320-53800-47800	HOME DEPOT		*	98.95	
3/29/22	00002	3/01/22	213	202203	310-51300-49000	MAINTENANCE MATERIALS		*	73.91	
GOVERNMENTAL MANAGEMENT SERVICES										
3/29/22	00004	3/17/22	26169	202202	310-51300-31500	RVW AGDA/ATND MEET/RESOL		*	1,457.24	2,704.53 000480
3/29/22	00063	3/24/22	06086	202203	330-53800-49100	1000 ACCESS CARDS	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	5,144.00	1,457.24 000481
3/29/22	99999	3/29/22	VOID	202203	000-00000-00000	VOID CHECK	MODERN SECURITY SYSTEM, LLC	C	.00	5,144.00 000482
*****INVALID VENDOR NUMBER*****										
3/29/22	00033	2/01/22	ULS-2502	202202	320-53800-46200	LANDSCAPE PH1/POND-FEB 22		*	5,943.33	.00 000483
3/29/22	00033	2/01/22	ULS-2502	202202	320-53800-46200	LANDSCAPE CROSS PRA-FEB22		*	3,668.33	
3/29/22	00033	2/01/22	ULS-2535	202202	320-53800-46200	TOHOQUA AMENITY - FEB 22		*	1,743.75	
3/29/22	00033	2/01/22	ULS-2535	202202	320-53800-46200	LANDSCAPE ADD POND-FEB 22		*	700.00	
3/29/22	00033	2/01/22	ULS-2535	202202	320-53800-46200	LANDSCAPE AMEN POND-FEB22		*	1,166.67	
3/29/22	00033	2/28/22	ULS-2672	202202	320-53800-46200	TOH.1ST AMND PH2.3 FEB 22		*	4,323.00	
3/29/22	00033	2/28/22	ULS-2674	202202	320-53800-46200	LNSCP E CROSS PRA-FEB 22		*	2,885.00	
3/29/22	00033	3/01/22	ULS-2653	202203	320-53800-46200	LANDSCAPE PH1 - MAR 22		*	4,943.33	
3/29/22	00033	3/01/22	ULS-2653	202203	320-53800-46200	ALT ADD FOR POND - MAR 22		*	1,000.00	
3/29/22	00033	3/01/22	ULS-2654	202203	320-53800-46200	LANDSCAPE CROSS PRA-MAR22		*	3,668.33	

TQUA TOHOQUA CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK.....
													AMOUNT
3/01/22		ULS-2674	202203	320-53800-46200						LANDSCAPE AMEN FOND-MAR22	*	1,166.67	
3/01/22		ULS-2674	202203	320-53800-46200						LANDSCAPE AMEN FOND-MAR22	*	2,885.00	
3/01/22		ULS-2674	202203	320-53800-46200						LANDSCAPE AMEN FOND-MAR22	*	4,323.00	
3/01/22		ULS-2675	202203	320-53800-46200						TOH. LIST AMND PH2,3 MAR 22	*	1,743.75	
3/01/22		ULS-2675	202203	320-53800-46200						TOHOQUA AMENITY - MAR 22	*	700.00	
										LANDSCAPE ADD POND-MAR 22			
UNITED LAND SERVICES												40,860.16	

TOTAL FOR BANK A 158,499.02
 TOTAL FOR REGISTER 158,499.02

TQUA TOHOQUA CDD KCOSTA

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
February 28, 2022



Table of Contents

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

Tohoqua
Community Development District
Combined Balance Sheet
February 28, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 646,967	\$ -	\$ -	\$ 646,967
Investments				
Series 2018				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 139,733	\$ -	\$ 139,733
Construction	\$ -	\$ -	\$ 12,649	\$ 12,649
Series 2021 Phase 2				
Reserve	\$ -	\$ 72,381	\$ -	\$ 72,381
Revenue	\$ -	\$ 126,802	\$ -	\$ 126,802
Capital Interest	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ 1,578,370	\$ 1,578,370
Series 2021 Phase 4A/5A				
Reserve	\$ -	\$ 75,350	\$ -	\$ 75,350
Revenue	\$ -	\$ 75,351	\$ -	\$ 75,351
Capital Interest	\$ -	\$ 5	\$ -	\$ 5
Construction	\$ -	\$ -	\$ 1,675,685	\$ 1,675,685
Due From General Fund	\$ -	\$ 66,534	\$ 241	\$ 66,775
Due From Other	\$ 3,464	\$ -	\$ -	\$ 3,464
Prepaid Expenses	\$ 550	\$ -	\$ -	\$ 550
Total Assets	\$ 650,981	\$ 625,200	\$ 3,266,945	\$ 4,543,125
Liabilities:				
Accounts Payable	\$ 35,874	\$ -	\$ -	\$ 35,874
Due to Capital Projects	\$ 241	\$ -	\$ -	\$ 241
Due to Debt Service	\$ 66,534	\$ -	\$ -	\$ 66,534
Total Liabilities	\$ 102,650	\$ -	\$ -	\$ 102,650
Fund Balances:				
Nonspendable:				
Deposits & Prepaid Items	\$ 550	\$ -	\$ -	\$ 550
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 222,827	\$ -	\$ 222,827
Debt Service - Series 2021 Phase 2	\$ -	\$ 213,992	\$ -	\$ 213,992
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 188,381	\$ -	\$ 188,381
Capital Projects	\$ -	\$ -	\$ 3,266,945	\$ 3,266,945
Unassigned	\$ 547,781	\$ -	\$ -	\$ 547,781
Total Fund Balances	\$ 548,331	\$ 625,200	\$ 3,266,945	\$ 4,440,476
Total Liabilities & Fund Balance	\$ 650,981	\$ 625,200	\$ 3,266,945	\$ 4,543,125

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ 220,146	\$ -	\$ -	\$ -
Assessments - Tax Collector	\$ 387,600	\$ 379,139	\$ 379,139	\$ -
Assessments - Direct	\$ 668,125	\$ 439,518	\$ 439,518	\$ -
Special Events Revenue	\$ 12,000	\$ 5,000	\$ 4,580	\$ (420)
Total Revenues	\$ 1,287,871	\$ 823,657	\$ 823,237	\$ (420)
Expenditures				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,400	\$ 3,600
FICA Expense	\$ 918	\$ 383	\$ 107	\$ 275
Engineering	\$ 12,000	\$ 5,000	\$ 105	\$ 4,895
Attorney	\$ 25,000	\$ 10,417	\$ 6,674	\$ 3,742
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Trustee Fees	\$ 11,152	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 37,132	\$ 15,471	\$ 15,472	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 1,000	\$ 417	\$ 37	\$ 379
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 3,000	\$ 1,250	\$ 597	\$ 653
Legal Advertising	\$ 3,800	\$ 1,583	\$ 168	\$ 1,415
Other Current Charges	\$ 2,500	\$ 1,042	\$ 446	\$ 596
Office Supplies	\$ 625	\$ 260	\$ 32	\$ 229
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 144,052	\$ 61,588	\$ 45,248	\$ 16,340
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 20,600	\$ 8,583	\$ 8,583	\$ (0)
Amenities Management	\$ 37,080	\$ 15,450	\$ 15,450	\$ -
Landscape Maintenance	\$ 469,372	\$ 195,572	\$ 90,610	\$ 104,961
Lake Maintenance	\$ 52,440	\$ 21,850	\$ 3,560	\$ 18,290
Wetland Maintenance	\$ 12,100	\$ 5,042	\$ 3,200	\$ 1,842
Wetland Mitigation Reporting	\$ 9,600	\$ 6,600	\$ 6,600	\$ -
Pool Maintenance	\$ 20,820	\$ 8,675	\$ 8,675	\$ -
Pest Control	\$ 780	\$ 325	\$ 325	\$ -
Janitorial Services	\$ 45,000	\$ 18,750	\$ 10,400	\$ 8,350
Subtotal Contract Services	\$ 667,792	\$ 280,847	\$ 147,404	\$ 133,443

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Repairs & Maintenance				
Landscape Replacement	\$ 25,000	\$ 10,417	\$ 1,069	\$ 9,348
Irrigation Repairs	\$ 3,000	\$ 1,250	\$ 1,250	\$ -
Stormwater Inspections	\$ 14,400	\$ 6,000	\$ -	\$ 6,000
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,860	\$ 2,307
Road & Sidewalk Maintenance	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Signage	\$ 1,500	\$ 625	\$ -	\$ 625
Walls - Repair/Cleaning	\$ 1,500	\$ 625	\$ -	\$ 625
Fencing	\$ 250	\$ 104	\$ -	\$ 104
Subtotal Repairs & Maintenance	\$ 58,650	\$ 24,438	\$ 4,179	\$ 20,259
Utilities				
Pool - Electric	\$ 19,000	\$ 7,917	\$ 6,127	\$ 1,790
Pool - Water	\$ 6,500	\$ 2,708	\$ 3,115	\$ (406)
Electric	\$ 5,000	\$ 2,083	\$ 60	\$ 2,023
Water & Sewer	\$ 54,500	\$ 22,708	\$ 6,463	\$ 16,246
Streetlights	\$ 150,000	\$ 62,500	\$ 17,349	\$ 45,151
Subtotal Utilities	\$ 235,000	\$ 97,917	\$ 33,113	\$ 64,804
Amenities				
Property Insurance	\$ 25,000	\$ 25,000	\$ 23,054	\$ 1,946
Pool Attendants	\$ 12,500	\$ 5,208	\$ -	\$ 5,208
Security Patrol	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
Pool Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 6,352	\$ (102)
Pool Permits	\$ 325	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 2,390	\$ 996	\$ -	\$ 996
Fire Alarm & Security Monitoring	\$ 1,000	\$ 417	\$ -	\$ 417
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 833	\$ -	\$ 833
Fire Extinguisher Inspections	\$ 100	\$ 85	\$ 85	\$ -
Amenity Signage	\$ 2,000	\$ 833	\$ 883	\$ (50)
Repairs & Maintenance	\$ 17,500	\$ 7,292	\$ 7,587	\$ (296)
Office Supplies	\$ 1,500	\$ 625	\$ 120	\$ 505
Operating Supplies	\$ 5,000	\$ 2,083	\$ 2,260	\$ (176)
Special Events	\$ 15,000	\$ 6,250	\$ 8,509	\$ (2,259)
Termite Bond	\$ 300	\$ 125	\$ -	\$ 125
Holiday Décor	\$ 12,500	\$ -	\$ -	\$ -
Subtotal Amenities	\$ 142,115	\$ 68,498	\$ 48,850	\$ 19,647

Tohoqua

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Other				
Contingency	\$ 25,000	\$ 10,417	\$ 562	\$ 9,855
Subtotal Other	\$ 25,000	\$ 10,417	\$ 562	\$ 9,855
Total Operations & Maintenance	\$ 1,128,557	\$ 482,115	\$ 234,107	\$ 248,008
Total Expenditures	\$ 1,272,609	\$ 543,703	\$ 279,355	\$ 264,348
Excess (Deficiency) of Revenues over Expenditures	\$ 15,262		\$ 543,882	
<i>Other Financing Sources/(Uses)</i>				
Transfer In/(Out) - Capital Reserve	\$ (15,262)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (15,262)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 543,882	
Fund Balance - Beginning	\$ -		\$ 4,449	
Fund Balance - Ending	\$ 0		\$ 548,331	

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 134,454	\$ 134,454	\$ -
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 137,458	\$ 134,454	\$ 134,457	\$ 3
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 (Deficiency) of Revenues over Expenditures	\$ (437)		\$ 85,510	
Fund Balance - Beginning	\$ 67,273		\$ 137,318	
Fund Balance - Ending	\$ 66,836		\$ 222,827	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 141,605	\$ 141,605	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 144,764	\$ 141,605	\$ 141,607	\$ 2
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 (Deficiency) of Revenues over Expenditures	\$ (280)		\$ 96,586	
Fund Balance - Beginning	\$ 45,024		\$ 117,406	
Fund Balance - Ending	\$ 44,744		\$ 213,992	

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 February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Assessments - Direct Bill	\$ 150,700	\$ 113,026	\$ 113,026	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 150,700	\$ 113,026	\$ 113,028	\$ 2
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 (Deficiency) of Revenues over Expenditures	\$ (360)		\$ 64,998	
Fund Balance - Beginning	\$ 48,031		\$ 123,383	
Fund Balance - Ending	\$ 47,671		\$ 188,381	

Tohoqua

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Series		Series		Series		Total
	2018	2021 Phase 2	2021 Phase 4A/5A	2021 Phase 4A/5A	2021 Phase 4A/5A	2021 Phase 4A/5A	
Revenues							
Interest	\$ 0	\$ 33	\$ 35	\$ 35	\$ 69	\$ 69	
Total Revenues	\$ 0	\$ 33	\$ 35	\$ 35	\$ 69	\$ 69	
Expenditures:							
Capital Outlay	\$ -	\$ 1,103	\$ 1,035	\$ 1,035	\$ 2,138	\$ 2,138	
Total Expenditures	\$ -	\$ 1,103	\$ 1,035	\$ 1,035	\$ 2,138	\$ 2,138	
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ (1,069)	\$ (1,000)	\$ (1,000)	\$ (2,069)	\$ (2,069)	
Fund Balance - Beginning	\$ 12,649	\$ 1,579,680	\$ 1,676,685	\$ 1,676,685	\$ 3,269,014	\$ 3,269,014	
Fund Balance - Ending	\$ 12,649	\$ 1,578,611	\$ 1,675,685	\$ 1,675,685	\$ 3,266,945	\$ 3,266,945	

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Total
Revenues													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Tax Collector	\$ -	\$ 6,196	\$ 333,308	\$ 4,504	\$ 35,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,139
Assessments - Direct	\$ 88,884	\$ 122,028	\$ -	\$ 167,593	\$ 61,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,518
Special Events Revenue	\$ 1,930	\$ 500	\$ 20	\$ 1,280	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,580
Total Revenues	\$ 90,814	\$ 128,724	\$ 333,328	\$ 173,377	\$ 96,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 823,237
Expenditures													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Attorney	\$ 1,329	\$ 613	\$ 2,907	\$ 369	\$ 1,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,674
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549
Management Fees	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ 3,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,472
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 14	\$ 3	\$ 7	\$ 7	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 99	\$ 54	\$ 337	\$ 56	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597
Legal Advertising	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Other Current Changes	\$ 176	\$ 129	\$ 39	\$ 39	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446
Office Supplies	\$ 16	\$ 0	\$ 15	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,772	\$ 5,728	\$ 7,483	\$ 4,648	\$ 6,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,248
Operations & Maintenance													
Contract Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,583
Amenities Management	\$ 3,090	\$ 3,090	\$ 3,090	\$ 3,090	\$ 3,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,450
Landscape Maintenance	\$ 17,545	\$ 17,545	\$ 17,545	\$ 17,545	\$ 20,430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,610
Lake Maintenance	\$ 450	\$ 450	\$ 450	\$ 1,530	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,560
Wetland Maintenance	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Pool Maintenance	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,675
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Janitorial Services	\$ 2,080	\$ 2,400	\$ 2,080	\$ 1,920	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400
Subtotal Contract Services	\$ 26,682	\$ 28,602	\$ 26,682	\$ 30,602	\$ 34,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,404

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ -	\$ -	\$ 1,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,069
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ 753	\$ -	\$ 1,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,860
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pending	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Repairs & Maintenance	\$ -	\$ 753	\$ -	\$ 3,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,179
Utilities													
Pool - Electric	\$ -	\$ 1,599	\$ 1,569	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Pool - Water	\$ 623	\$ 467	\$ 628	\$ 671	\$ 726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,115
Electric	\$ -	\$ 14	\$ 13	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Water & Sewer	\$ 2,737	\$ 321	\$ 2,023	\$ 1,089	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,463
Streetsights	\$ -	\$ 3,415	\$ 4,176	\$ 9,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,349
Subtotal Utilities	\$ 3,360	\$ 5,816	\$ 8,409	\$ 14,510	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,113
Amenities													
Property Insurance	\$ 23,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,054
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Repairs & Maintenance	\$ 857	\$ 1,055	\$ 1,265	\$ 1,104	\$ 2,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,352
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85
Amenity Signage	\$ 12	\$ 696	\$ -	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 883
Repairs & Maintenance	\$ 2,187	\$ 1,250	\$ 1,250	\$ 1,650	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,587
Office Supplies	\$ 100	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Operating Supplies	\$ 556	\$ -	\$ -	\$ 430	\$ 1,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,260
Special Events	\$ 1,258	\$ 202	\$ 7,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,509
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenities	\$ 28,024	\$ 3,224	\$ 9,563	\$ 32,69	\$ 4,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,850
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562
Subtotal Other	\$ -	\$ -	\$ -	\$ -	\$ 562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562
Total Operations & Maintenance	\$ 58,066	\$ 38,394	\$ 44,654	\$ 51,806	\$ 41,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,107
Total Expenditures	\$ 78,838	\$ 44,122	\$ 52,136	\$ 56,454	\$ 47,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,355
Excess (Deficiency) of Revenues over Expenditures	\$ 11,976	\$ 84,601	\$ 281,102	\$ 116,923	\$ 49,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 543,882
Other Financing Sources/Uses													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,976	\$ 84,601	\$ 281,102	\$ 116,923	\$ 49,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 543,882

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	57.87%	20.52%	21.61%	100.00%
							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
01/10/22	ACH	\$8,188.76	(\$245.65)	(\$158.86)	\$0.00	\$7,784.25	\$4,504.45	\$1,597.42	\$1,682.38	\$7,784.25
02/10/22	ACH	\$63,288.83	(\$1,313.36)	(\$1,265.78)	\$0.00	\$60,709.69	\$35,130.44	\$12,458.33	\$13,120.91	\$60,709.68
TOTAL		\$ 695,100.44	\$ (26,504.26)	\$ (13,398.19)	\$ -	\$ 655,197.99	\$ 379,138.75	\$ 134,454.22	\$ 141,605.01	\$ 655,197.98

98%	Net Percent Collected
\$14,621.34	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
11/22/21	12/1/21	95008502	\$197,378.39	\$197,378.39	\$122,027.98	\$75,350.41
2/22/22	2/1/22	95010223	\$98,689.19	\$98,689.19	\$61,013.99	\$37,675.20
	5/1/22		\$98,689.19			
			\$ 394,756.77	\$ 296,067.58	\$ 183,041.97	\$ 113,025.61

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
1/21/22	11/1/21	1726696	\$167,592.60	\$167,592.60	\$167,592.60
	2/1/22		\$83,796.30		
	5/1/22		\$83,796.30		
			\$ 335,185.20	\$ 167,592.60	\$ 167,592.60

SECTION 3

REBATE REPORT

\$2,580,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2021

(Phase 2 Project)

Dated: March 5, 2021

Delivered: March 5, 2021

Rebate Report to the Computation Date

June 15, 2025

Reflecting Activity To

February 28, 2022



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 18, 2022

Tohoqua Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Re: \$2,580,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2021 (Phase 2 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Tohoqua Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 15, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2025 Computation Date
Reflecting Activity from March 5, 2021 through February 28, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.005040%	85.58	(65,428.74)
Debt Service Reserve Fund	0.004664%	3.31	(2,732.01)
Capitalized Interest Fund	0.005067%	1.61	(1,230.38)
Cost of Issuance Fund	0.005387%	0.50	(361.13)
Totals	0.005028%	\$91.00	\$(69,752.26)
Bond Yield	3.418888%		
Rebate Computation Credit			(2,038.50)
Net Rebatable Arbitrage			\$(71,790.76)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 5, 2021, the date of the closing, to February 28, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 5, 2021 and February 28, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2025.

7. Computation Period

The period beginning on March 5, 2021, the date of the closing, and ending on February 28, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Project Fund	250329005
Debt Service Reserve Fund	250329003
Capitalized Interest Fund	250329007
Cost of Issuance Fund	250329006
Principal	250329002
Interest	250329001
Revenue	250329000
Prepayment	250329004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2025, is the Rebateable Arbitrage.

\$2,580,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2021
(Phase 2 Project)
Delivered: March 5, 2021

Sources of Funds	
-------------------------	--

Par Amount	\$2,580,000.00
Original Issue Premium	33,139.85
Total	\$2,613,139.85

Uses of Funds	
----------------------	--

Project Fund	\$2,256,979.90
Debt Service Reserve Fund	72,381.26
Capitalized Interest Fund	59,028.69
Cost of Issuance Fund	178,150.00
Underwriter's Discount	46,600.00
Total	\$2,613,139.85

PROOF OF ARBITRAGE YIELD

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Date	Debt Service	Present Value to 03/05/2021 @ 3.4188876366%
05/01/2021	14,006.81	13,933.14
11/01/2021	45,021.88	44,032.38
05/01/2022	100,021.88	96,179.45
11/01/2022	44,368.75	41,947.22
05/01/2023	99,368.75	92,366.51
11/01/2023	43,715.63	39,952.15
05/01/2024	98,715.63	88,700.91
11/01/2024	43,062.50	38,043.47
05/01/2025	98,062.50	85,177.04
11/01/2025	42,409.38	36,217.65
05/01/2026	102,409.38	85,987.79
11/01/2026	41,696.88	34,422.25
05/01/2027	101,696.88	82,543.35
11/01/2027	40,834.38	32,586.61
05/01/2028	100,834.38	79,115.31
11/01/2028	39,971.88	30,835.09
05/01/2029	104,971.88	79,616.36
11/01/2029	39,037.50	29,110.53
05/01/2030	104,037.50	76,277.54
11/01/2030	38,103.13	27,466.68
05/01/2031	1,278,103.13	905,837.16
11/01/2031	13,668.75	9,524.71
05/01/2032	83,668.75	57,322.48
11/01/2032	12,487.50	8,411.55
05/01/2033	82,487.50	54,629.50
11/01/2033	11,306.25	7,362.01
05/01/2034	86,306.25	55,253.37
11/01/2034	10,040.63	6,319.99
05/01/2035	85,040.63	52,628.44
11/01/2035	8,775.00	5,339.24
05/01/2036	88,775.00	53,108.27
11/01/2036	7,425.00	4,367.24
05/01/2037	87,425.00	50,557.38
11/01/2037	6,075.00	3,454.09
05/01/2038	91,075.00	50,912.63
11/01/2038	4,640.63	2,550.60
05/01/2039	94,640.63	51,142.43
11/01/2039	3,121.88	1,658.67
05/01/2040	93,121.88	48,644.41
11/01/2040	1,603.13	823.36
05/01/2041	96,603.13	48,780.90
	3,588,738.17	2,613,139.85

Proceeds Summary

Delivery date	03/05/2021
Par Value	2,580,000.00
Premium (Discount)	33,139.85
Target for yield calculation	2,613,139.85

PROOF OF ARBITRAGE YIELD

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2043	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2044	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2045	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2046	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2047	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2048	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2049	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2050	4.000%	3.650%	05/01/2031	100.000	3.6509038%
TERM04	05/01/2051	4.000%	3.650%	05/01/2031	100.000	3.6509038%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.650%			3.7965809%	0.1456771%
TERM04	05/01/2043	4.000%	3.650%			3.8024629%	0.1515591%
TERM04	05/01/2044	4.000%	3.650%			3.8078073%	0.1569035%
TERM04	05/01/2045	4.000%	3.650%			3.8126812%	0.1617774%
TERM04	05/01/2046	4.000%	3.650%			3.8171408%	0.1662370%
TERM04	05/01/2047	4.000%	3.650%			3.8212339%	0.1703301%
TERM04	05/01/2048	4.000%	3.650%			3.8250011%	0.1740973%
TERM04	05/01/2049	4.000%	3.650%			3.8284774%	0.1775736%
TERM04	05/01/2050	4.000%	3.650%			3.8316928%	0.1807890%
TERM04	05/01/2051	4.000%	3.650%			3.8346735%	0.1837697%

BOND DEBT SERVICE

\$2,580,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/05/2021					
05/01/2021			14,006.81	14,006.81	14,006.81
11/01/2021			45,021.88	45,021.88	
05/01/2022	55,000	2.375%	45,021.88	100,021.88	145,043.76
11/01/2022			44,368.75	44,368.75	
05/01/2023	55,000	2.375%	44,368.75	99,368.75	143,737.50
11/01/2023			43,715.63	43,715.63	
05/01/2024	55,000	2.375%	43,715.63	98,715.63	142,431.26
11/01/2024			43,062.50	43,062.50	
05/01/2025	55,000	2.375%	43,062.50	98,062.50	141,125.00
11/01/2025			42,409.38	42,409.38	
05/01/2026	60,000	2.375%	42,409.38	102,409.38	144,818.76
11/01/2026			41,696.88	41,696.88	
05/01/2027	60,000	2.875%	41,696.88	101,696.88	143,393.76
11/01/2027			40,834.38	40,834.38	
05/01/2028	60,000	2.875%	40,834.38	100,834.38	141,668.76
11/01/2028			39,971.88	39,971.88	
05/01/2029	65,000	2.875%	39,971.88	104,971.88	144,943.76
11/01/2029			39,037.50	39,037.50	
05/01/2030	65,000	2.875%	39,037.50	104,037.50	143,075.00
11/01/2030			38,103.13	38,103.13	
05/01/2031	65,000	2.875%	38,103.13	103,103.13	141,206.26
11/01/2031			37,168.75	37,168.75	
05/01/2032	70,000	3.375%	37,168.75	107,168.75	144,337.50
11/01/2032			35,987.50	35,987.50	
05/01/2033	70,000	3.375%	35,987.50	105,987.50	141,975.00
11/01/2033			34,806.25	34,806.25	
05/01/2034	75,000	3.375%	34,806.25	109,806.25	144,612.50
11/01/2034			33,540.63	33,540.63	
05/01/2035	75,000	3.375%	33,540.63	108,540.63	142,081.26
11/01/2035			32,275.00	32,275.00	
05/01/2036	80,000	3.375%	32,275.00	112,275.00	144,550.00
11/01/2036			30,925.00	30,925.00	
05/01/2037	80,000	3.375%	30,925.00	110,925.00	141,850.00
11/01/2037			29,575.00	29,575.00	
05/01/2038	85,000	3.375%	29,575.00	114,575.00	144,150.00
11/01/2038			28,140.63	28,140.63	
05/01/2039	90,000	3.375%	28,140.63	118,140.63	146,281.26
11/01/2039			26,621.88	26,621.88	
05/01/2040	90,000	3.375%	26,621.88	116,621.88	143,243.76
11/01/2040			25,103.13	25,103.13	
05/01/2041	95,000	3.375%	25,103.13	120,103.13	145,206.26
11/01/2041			23,500.00	23,500.00	
05/01/2042	95,000	4.000%	23,500.00	118,500.00	142,000.00
11/01/2042			21,600.00	21,600.00	
05/01/2043	100,000	4.000%	21,600.00	121,600.00	143,200.00
11/01/2043			19,600.00	19,600.00	
05/01/2044	105,000	4.000%	19,600.00	124,600.00	144,200.00
11/01/2044			17,500.00	17,500.00	
05/01/2045	110,000	4.000%	17,500.00	127,500.00	145,000.00
11/01/2045			15,300.00	15,300.00	
05/01/2046	115,000	4.000%	15,300.00	130,300.00	145,600.00
11/01/2046			13,000.00	13,000.00	
05/01/2047	120,000	4.000%	13,000.00	133,000.00	146,000.00
11/01/2047			10,600.00	10,600.00	
05/01/2048	125,000	4.000%	10,600.00	135,600.00	146,200.00
11/01/2048			8,100.00	8,100.00	
05/01/2049	130,000	4.000%	8,100.00	138,100.00	146,200.00

BOND DEBT SERVICE

\$2,580,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			5,500.00	5,500.00	
05/01/2050	135,000	4.000%	5,500.00	140,500.00	146,000.00
11/01/2050			2,800.00	2,800.00	
05/01/2051	140,000	4.000%	2,800.00	142,800.00	145,600.00
	2,580,000		1,753,738.17	4,333,738.17	4,333,738.17

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-2,256,979.90	-2,609,200.94
05/25/21		683,601.73	784,352.54
08/27/21	from COI	-9,617.33	-10,939.57
09/28/21		1,924.00	2,182.14
09/28/21		241.25	273.62
09/28/21		770.00	873.31
09/28/21		667.50	757.06
01/11/22		52.50	58.97
02/07/22		1,050.00	1,176.50
02/28/22	MMkt Bal	1,578,369.77	1,765,030.86
02/28/22	MMkt Acc	6.06	6.78

06/15/25	TOTALS:	85.58	-65,428.74

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-65,428.74
COMP DATE:	06/15/25	NET INCOME:	85.58
BOND YIELD:	3.418888%	TAX INV YIELD:	0.005040%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-72,381.26	-83,676.98
04/02/21		0.27	0.31
05/04/21		0.30	0.34
06/02/21		0.31	0.36
07/02/21		0.30	0.34
08/03/21		0.31	0.35
09/02/21		0.31	0.35
11/02/21		0.31	0.35
12/02/21		0.30	0.34
01/04/22		0.31	0.35
02/02/22		0.31	0.35
02/28/22	MMkt Bal	72,381.26	80,941.21
02/28/22	MMkt Acc	0.28	0.31

06/15/25	TOTALS:	3.31	-2,732.01

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-2,732.01
COMP DATE:	06/15/25	NET INCOME:	3.31
BOND YIELD:	3.418888%	TAX INV YIELD:	0.004664%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-59,028.69	-68,240.62
04/02/21		-0.27	-0.31
05/03/21		14,006.80	16,104.48
05/04/21		-0.30	-0.34
06/02/21		-0.31	-0.36
07/02/21		-0.30	-0.34
08/02/21		-0.31	-0.35
09/02/21		-0.31	-0.35
10/04/21		-0.30	-0.34
11/01/21		45,021.88	50,904.01
11/02/21		-0.31	-0.35
12/02/21		-0.30	-0.34
01/04/22		-0.31	-0.35
02/02/22		-0.31	-0.35
02/28/22	MMkt Bal	4.95	5.54

06/15/25	TOTALS:	1.61	-1,230.38

ISSUE DATE: 03/05/21 REBATABL ARBITRAGE: -1,230.38
 COMP DATE: 06/15/25 NET INCOME: 1.61
 BOND YIELD: 3.418888% TAX INV YIELD: 0.005067%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
03/05/21	Beg Bal	-178,150.00	-205,951.83
03/05/21		6,000.00	6,936.35
03/05/21		35,000.00	40,462.05
03/05/21		30,000.00	34,681.76
03/05/21		46,500.00	53,756.72
03/05/21		1,750.00	2,023.10
03/22/21		5,425.00	6,261.59
03/25/21		36,000.00	41,539.80
06/25/21		5,245.20	6,001.27
06/29/21		2,612.90	2,988.41
07/01/21		0.07	0.08
08/27/21	to PF	9,617.33	10,939.57

06/15/25	TOTALS:	0.50	-361.13

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-361.13
COMP DATE:	06/15/25	NET INCOME:	0.50
BOND YIELD:	3.418888%	TAX INV YIELD:	0.005387%

\$2,580,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 2 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.418888%)
06/15/21		-1,780.00	-2,038.50

06/15/25	TOTALS:	-1,780.00	-2,038.50

ISSUE DATE:	03/05/21	REBATABLE ARBITRAGE:	-2,038.50
COMP DATE:	06/15/25		
BOND YIELD:	3.418888%		

REBATE REPORT

\$2,660,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2021

(Phase 4A/5A Project)

Dated: March 19, 2021

Delivered: March 19, 2021

Rebate Report to the Computation Date

June 15, 2025

Reflecting Activity To

February 28, 2022



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Project Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 18, 2022

Tohoqua Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Re: \$2,660,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2021 (Phase 4A/5A Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Tohoqua Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of June 15, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2025 Computation Date
Reflecting Activity from March 19, 2021 through February 28, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.005045%	93.61	(78,672.91)
Debt Service Reserve Fund	0.005046%	3.58	(3,004.15)
Capitalized Interest Fund	0.005034%	1.56	(1,320.50)
Cost of Issuance Fund	0.000000%	0.00	0.00
Totals	0.005045%	\$98.75	\$(82,997.56)
Bond Yield	3.723500%		
Rebate Computation Credit			(2,063.05)
Net Rebatable Arbitrage			\$(85,060.61)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from March 19, 2021, the date of the closing, to February 28, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 19, 2021 and February 28, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2025.

7. Computation Period

The period beginning on March 19, 2021, the date of the closing, and ending on February 28, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Project Fund	250036005
Debt Service Reserve Fund	250036003
Capitalized Interest Fund	250036007
Principal	250036002
Interest	250036001
Revenue	250036000
Prepayment	250036004

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of February 28, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2025, is the Rebateable Arbitrage.

\$2,660,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2021
(Phase 4A/5A Project)
Delivered: March 19, 2021

Sources of Funds	
-------------------------	--

Par Amount	\$2,660,000.00
Original Issue Premium	20,371.75
Total	\$2,680,371.75

Uses of Funds	
----------------------	--

Project Fund	\$2,294,934.75
Debt Service Reserve Fund	75,350.00
Capitalized Interest Fund	59,237.00
Cost of Issuance Fund	197,650.00
Underwriter's Discount	53,200.00
Total	\$2,680,371.75

PROOF OF ARBITRAGE YIELD

\$2,660,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Date	Debt Service	Present Value to 03/19/2021 @ 3.7235001760%
05/01/2021	11,207.00	11,158.87
11/01/2021	48,030.00	46,949.63
05/01/2022	103,030.00	98,871.74
11/01/2022	47,342.50	44,601.40
05/01/2023	102,342.50	94,654.71
11/01/2023	46,655.00	42,361.69
05/01/2024	101,655.00	90,613.45
11/01/2024	45,967.50	40,225.71
05/01/2025	100,967.50	86,740.77
11/01/2025	45,280.00	38,188.88
05/01/2026	105,280.00	87,169.64
11/01/2026	44,530.00	36,196.03
05/01/2027	104,530.00	83,413.83
11/01/2027	43,592.50	34,150.56
05/01/2028	103,592.50	79,671.53
11/01/2028	42,655.00	32,205.77
05/01/2029	107,655.00	79,797.04
11/01/2029	41,639.38	30,300.22
05/01/2030	106,639.38	76,181.22
11/01/2030	40,623.75	28,490.44
05/01/2031	110,623.75	76,165.17
11/01/2031	39,530.00	26,719.22
05/01/2032	109,530.00	72,680.66
11/01/2032	38,270.00	24,930.62
05/01/2033	113,270.00	72,440.00
11/01/2033	36,920.00	23,180.04
05/01/2034	111,920.00	68,984.09
11/01/2034	35,570.00	21,523.55
05/01/2035	115,570.00	68,653.73
11/01/2035	34,130.00	19,904.17
05/01/2036	114,130.00	65,342.62
11/01/2036	32,690.00	18,373.86
05/01/2037	117,690.00	64,940.26
11/01/2037	31,160.00	16,879.55
05/01/2038	121,160.00	64,433.46
11/01/2038	29,540.00	15,422.39
05/01/2039	119,540.00	61,269.34
11/01/2039	27,920.00	14,048.64
05/01/2040	122,920.00	60,719.78
11/01/2040	26,210.00	12,710.53
05/01/2041	121,210.00	57,706.38
11/01/2041	24,500.00	11,450.92
05/01/2042	124,500.00	57,125.82
11/01/2042	22,500.00	10,135.25
05/01/2043	127,500.00	56,383.37
11/01/2043	20,400.00	8,856.45
05/01/2044	130,400.00	55,577.14
11/01/2044	18,200.00	7,615.16
05/01/2045	133,200.00	54,714.26
11/01/2045	15,900.00	6,411.83
05/01/2046	135,900.00	53,801.39
11/01/2046	13,500.00	5,246.83
05/01/2047	138,500.00	52,844.72
11/01/2047	11,000.00	4,120.34
05/01/2048	141,000.00	51,849.99
11/01/2048	8,400.00	3,032.48
05/01/2049	143,400.00	50,822.55

PROOF OF ARBITRAGE YIELD

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Date	Debt Service	Present Value to 03/19/2021 @ 3.7235001760%
11/01/2049	5,700.00	1,983.22
05/01/2050	145,700.00	49,767.35
11/01/2050	2,900.00	972.46
05/01/2051	147,900.00	48,689.00
	4,513,718.26	2,680,371.75

Proceeds Summary

Delivery date	03/19/2021
Par Value	2,660,000.00
Premium (Discount)	20,371.75
Target for yield calculation	2,680,371.75

BOND DEBT SERVICE

\$2,660,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/19/2021					
05/01/2021			11,207.00	11,207.00	11,207.00
11/01/2021			48,030.00	48,030.00	
05/01/2022	55,000	2.500%	48,030.00	103,030.00	151,060.00
11/01/2022			47,342.50	47,342.50	
05/01/2023	55,000	2.500%	47,342.50	102,342.50	149,685.00
11/01/2023			46,655.00	46,655.00	
05/01/2024	55,000	2.500%	46,655.00	101,655.00	148,310.00
11/01/2024			45,967.50	45,967.50	
05/01/2025	55,000	2.500%	45,967.50	100,967.50	146,935.00
11/01/2025			45,280.00	45,280.00	
05/01/2026	60,000	2.500%	45,280.00	105,280.00	150,560.00
11/01/2026			44,530.00	44,530.00	
05/01/2027	60,000	3.125%	44,530.00	104,530.00	149,060.00
11/01/2027			43,592.50	43,592.50	
05/01/2028	60,000	3.125%	43,592.50	103,592.50	147,185.00
11/01/2028			42,655.00	42,655.00	
05/01/2029	65,000	3.125%	42,655.00	107,655.00	150,310.00
11/01/2029			41,639.38	41,639.38	
05/01/2030	65,000	3.125%	41,639.38	106,639.38	148,278.76
11/01/2030			40,623.75	40,623.75	
05/01/2031	70,000	3.125%	40,623.75	110,623.75	151,247.50
11/01/2031			39,530.00	39,530.00	
05/01/2032	70,000	3.600%	39,530.00	109,530.00	149,060.00
11/01/2032			38,270.00	38,270.00	
05/01/2033	75,000	3.600%	38,270.00	113,270.00	151,540.00
11/01/2033			36,920.00	36,920.00	
05/01/2034	75,000	3.600%	36,920.00	111,920.00	148,840.00
11/01/2034			35,570.00	35,570.00	
05/01/2035	80,000	3.600%	35,570.00	115,570.00	151,140.00
11/01/2035			34,130.00	34,130.00	
05/01/2036	80,000	3.600%	34,130.00	114,130.00	148,260.00
11/01/2036			32,690.00	32,690.00	
05/01/2037	85,000	3.600%	32,690.00	117,690.00	150,380.00
11/01/2037			31,160.00	31,160.00	
05/01/2038	90,000	3.600%	31,160.00	121,160.00	152,320.00
11/01/2038			29,540.00	29,540.00	
05/01/2039	90,000	3.600%	29,540.00	119,540.00	149,080.00
11/01/2039			27,920.00	27,920.00	
05/01/2040	95,000	3.600%	27,920.00	122,920.00	150,840.00
11/01/2040			26,210.00	26,210.00	
05/01/2041	95,000	3.600%	26,210.00	121,210.00	147,420.00
11/01/2041			24,500.00	24,500.00	
05/01/2042	100,000	4.000%	24,500.00	124,500.00	149,000.00
11/01/2042			22,500.00	22,500.00	
05/01/2043	105,000	4.000%	22,500.00	127,500.00	150,000.00
11/01/2043			20,400.00	20,400.00	
05/01/2044	110,000	4.000%	20,400.00	130,400.00	150,800.00
11/01/2044			18,200.00	18,200.00	
05/01/2045	115,000	4.000%	18,200.00	133,200.00	151,400.00
11/01/2045			15,900.00	15,900.00	
05/01/2046	120,000	4.000%	15,900.00	135,900.00	151,800.00
11/01/2046			13,500.00	13,500.00	
05/01/2047	125,000	4.000%	13,500.00	138,500.00	152,000.00
11/01/2047			11,000.00	11,000.00	
05/01/2048	130,000	4.000%	11,000.00	141,000.00	152,000.00
11/01/2048			8,400.00	8,400.00	
05/01/2049	135,000	4.000%	8,400.00	143,400.00	151,800.00

BOND DEBT SERVICE

\$2,660,000

Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			5,700.00	5,700.00	
05/01/2050	140,000	4.000%	5,700.00	145,700.00	151,400.00
11/01/2050			2,900.00	2,900.00	
05/01/2051	145,000	4.000%	2,900.00	147,900.00	150,800.00
	2,660,000		1,853,718.26	4,513,718.26	4,513,718.26

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Project Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-2,294,934.75	-2,683,409.49
08/27/21		-18,839.97	-21,675.29
08/30/21		635,166.95	730,531.57
09/28/21		1,125.00	1,290.20
09/28/21		745.00	854.40
09/28/21		105.00	120.42
02/07/22		1,035.00	1,171.40
02/28/22	MMkt Bal	6.43	7.26
02/28/22	MMkt Acc	1,675,684.95	1,892,436.62

06/15/25	TOTALS:	93.61	-78,672.91

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	-78,672.91
COMP DATE:	06/15/25	NET INCOME:	93.61
BOND YIELD:	3.723500%	TAX INV YIELD:	0.005045%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-75,350.00	-88,104.86
04/02/21		0.13	0.15
05/04/21		0.31	0.36
06/02/21		0.32	0.37
07/02/21		0.31	0.36
08/03/21		0.32	0.37
09/02/21		0.32	0.37
10/04/21		0.31	0.36
11/02/21		0.32	0.37
12/02/21		0.31	0.35
01/04/22		0.32	0.36
02/02/22		0.32	0.36
02/28/22	MMkt Bal	75,350.00	85,096.60
02/28/22	MMkt Acc	0.29	0.33

06/15/25	TOTALS:	3.58	-3,004.15

ISSUE DATE: 03/19/21 REBATABLE ARBITRAGE: -3,004.15
 COMP DATE: 06/15/25 NET INCOME: 3.58
 BOND YIELD: 3.723500% TAX INV YIELD: 0.005046%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-59,237.00	-69,264.33
04/02/21		-0.13	-0.15
05/03/21		11,207.01	13,045.12
05/04/21		-0.31	-0.36
06/02/21		-0.32	-0.37
07/01/21		-0.31	-0.36
08/03/21		-0.32	-0.37
09/02/21		-0.32	-0.37
10/04/21		-0.31	-0.36
11/01/21		48,030.00	54,897.02
11/02/21		-0.32	-0.37
12/02/21		-0.31	-0.35
01/04/22		-0.32	-0.36
02/02/22		-0.32	-0.36
02/28/22	MMkt Bal	4.84	5.47

06/15/25	TOTALS:	1.56	-1,320.50

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	-1,320.50
COMP DATE:	06/15/25	NET INCOME:	1.56
BOND YIELD:	3.723500%	TAX INV YIELD:	0.005034%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
03/19/21	Beg Bal	-197,650.00	-231,107.17
03/19/21		197,650.00	231,107.17

06/15/25	TOTALS:	0.00	0.00

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	0.00
COMP DATE:	06/15/25	NET INCOME:	0.00
BOND YIELD:	3.723500%	TAX INV YIELD:	0.000000%

\$2,660,000
 Tohoqua Community Development District
 (City of St. Cloud, Florida)
 Special Assessment Revenue Bonds, Series 2021
 (Phase 4A/5A Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.723500%)
06/15/21		-1,780.00	-2,063.05

06/15/25	TOTALS:	-1,780.00	-2,063.05

ISSUE DATE:	03/19/21	REBATABLE ARBITRAGE:	-2,063.05
COMP DATE:	06/15/25		
BOND YIELD:	3.723500%		

SECTION 4

TOHOQUA



TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

APRIL 1, 2022

March 2022:

RESIDENTS' CLUB

FACILITY REPORT:

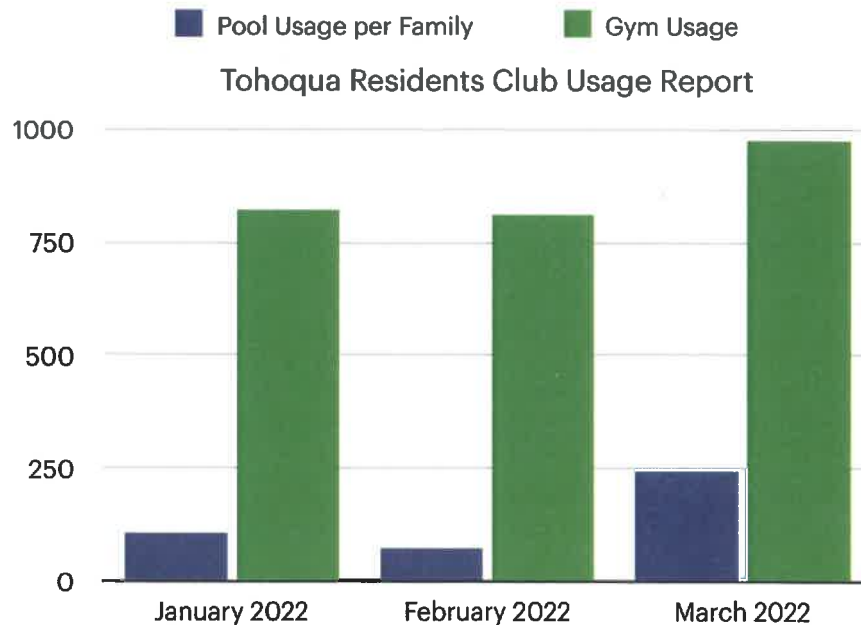
- The facilities are up and running smoothly.
- We continue to issue access cards and giving new homeowners the welcome package and orientation.
- Maintenance is performed weekly.
- **Clubhouse Rental in March: 1**

● **March Events Recap:**

- * **Spring Ice Cream Social** - Rescheduled for May (Inclement Weather)
- * **Spring Break Kids Paint Party** - 12 kids participated.
- * **St. Patrick's Scavenger Hunt** - 11 families participated (20 adults / 17 children)
- * **Food Truck Social:** Bettas Pizza sold 30 orders.

● **Special Events scheduled for April:**

- * **Health & Fitness Seminar** - Saturday, April 2nd
- * **Happy Hoppy Easter** - Saturday, April 16th
- * **Food Truck Social** - Tuesday, April 19th
- * **Marco's Pizza Homeowner Appreciation Day** - Wednesday, April 27th



Events in March 2022

Spring Break Kids Paint Party



St. Patrick's Scavenger Hunt

