

*Tohoqua Community
Development District*

Agenda

March 1, 2023

AGENDA

Tohoqua

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

February 22, 2023

**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, March 1, 2023 at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 4, 2023 Board of Supervisors Meeting
4. Financing Matters
 - A. Consideration of Resolution 2023-07 Phase 4B/5B Project Delegation Resolution
5. Consideration of Proposal for Palm Tree Replacement at Amenity Center
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Amenity Manager's Report
7. Other Business
8. Supervisors Requests
9. Adjournment

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

George S. Flint
District Manager

CC: Jan A. Carpenter, District Counsel
Darrin Mossing, GMS

Enclosures

SECTION III

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Monday, **January 4, 2023** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Assistant Secretary
Chris Wrenn	Assistant Secretary
Jon Droor	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Eric Warren	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Larissa Diaz	CALM
Chris Horton	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. All Supervisors were present. The Oath of Office was administered to Mr. Droor and Mr. Wrenn by Mr. Flint prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

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

Mr. Flint: Were there any comments or corrections to the November 2, 2022 minutes? If not, we need a motion to approve them.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Approving Conveyance of Improvements
Relating to Phase 3/6 (Phase 3/6 Project)**

Ms. Trucco: You have Resolution 2023-06 in your agenda package. This deals with the conveyance of improvements from the developer, Lennar Homes, LLC (Lennar) to the CDD and from the CDD to the City of St. Cloud. This is also related to a requisition for the Phase 3/6 bonds. The CDD is paying out some of those bond funds to the developer and in exchange, we asked them to convey the utilities to the CDD and the CDD would convey them to the City of St. Cloud. So, attached to the resolution is a Bill of Sale from Lennar to the CDD and from the CDD to the City of St. Cloud. There is no property being conveyed, only utility improvements. So, there is no deed. Eric reviewed this conveyance. We were discussing a couple of revisions that we will be making. The first is to the Bill of Sale. We will be taking out any reference to stormwater ponds as there were no stormwater ponds in Phase 6. That is one revision that we will be making. The other is recently the utilities that were transferred to the Tohopekalliga Water Authority (Toho) for the City of St. Cloud. So, we are going to get in contact with the city to see if this should be applicable to Toho instead of the city for these improvements. We will be looking for approval subject to those revisions. Also attached to the resolution is an Agreement Regarding Taxes and Owner's Affidavit. Those are assurances from the developer that there are no outstanding taxes or encumbrances on the improvements that would give the ability of the CDD to own them and then simultaneously transfer them to the City of St. Cloud. There is also a Certificate of the District Engineer to certify that the improvements were constructed in accordance with the CDD plan to acquire bids and this conveyance being in accordance with the plat and other plans. So, today we are looking for the approval of Resolution 2023-06, subject to

the revisions that I just discussed. If you have any questions, I can take them now. Otherwise, we are just looking for a motion to approve. Eric, do you have anything to add?

Mr. Warren: No.

Mr. Flint: Are there any questions on the resolution or exhibits? If not, we need a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2023-06 Approving the Conveyance of Improvements Relating to Phase 3/6 was adopted, subject to the revisions as discussed.

FIFTH ORDER OF BUSINESS

Consideration of Osceola County Property Appraiser Agreement - *Added*

Mr. Flint: We added the Agreement with the Osceola County Property Appraiser, which is required to be able to use the Tax Bill as the collection method for the District's operation and maintenance (O&M) and debt assessments. This is an agreement that you approve annually. It is in the same form of agreement that you have seen in the past and the fees that they charge are specified in the Statute. These are consistent with the statutory fees. Are there any questions on the agreement? If not, we need a motion to approve it.

On MOTION by Mr. Wrenn seconded by Mr. Vidrine with all in favor the Osceola County Property Appraiser Agreement was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco: The only other update is that we are moving forward with an expansion and contraction of the CDD. We are just finalizing the legal descriptions now and getting that submitted. We will keep you updated. That's it.

Mr. Flint: Okay.

B. Engineer

Mr. Flint: Eric, do you have anything engineering related?

Mr. Warren: No, but I'm available for questions if you have any.

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

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the approval of the Check Register from October 21, 2022 through November 30, 2022 for the General Fund, Checks #596 through #623 in the total amount of \$99,522.19. The detailed register is behind the summary. If the Board has any questions, we can discuss those. If not, I'd ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from September 27, 2022 through October 21, 2022 in the amount of \$99,522.19 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financials through November 30th. This reflects the first two months in Fiscal Year 2023. No action is required by the Board on this, but if you have any questions, we can discuss those. In the Capital Projects Funds, it looks like there is \$13,000 left in one of the accounts, but otherwise it looks like the bond funds have been drawn down. Are there any questions on the Financial Statements? Hearing none,

iii. Amenity Manager's Report

Ms. Diaz: Good morning. New electrical outlets were installed in the pool pergolas. We had two rentals in November and two in December. You will also find the November and December events recap, the Pool and Gym Usage Reports from October through December and pictures of events held in November and December. Are there any questions?

Mr. Flint: It looks like the Fall Festival was well received.

Ms. Diaz: Yes. This was the first time we did it. We are scheduling it again for this year.

Mr. Flint: You also had a Holiday Movie Night.

Ms. Diaz: In November, we had the Holiday Party and Holiday Drive in December.

Mr. Flint: Okay. Are there any questions for on-site staff? Hearing none,

- **Field Manager's Report - Added**

Mr. Flint: Alan, do you have a Field Manager's Report?

Mr. Scheerer: Yeah. We did pretty well with the hurricanes, but we did have to set up close to 150 to 200 trees for disposal. So, we got that done. That also includes the residential street trees between the sidewalk and curb. So we had a lot of work going on there. If you recall, we talked about a few months back that we had somebody hit the entry monument. All of that work has been completed and invoicing has been submitted to the driver's insurance. They came out, fixed the cap stones and United Land re-did all of the landscaping and irrigation that was affected at that time. So that's completed. We tried to get the City of St. Cloud to help us with straightening out some of the street signs. Andre said that we probably wouldn't have much luck, but we did. So, those will be done this month. We have a couple of good highway signs and pedestrian crossing signs that will be taken care of. Then we noticed, I think last week or a couple of weeks ago, where there was damage done over by the second entrance. It turned out to be a force main issue. It will be restored by the end of next week. Other than that, the Oak trees have been limbed up along Cross Prairie Parkway. We are working on detailing for the next three months as the work is pretty much over for right now. There is a little bit of algae in the Phase 2 pond. For some reason, it has not been responding well with the chemicals. So the contractor has been working with a chemical provider to come up with a cocktail that is going to take care of it for us. It looks a lot better this month. We will continue to focus on that. That's all I have.

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

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Flint: Is there any other business? Hearing none,

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Flint: Are there any Supervisors Requests? Hearing none,

NINTH ORDER OF BUSINESS**Adjournment**

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2023 (PHASE 4B/5B PROJECT) SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Tohoqua Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on September 25, 2017, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2017-19 authorizing, among other things, the issuance of not to exceed \$94,500,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Tohoqua Community Development District Special Assessment Revenue Bonds, Series 2023 (Phase 4B/5B Project) (the "Series 2023 Bonds") in the amount of \$_____ for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Tohoqua Community Development District Fourth Supplemental Engineer's Report for Phase 4B/5B (Phase 4B/5B Project), dated February 17, 2023, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2023 Bonds (the "Phase 4B/5B Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$71,870,000, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the Phase 4B/5B Project was estimated at \$3,210,879.93 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Series 2023 Supplemental Assessment Methodology for Assessment Area Four (Phase 4B/5B Project), dated March 1, 2023 (the "Assessment Methodology"), the estimated total costs paid for by the Series 2023 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$2,310,000; and

WHEREAS, on November 1, 2017, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2018-07 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district,

municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tohoqua Community Development District:

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

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2023 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2018-07, special assessments securing the Series 2023 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Phase 4B/5B Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2023 Bonds. The assessments levied pursuant to Resolution 2018-07 also correctly reflect the outstanding debt due on the Series 2023 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-07, the special assessments on parcels specially benefited by the Phase 4B/5B Project are hereby finalized in the amount of the outstanding debt due on the Series 2023 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2023 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2018-07, which remains in full force and effect. This Resolution and Resolution 2018-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

APPROVED AND ADOPTED this 1st day of March, 2023.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2023-07

ATTEST:

**TOHOQUA COMMUNITY
DEVELOPMENT DISTRICT**

By:_____

Name: George S. Flint

Name: Andre M. Vidrine

Title: Secretary

Title: Chairman

Exhibit “A”: Engineer’s Report

Exhibit “B”: Assessment Methodology

EXHIBIT “A”
ENGINEER’S REPORT

[ATTACHED BELOW]

Tohoqua Community Development District

FOURTH SUPPLEMENTAL ENGINEER'S REPORT FOR
PHASE 4B / 5B (PHASE 4B/5B PROJECT)

Prepared For

Tohoqua Community Development District

Date

February 17, 2023



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

Tohoqua Community Development District

FOURTH SUPPLEMENTAL ENGINEER'S REPORT FOR
PHASE 4B / 5B (PHASE 4B/5B PROJECT)

Osceola County, Florida

Prepared For:

Tohoqua Community Development District

Date:

February 17, 2023



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | Fax: 407.487.2594 | www.poulosandbennett.com
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Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>Tohoqua Phase 4 & 5 Master Site Plan</i>
<i>Exhibit 4</i>	<i>District Boundary Map and Legal Description</i>
<i>Exhibit 5</i>	<i>Proposed Public and Private Uses Within the CDD</i>
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<i>Exhibit 7</i>	<i>Post-Development Basin Map</i>
<i>Exhibit 8</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 9</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 10</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 11</i>	<i>Wastewater System Map</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>
<i>Exhibit 13</i>	<i>Permit Log</i>

Attachments

<i>Attachment A</i>	<i>Phase 4B Legal Description</i>
<i>Attachment B</i>	<i>Phase 5B Legal Description</i>

**Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)**

Section 1 Introduction

1.1. Background

The District Engineer's Report, dated September 25, 2017, described the scope and estimated cost of the District's capital improvement program (the "CIP") serving the entire Tohoqua Community Development District (the "District"). The CIP is estimated to cost approximately \$71.870 million and includes public roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, off-site utility and roadway improvements, an amenity site, parks, landscaping, hardscape, professional fees and contingency. This Fourth Supplemental Engineer's Report, dated August 2, 2022 (the "Fourth Supplemental Engineer's Report for Phase 4B/5B (Phase 4B/5B Project)"), has been prepared to assist with the financing and construction of the public infrastructure components for the secondary sub-phases of the fourth and fifth phase of the Development within the District in the approximate amount of \$3.21 million (the "Phase 4B/5B Project") pursuant to requirements of Osceola County and the City of St. Cloud, Florida.

The Phase 4B/5B Project described in this Fourth Supplemental Engineer's Report includes the proposed public infrastructure improvements necessary for the development of Phase 4B & 5B which constitute the second sub-phases of the District's fourth and fifth phase development parcels. The capital improvement costs compiled and contained in this report are only those costs for Phase 4B & 5B. Costs for Phase 4A & 5A were contained in the previous Third Supplemental Engineer's Report. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The overall Tohoqua CDD is a 784-acre tract currently located in unincorporated Osceola County, Florida. More specifically, the parcel is located within a portion of Sections 5 and 6, Township 26 South, Range 30 East lying south of Neptune Road, west of the Florida Turnpike, and east of the permitted Toho Preserve development. Phase 4 & 5 of the overall project consists of approximately 105 acres of the District. Phase 4A, 4B, 5A & 5B comprise 30.9, 20.57, 33.1 & 19.78 acres of the CDD respectively. Legal Descriptions for Phase 4B and Phase 5B are included as Attachments A and B respectively. Phase 4 is planned to include 241 single family homes and open space recreation. Phase 5 is planned to include 267 single family homes and open space recreation. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2. The proposed Phase 4A/5A Project is part of the multi-phase development and specifically includes onsite infrastructure improvements for Phase 4A/5A as well as offsite improvements for Phase 4 & 5. Phase 4B/5B includes onsite infrastructure improvements for Phase 4B/5B. Phase 4B/5B encompasses approximately forty point three-five (40.35) acres and is currently planned for a total of 259 units. Please refer to the Tohoqua Phase 4 & 5 Master Site Plan Exhibit 3. Zoning for the Development was approved by Osceola County on February 3, 2016.

It should be noted that the property was previously located in unincorporated Osceola County but has been annexed into the City of St. Cloud.

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

The District Boundary and Legal Description are included as Exhibit 4.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the overall District encompass approximately 784 acres. Based on the current MXD Zoning for the property, the development program is currently planned to include 2,216 single family homes, 1,004 multi-family units, 480,100 square feet of commercial/office space, 200 hotel rooms, a K-8 school site and a high school site. The approved land uses within the District include the following areas. Exhibit 5 provides the location of the development uses below. Exhibit 6 shows the current land use.

Proposed Development	Approximate Acres
Private	322.6
Schools	66.0
Stormwater	132.4
Amenities, Parks and Open Space	36.8
Roads Alleys & Utility Tracts	183.3
Conservation	42.9
Total Acres	784.0

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located within the City of St. Cloud.

Permitting Agencies & Permits Required

1. Osceola County (while located in unincorporated Osceola County)

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

- a. Preliminary Subdivision Plan
 - b. Mass Grading (optional)
 - c. Site Development Plan
 - d. Final Plat
2. South Florida Water Management District (SFWMD)
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite and Offsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite and Offsite Improvements
3. City of St. Cloud
 - a. Final Engineering Construction Plans for Water, Sewer, and Reclaimed Water Systems
 - b. Concept Plan Revisions (upon annexation)
 - c. Preliminary Subdivision Plan (upon annexation)
 - d. Final Construction Plans for Streets and Drainage (upon annexation)
 - e. Final Plat (upon annexation)
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Letter of Map Revision
6. Army Corp of Engineers
 - a. Dredge and Fill Permit
 - b. Canal Crossing Permit
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. State of Florida Department of Transportation
 - a. Utility Permit
 - b. Drainage Connection Permit

Exhibit 13 lists the permits that have currently been obtained for Phase 4 & 5.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. Some incidental public benefits include those benefits received by the general public who do not

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use. The District can construct any portion or all of the proposed infrastructure. In addition, the District can acquire, own, operate and/or maintain infrastructure not dedicated to the County or City. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Phase 4B/5B Project

The Phase 4B/5B Project addressed in this Fourth Supplemental Engineer's Report includes elements that are only internal to the District. The proposed onsite infrastructure improvements include the master stormwater management and drainage systems, roadway improvements, pavement markings and street signage, potable water main, reclaimed water main and sewer infrastructure required to provide utility service to the District, landscaping, hardscaping and recreation areas. Descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5, 7 and 9 through 11. Exhibit 12 details the Cost Opinion for the Phase 4B/5B Project.

Section 5 Description of Series Phase 4B/5B Project Capital Improvement Plan

5.1 Roadway Improvements

The District will not be responsible for funding roadway construction internal to the District consisting of local roadways and alleys. The funding of Cross Prairie Parkway will be by the Developer under a Separate Reimbursement Agreement with Osceola County. The Developer will pay all costs associated with road improvements for which impact fee credits are payable pursuant to transportation or other development agreements. The costs for such improvements are not included on Exhibit 12. Exhibit 5, Public and Private Improvements, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public with the exception of the roadways within Phase 5 which will be private.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 7, Post-Development Basin Map provides a graphical representation of the currently proposed stormwater management system. Stormwater Pond 6, 17 & 20 are included in the Phase 4A/5A Project. Phases 4B/5B utilize the Stormwater Ponds constructed in Phase 4A/5A for stormwater management.

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0090G 12097G and 12097C 0255G both dated June 18, 2013, portions of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 8, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SFWMD and Osceola County any filled areas below the floodplain may require mitigation in the form of compensating storage.

A Letter of Map Revision was required for the Phase 5 improvements and was issued by FEMA on 12-02-2022.

5.4 Phase 4 & 5 Infrastructure

5.4.1 Phase 4 & 5 Roadways

The Phase 4B/5B Project does not include any of the Phase 4B/5B roadway improvements. Instead, the Phase 4 & 5 roadway improvements are to be developer funded. Phase 4 roadways will be public and owned and maintained by the City. Phase 5 roadways will be private and owned and maintained by the HOA. Phase 4 & 5 include approximately 14,695 linear feet of road and will define the ingress and egress points within the Developments. Phase 4 includes 7,534 linear feet and Phase 5 includes 7,161 linear feet of roadway. In addition to the roadways, the Phase 4 improvements include approximately 3,323 linear feet of public alleys. No public alleys will be constructed as part of Phase 5. The roadways and alleys will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 4. The Phase 4 roadways will connect to the future Phase 6 project and Cross Prairie Parkway as well as other unspecified future phases. The Phase 5 roadways will connect to Cross Prairie Parkway. No offsite roadway or intersection improvements are being constructed as part of Phase 4 & 5.

5.4.2 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete. The water mains within the District will be sized to provide water to residents of the District and will be designed and constructed based on the approved Master Utility Plan (MUP). Exhibit 9, Potable Water Distribution System Map, provides a graphical representation of the contemplated water mains to be constructed within Phase 4 & 5 and the overall District.

5.4.3 Reclaimed Water Distribution System

The District may fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be designed and constructed based on the approved MUP. Phase 4 & 5 will be served by the offsite reclaim water main which will be constructed as part of Cross Prairie Parkway. Exhibit 10, Reclaimed Water Distribution System

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

Map, provide a graphical representation of the existing and proposed offsite reclaimed water system and onsite Phase 4 & 5 and overall system contemplated within the District.

5.4.4 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by the City of St. Cloud once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents of the District, and will be designed and constructed based on the approved MUP. Exhibit 11, Wastewater System Map, provide a graphical representation of the proposed offsite wastewater system and onsite Phase 4 & 5 and overall system contemplated within the District. Forcemain and lift station improvements will be constructed as part of Phase 4.

The funding of offsite wastewater improvements will be by the Developer under a separate Reimbursement Agreement with the City of St. Cloud. The Developer will pay all costs associated with utility improvements for which impact fee credits are payable pursuant to development agreements.

5.4.5 Parks, Landscape & Hardscape

The Phase 4 & 5 landscaping and irrigation of the primary roadways will provide the “first impression” of the Development. The District may fund parks, landscape and hardscape construction and maintenance within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

5.5 Professional and Inspection Fees

For the design, permitting and construction of the proposed Phase 4B/5B Project, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the Phase 4B/5B Project.

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

Section 6 Ownership and Maintenance

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements (Phase 4)	City	City
Onsite Roadway Improvements (Phase 5)	HOA	HOA
Master Stormwater Management System	District	District
Potable Water Distribution System	City of St. Cloud	City of St. Cloud
Sanitary Sewer System	City of St. Cloud	City of St. Cloud
Reclaimed Water Distribution System	City of St. Cloud	City of St. Cloud
Parks, Landscaping, Irrigation and Signage	District	District

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Costs for the Phase 4B/5B Project is provided in Exhibit 12 and currently includes the costs for Phase 4B and Phase 5B. Costs associated with construction of the Phase 4B and Phase 5B improvements described in this report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included. Please note that the costs are subject to change based on final engineering, permitting, and changes in the site plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Phase 4B/5B Project as described is necessary for the functional development of the property within Phases 4B and Phase 5B of the District as required by the applicable local governmental agencies. Phase 4 & 5 infrastructure has been planned and designed in accordance with current governmental regulatory requirements. The public infrastructure as described in this Fourth Supplemental Engineer's Report will serve its intended function provided the construction is in substantial compliance with the design and permits which will be required for the District by the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the Phase 4B/5B Project in this Fourth Supplemental Engineer's Report are based

Tohoqua Community Development District
Fourth Supplemental Engineer's Report for Phase 4B / 5B (Phase 4B/5B Project)

on the approved plans. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the Phases 4B and Phase 5B improvements are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed Phase 4B/5B Project costs are to be public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

As District Engineer:
Poulos & Bennett, LLC



Eric E. Warren, PE
State of Florida Professional Engineer No. 45423

Exhibits



Vicinity Map

Tohoqua CDD

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October 15, 2020
P & B Job No.: 18-139

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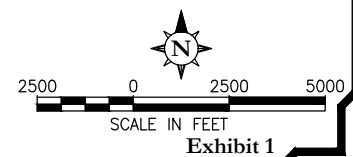
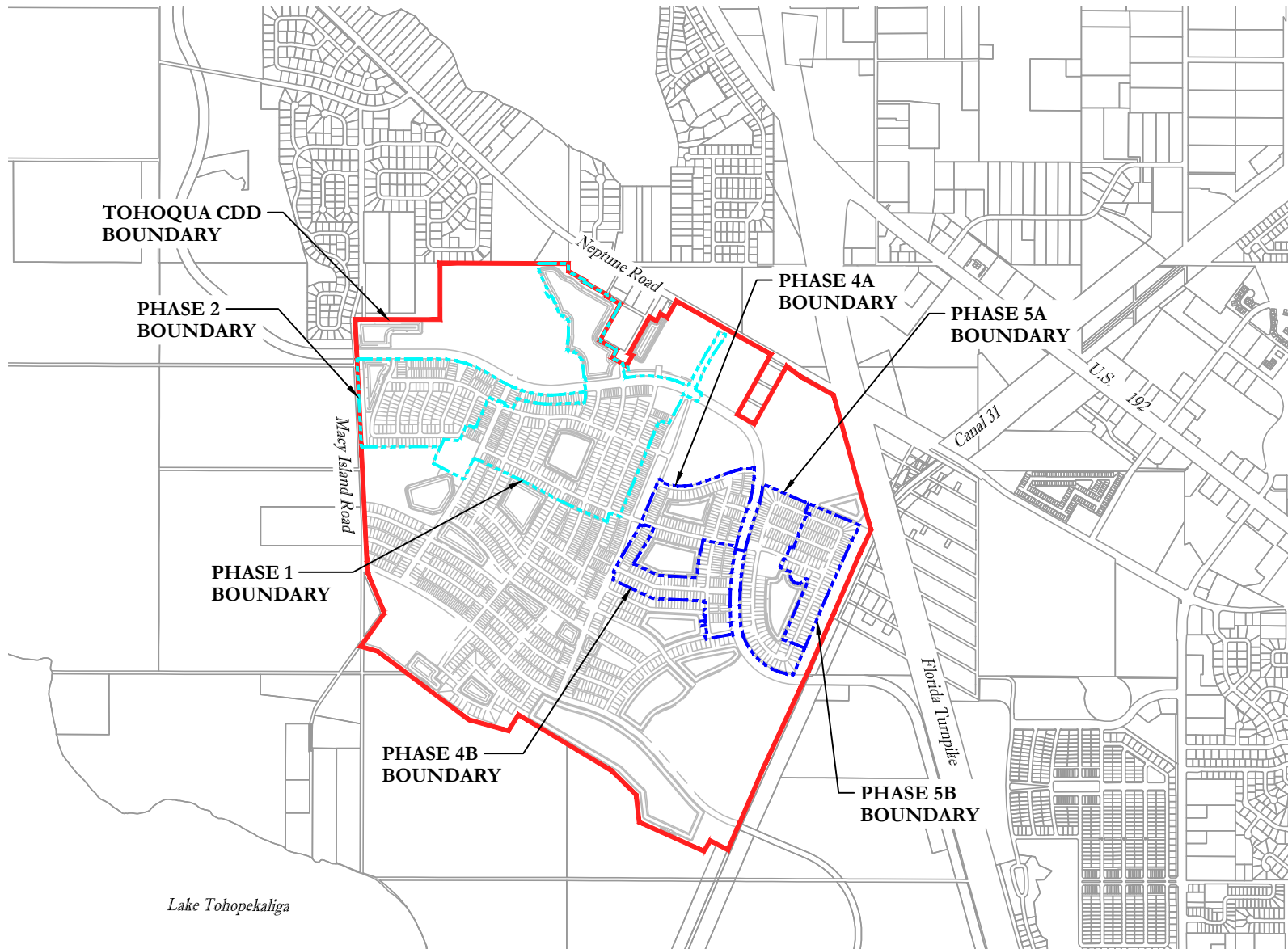


Exhibit 1



- LEGEND
- CDD Boundary
 - Existing Phase 1 & 2 Boundary
 - Phase 4 & 5 Boundary

Location Map

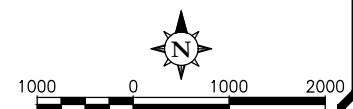
Tohoqua CDD

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October 15, 2020
P & B Job No.: 18-139

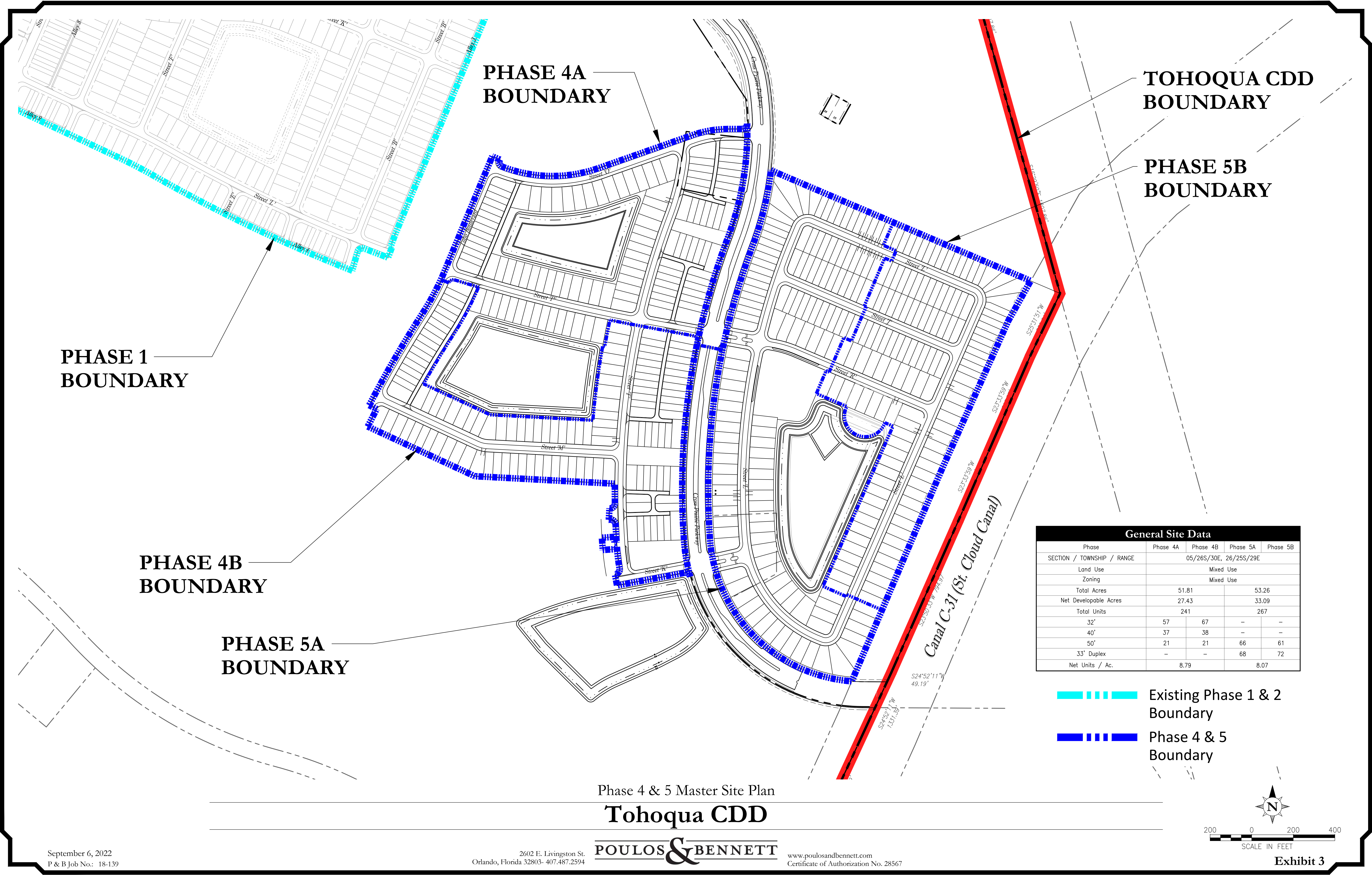
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SCALE IN FEET

Exhibit 2



General Site Data				
Phase	Phase 4A	Phase 4B	Phase 5A	Phase 5B
SECTION / TOWNSHIP / RANGE	05/26S/30E, 26/25S/29E			
Land Use	Mixed Use			
Zoning	Mixed Use			
Total Acres	51.81		53.26	
Net Developable Acres	27.43		33.09	
Total Units	241		267	
32'	57	67	—	—
40'	37	38	—	—
50'	21	21	66	61
33' Duplex	—	—	68	72
Net Units / Ac.	8.79		8.07	

Phase 4 & 5 Master Site Plan

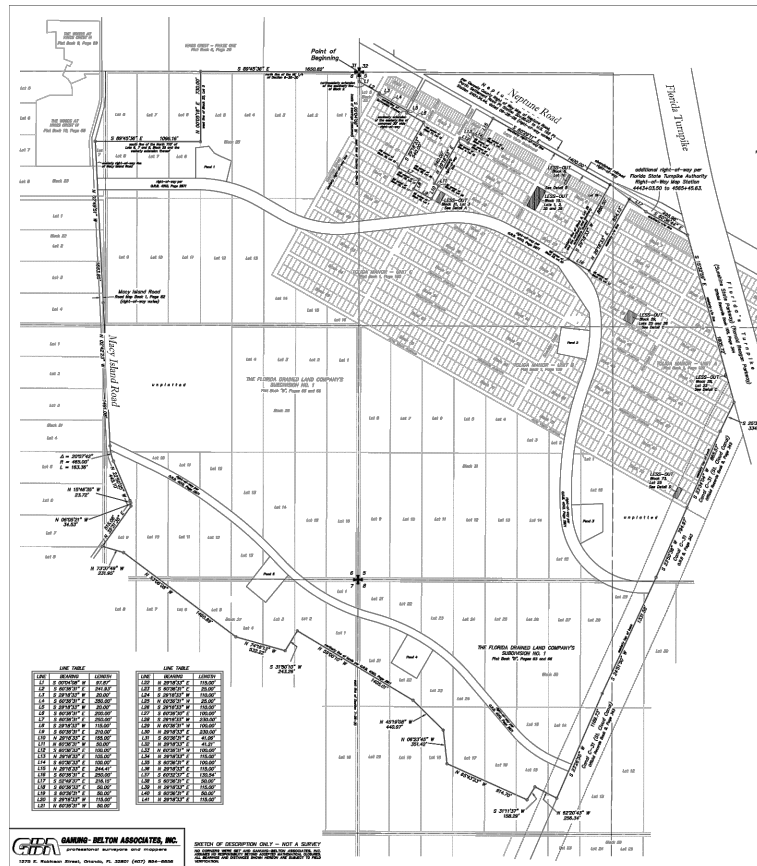
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September 6, 2022
P & B Job No.: 18-139



Legal Description

A portion of Sections 5 and 6, Township 26 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Section 6; thence run S 00°04'08" W, along the east line thereof, a distance of 97.87 feet to a point on the northwesterly extension of the southerly line of Block 2, TOLUGA MANOR – UNIT C, according to the plat thereof, as recorded in Plat Book 1, Page 193, Public Records of Osceola County, Florida; thence run S 60°36'31" E, along said northwesterly extension, a distance of 241.93 feet to a point on the easterly right-of-way line of Coolidge Street; thence run S 29°18'33" W, along said easterly right-of-way line, a distance of 20.00 feet to a point on the centerline of Sunnyside Avenue; thence run S 60°36'31" E, along said centerline, a distance of 350.00 feet to a point on the southerly extension of the easterly line of that unnamed 30.00 foot wide right-of-way, as shown and described on Osceola County Right of Way Map of Neptune Road, Parlin Settlement Road Pl Station 30+26.07 to U.S. 192 Pl Station 240+34.44, dated 08-26-08; thence run S 29°18'33" W, along said southerly extension, a distance of 20.00 feet to a point on the southerly right-of-way line of the aforesaid Sunnyside Avenue; thence run S 60°36'31" E, along said southerly right-of-way line, a distance of 200.00 feet to the northwest corner of Block 17, Lot 12; thence run S 29°18'33" W, a distance of 540.00 feet to the northwest corner of Block 32, Lot 12; thence run S 60°36'31" E, a distance of 250.00 feet to the northwest corner of Block 32, Lot 17; thence run S 29°18'33" W, a distance of 115.00 feet to the southwest corner of Block 32, Lot 17; thence run S 60°36'31" E, a distance of 210.00 feet to the southeast corner of Block 31, Lot 1; thence run N 29°18'33" E, a distance of 155.00 feet to the southeast corner of Block 22, Lot 36; thence run N 60°36'31" W, a distance of 50.00 feet to the southwest corner of Block 22, Lot 36; thence run N 29°18'33" E, along the easterly right-of-way line of Broadway Street, a distance of 540.00 feet to the southwest corner of Block 4, Lot 15; thence, departing said easterly right-of-way line, run S 60°36'31" E, a distance of 100.00 feet to the southeast corner of Block 4, Lot 14; thence run N 29°18'33" E, a distance of 105.00 feet to the northeast corner of Block 4, Lot 14; thence run S 60°36'31" E, a distance of 100.00 feet to a point on the northeast corner of Block 4, Lot 12; thence run N 29°18'33" E, a distance of 244.41 feet to a point on the southerly right-of-way line of Neptune Road, as described and recorded on the aforesaid Osceola County Right of Way Map of Neptune Road; thence run S 60°29'11" E, along said southerly right-of-way line, a distance of 1,400.00 feet to a point on the northerly extension of the easterly line of Block 6, Lot 26, TOLUGA MANOR – UNIT B, according to the plat thereof, as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida; thence run S 29°18'33" W, along said easterly line and the northerly and southerly extensions thereof, a distance of 886.50 feet to the southwest corner of Block 23, Lot 23; thence run S 60°36'31" E, a distance of 250.00 feet to the southeast corner of Block 23, Lot 13; said corner being a point on the westerly right-of-way line of Sheridan Road; thence run N 29°18'33" E, along said westerly right-of-way line, a distance of 854.13 feet to a point on the southerly right-of-way line of Florida's Turnpike per Florida State Turnpike Authority Right-of-Way Map Station 444+03.50 to 4565+45.63; thence along said right-of-way line the following two (2) courses and distances: run S 52°49'37" E, a distance of 216.15 feet; thence S 60°36'44" E, a distance of 495.96 feet to a point on the westerly right-of-way line of Florida's Turnpike, as described and recorded in Official Records Book 105, Page 344, Public Records of Osceola County, Florida; thence run S 15°32'59" E, a distance of 1805.72 feet to a point on the westerly top of bank of Canal C-31 (St. Cloud Canal); as described and recorded in Official Records Book 9, Page 343, and Official Records Book 9, Page 341, Public Records of Osceola County, Florida; thence southerly, along said top of bank, the following five (5) courses and distances: run S 25°31'53" W, a distance of 334.68 feet; thence run S 23°34'04" W, a distance of 865.57 feet; thence run S 23°50'38" W, a distance of 794.97 feet; thence run S 24°51'50" W, a distance of 1331.58 feet; thence run S 23°26'55" W, a distance of 1189.73 feet to a point on the northerly line of those lands as described and recorded in Official Records Book 4060, Page 2811, Public Records of Osceola County, Florida; thence northwesterly, along said northerly line, the following courses and distances: run N 62°20'43" W, a distance of 256.34 feet; thence run S 31°11'37" W, a distance of 158.29 feet; thence run N 65°43'23" W, a distance of 914.70 feet; thence run N 08°23'45" W, a distance of 351.42 feet; thence run N 45°19'08" W, a distance of 440.97 feet; thence run N 59°00'10" W, a distance of 1,405.01 feet; thence run S 1°50'10" W, a distance of 243.26 feet; thence run N 74°16'13" W, a distance of 532.22 feet; thence run N 53°06'09" W, a distance of 1,460.89 feet; thence run N 73°37'49" W, a distance of 231.95 feet to a point on the easterly right-of-way line of Macy Island Road, as described and recorded in Road Map Book 1, Page 82, Public Records of Osceola County, Florida; thence northerly, along said easterly right-of-way line, the following seven (7) courses and distances: run N 35°31'35" E, a distance of 515.08 feet; thence run N 06°05'21" W, a distance of 34.53 feet; thence run N 15°46'35" W, a distance of 23.72 feet; thence run N 22°50'05" W, a distance of 445.10 feet to a point of curvature of a curve, concave easterly, having a radius of 485.00 feet and a central angle of 20°07'42"; thence run northerly, along the arc of said curve, a distance of 163.36 feet to the point of tangency thereof; thence run N 02°42'23" W, a distance of 1481.08 feet; thence run N 02°48'31" W, a distance of 1683.85 feet to a point on the westerly extension of the south line of the North 710 feet of Block 25, Lots 6, 7 and 8, THE FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida; thence run S 89°45'36" E, along said south line and the westerly extension thereof, a distance of 1,096.16 feet to a point on the west line of Block 25, Lot 5; thence run N 00°05'18" E, along said west line, a distance of 730.00 feet to a point on the north line of the Northeast 114 of said Section 6; thence run S 89°45'36" E, along said north line, a distance of 1,650.82 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

Block 28, Lot 23, and Block 73, Lot 25, TOLUGA MANOR – UNIT A, according to the plat thereof, as recorded in Plat Book 1, Page 129; Block 6, Lot 10, and Block 15, Lots 1, 2, 35 and 36, and Block 29, Lots 25 and 26, TOLUGA MANOR – UNIT B, according to the plat thereof, as recorded in Plat Book 1, Page 139; Block 31, Lot 3, TOLUGA MANOR – UNIT C, according to the plat thereof, as recorded in Plat Book 1, Page 193, all being of the Public Records of Osceola County, Florida.

Containing a total of 783.96 acres, more or less.

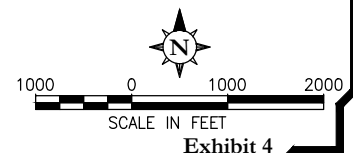
District Boundary Map and Legal Description

Tohoqua CDD

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September 15, 2017
P & B Job No.: 12-044

LEGEND

-  CDD BOUNDARY
-  PHASES 4 & 5 BOUNDARY

CDD BOUNDARY

10000 0 10000 20000
SCALE IN FEET



TOHOQUA
PROPERTY
BOUNDARY




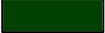
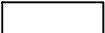

TOHOQUA
PHASE 5A
BOUNDARY

TOHOQUA
PHASE 4A
BOUNDARY

TOHOQUA
PHASE 5B
BOUNDARY

TOHOQUA
PHASE 4B
BOUNDARY

KEY

Hatch	Land-Use
	PRIVATE
	CDD-POND
	CDD-PARK / REC
	CDD-CONSERVATION
	PUBLIC ROADWAYS AND UTILITIES
	PRIVATE ROADS (PUBLIC UTILITIES)

NOTE: CDD maintains landscape within public right-of-way.

Future Public and Private Uses Within CDD

Tohoqua - Community Development District

April 7, 2022
P & B Job No.: 12-044

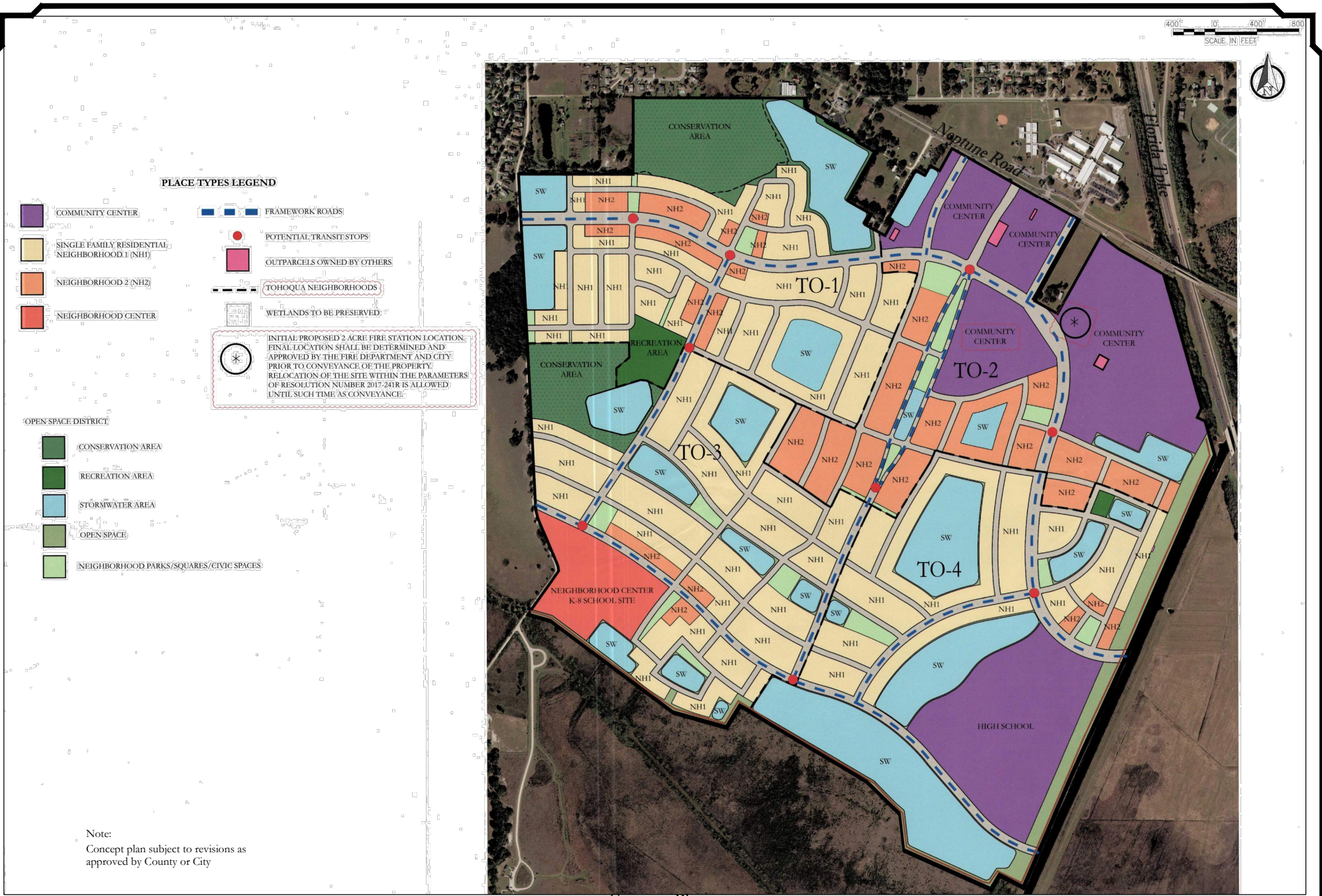
Z:\2017\17-188 TOHOQUA CDD\CAD\EXH & FIGS\12044 REQUESTION - PUBLIC AND PRIVATE USES

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Exhibit 5



Concept Plan

Tohoqua CDD

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P & B Job No.: 12-044

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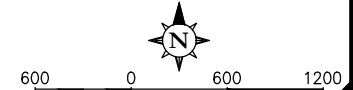
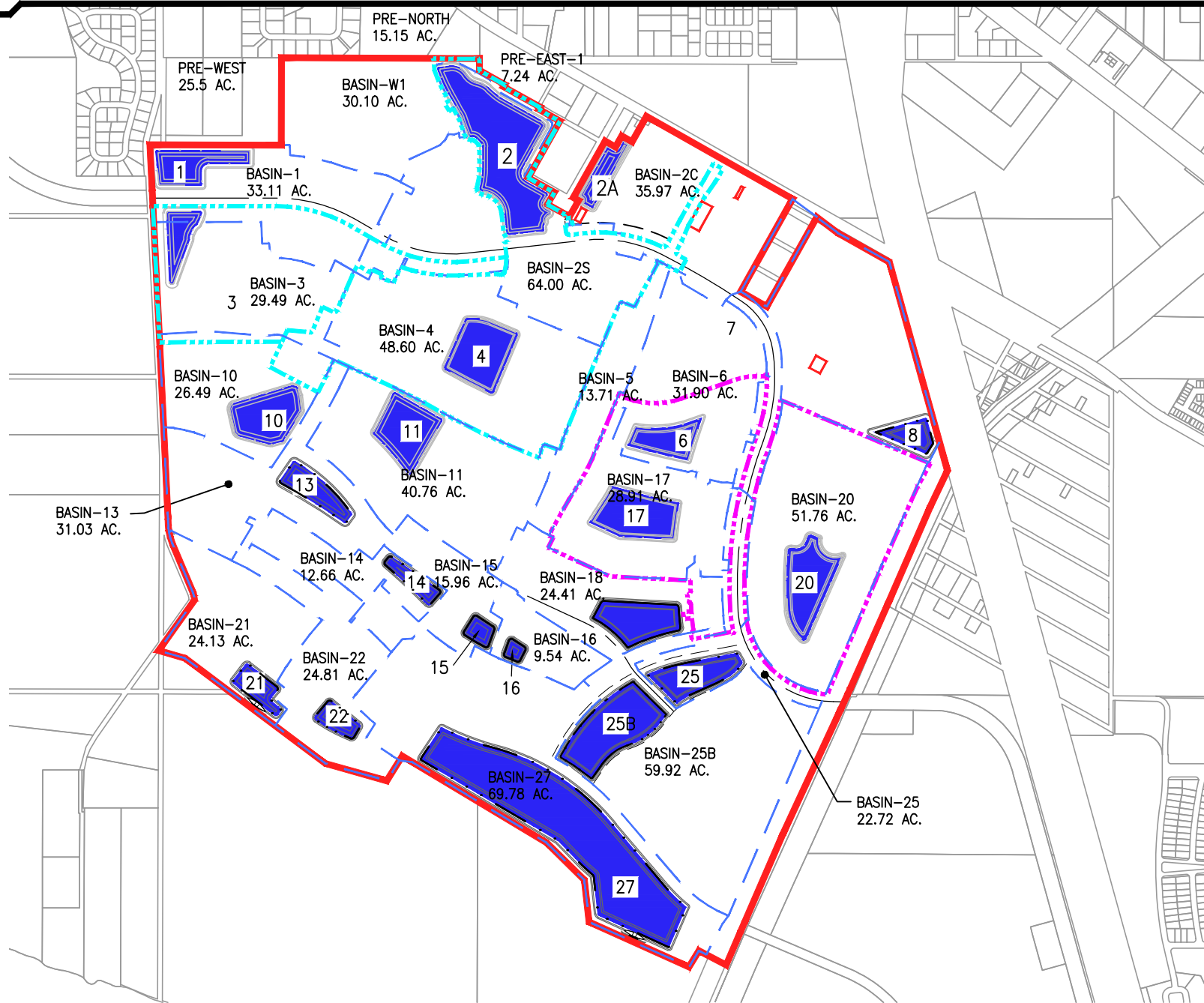


Exhibit 6



- LEGEND**
- CDD Boundary
 - Existing Phase 1 & 2 Boundary
 - Phase 4 & 5 Boundary
 - Conservation Area
 - Basin Boundary
 - Basin- 2S
 - Basin ID
 - Stormwater Pond ID
 - Stormwater Pond

Note:
Concept plan subject to revisions as
approved by County or City

Post Development Basin Map

Tohoqua CDD

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October 15, 2020
P & B Job No.: 18-139

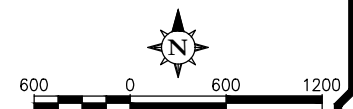
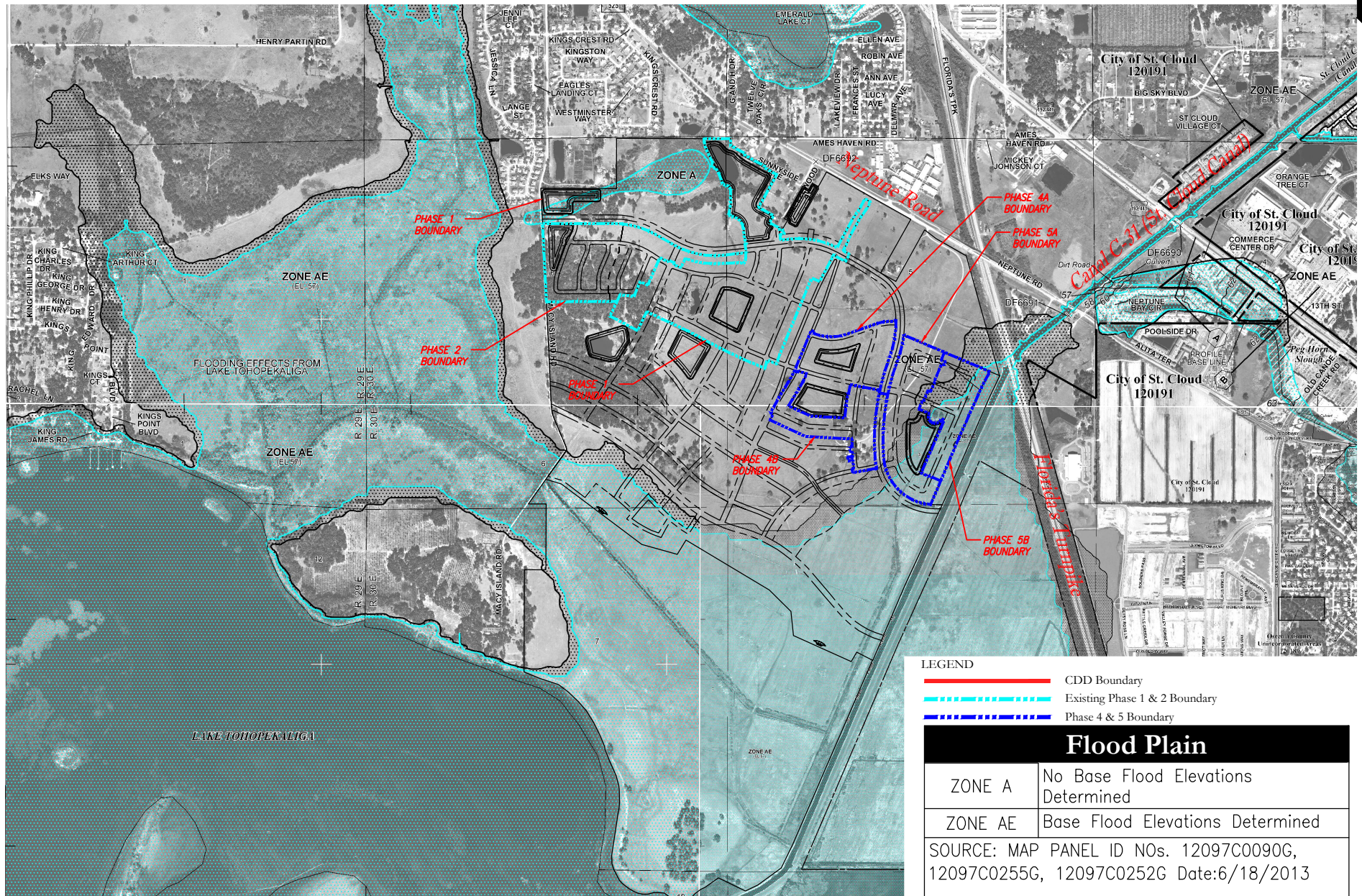


Exhibit 7



100 - Year Floodplain

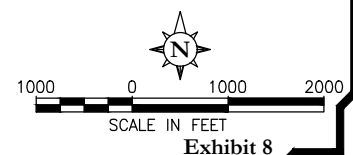
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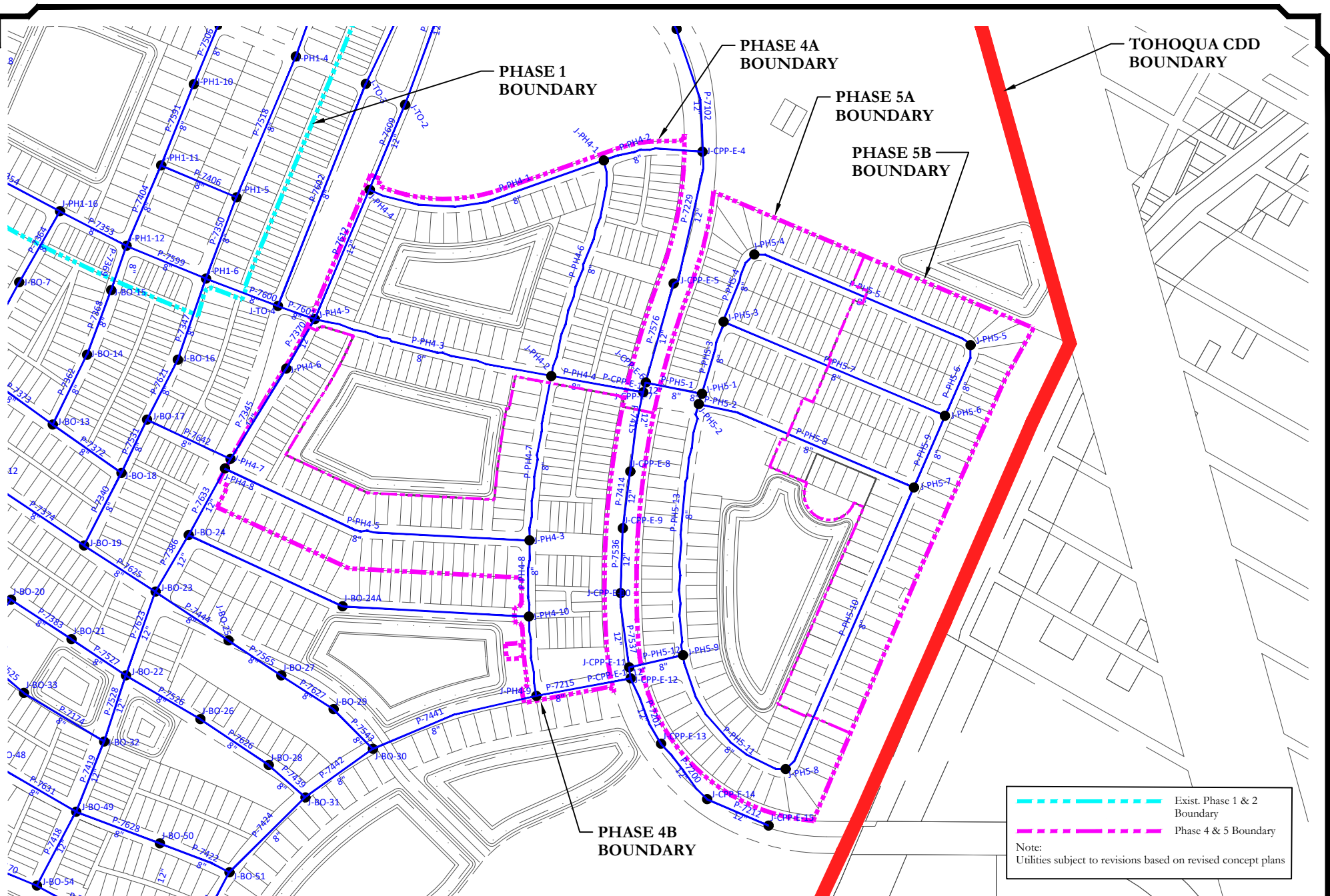
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Potable Water Distribution System

Tohoqua CDD

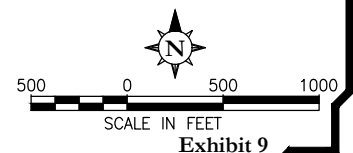
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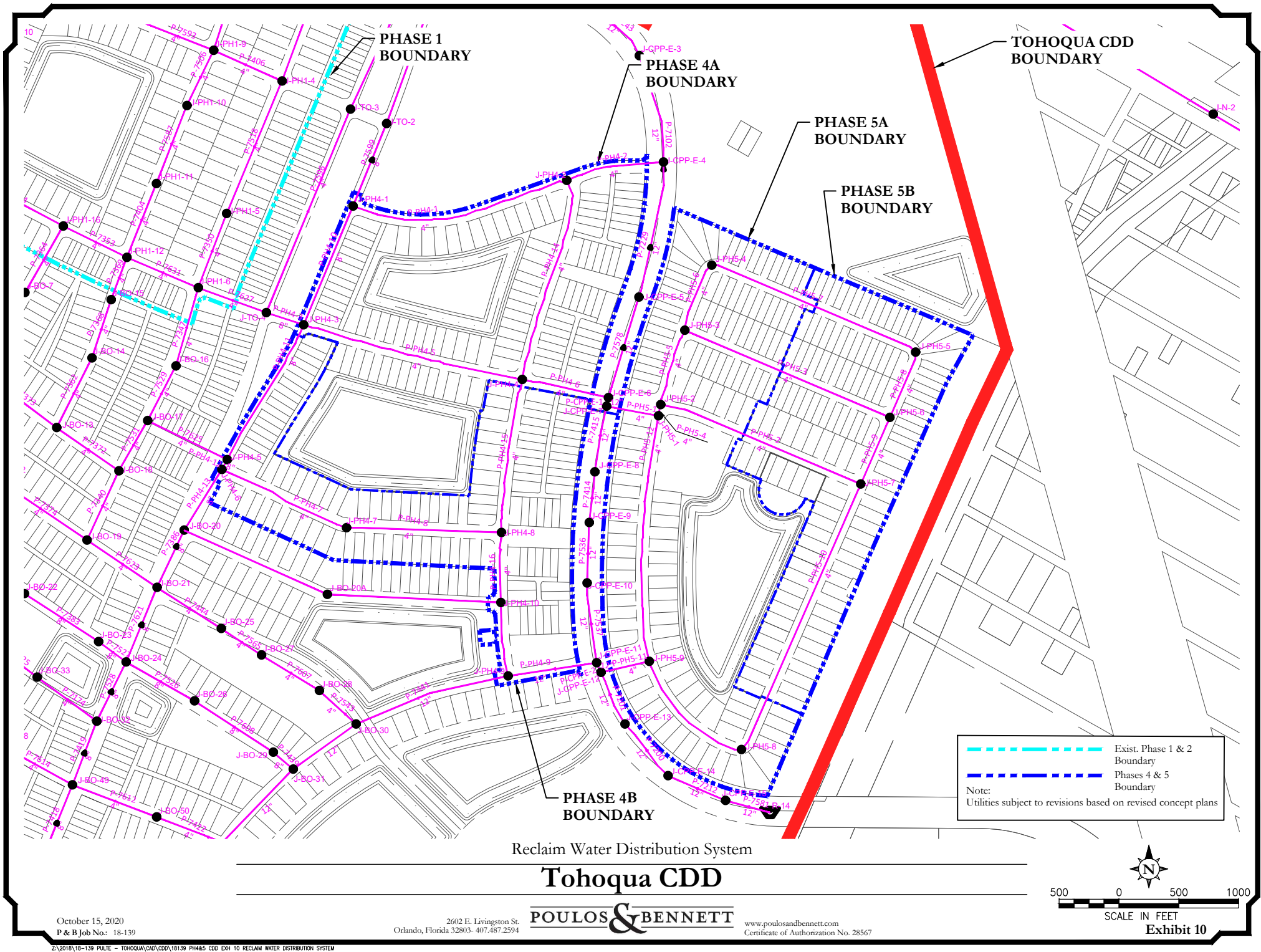
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Z:\2018\18-139 PULTE - TOHOQUA\CDD\18139 PH4&5 CDD EXH 9 POTABLE WATER DISTRIBUTION SYSTEM





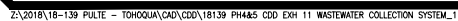


EXHIBIT 12-1
Tohoqua CDD Phases 4B
Third Supplemental Engineers Report for Phase 4B/5B (Phase 4B/5B Project)
Estimate of Probable Capital Improvement Costs
July 29, 2022

Facility	Estimated Cost
Stormwater System (Pipes & Structures)	\$ 390,921.25
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 258,723.00
Sanitary Sewer System (Pipes & Structures)	\$ 288,768.05
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 126,037.85
Landscape & Hardscape (Landscaping, Sidewalk & Sod)	\$ 364,724.00
<hr/>	
Subtotal	\$ 1,429,174.15
Professional Fees (10%)	\$ 142,917.42
Inspection, Survey & Testing Fees (5%)	\$ 71,458.71
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Subtotal	\$ 1,643,550.27
Contingency (10%)	\$ 164,355.03
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Total	\$ 1,807,905.30

EXHIBIT 12-2
Tohoqua CDD Phases 5B
Third Supplemental Engineers Report for Phase 4B/5B (Phase 4B/5B Project)
Estimate of Probable Capital Improvement Costs
July 29, 2022

Facility	Estimated Cost
Stormwater System (Pipes & Structures)	\$ 490,572.25
Potable Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 146,437.00
Sanitary Sewer System (Pipes & Structures)	\$ 180,537.50
Reclaimed Water Distribution System (Pipes, Fittings, Valves, etc.)	\$ 56,412.60
Landscape & Hardscape (Landscaping, Sidewalk & Sod)	\$ 235,111.50
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Subtotal	\$ 1,109,070.85
Professional Fees (10%)	\$ 110,907.09
Inspection, Survey & Testing Fees (5%)	\$ 55,453.54
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Subtotal	\$ 1,275,431.48
Contingency (10%)	\$ 127,543.15
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Total	\$ 1,402,974.63

EXHIBIT 13-1
Tohoqua CDD
Permit Approval Log
Master Permits

DATE: 8/2/2022		BY: _____		PROJECT NUMBER(S): 12-044				
COMMUNITY: _____		Master Project		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
DRI Rescission	Osceola County	DRI06-0011	DRI06-0011	DRI Rescission	-	Approved		6/20/2016
Concept Plan	Osceola County	CP14-00004	CD14-00004	Concept Plan	-	Approved		2/3/2016
Site Development Plan	Osceola County	SDP15-0017	SDP15-0017	Mass Grading & Master Stormwater Plan Phase 1	-	Approved		8/31/2016 1/20/2017
Utilities Approval	City of St. Cloud	-		Master Utility Plan	-	Approved		
Conservation Easement Recording	SFWMD	-	E2017025709B51 03P10	Deed of Conservation Easement	-	Approved		2/15/2019
Environmental Resource Permit (ERP)	SFWMD	150225-18	49-02426-P	Conceptual Approval And New Construction/Operation	-	Approved		12/8/2016
Environmental Resource Permit (ERP)	SFWMD	190812-1683	49-102470-P	Conceptual/Construction of a Stormwater Management System	-	Approved		11/21/2019
FDEP NPDES NOI	FDEP	-	FLR20DY10-001	Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities and Dewatering Operations	-	Approved		10/9/2020
Fill Permit	ACOE	-	SAJ-2015-00814 (SP-JSC)	Authorization to fill 32.65 acres of waters of the US for construction	-	Approved		2/17/2017
Drainage Connection Permit	FDOT	-	2016-D-853-005	Drainage Connection Permit	-	Approved		6/15/2016

EXHIBIT 13-2
Tohoqua CDD
Permit Approval Log
Phase 4

DATE: 8/2/2022		BY: _____		PROJECT NUMBER(S): 18-139				
COMMUNITY: _____		Tohoqua Phase 4		_____				
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
Preliminary Subdivision Plan (PSP)	City of St. Cloud		19-85.03	Preliminary Subdivision Plan	-	Approved		10/24/2019
Preliminary Subdivision Plan (PSP)	City of St. Cloud	SUB20-00008		Preliminary Subdivision Plan Amendment	-	Approved		11/12/2020
Subdivision Construction Plans	City of St. Cloud	DRC Case# 19-45.03	DRC Case# 19-45.03	Subdivision Construction Plan Phase 4	-	Approved		2/11/2020
Environmental Resource Permit (ERP)	SFWMD	191203-2413	49-102625-P	Environmental Resource Permit (Construction/Operation Modification)	-	Approved		1/24/2020
Environmental Resource Permit (ERP)	SFWMD	200319-3059	49-102625-P	Environmental Resource Permit Transfer	-	Approved		5/8/2020
Water Use	SFWMD	191112-11	49-02770-W	Stormwater Pond Dewatering	-	Approved		12/12/2019
Potable Water Permit	FDEP	-	0076597-476-DS	Potable Water General Permit	-	Approved		2/25/2020
Potable Water Transfer of Permit	FDEP	-	0076597-486-DS/TO	Potable Water General Permit	-	Approved		8/4/2020
Wastewater Permit	FDEP	-	0354122-002-DWC/CM	Wastewater General Permit	-	Approved		3/18/2020
Wastewater Transfer of Permit	FDEP	-	0354122-002-DWC/CM	Wastewater General Permit	-	Approved		8/14/2020
Phase 4A Plat	Osceola County		PB 30 PGS 124-129	Subdivision Plat	-	Recorded		5/4/2021
Phase 4B Plat	Osceola County	-	PB 31 PGS 161-165	Subdivision Plat	-	Recorded		2/11/2022

EXHIBIT 13-3
Tohoqua CDD
Permit Approval Log
Phase 5

DATE: 2/17/2023		BY: _____		PROJECT NUMBER(S): 18-139				
COMMUNITY: _____		Tohoqua Phase 5						
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY (IE: Subdivision Approval Phase 2)	CONSULT -ANT	CURRENT STATUS (IE: Not Yet Submitted, In Review, 2nd Submittal, Approved, Extended, Expired, Closed Out, etc.	DATE SUBMITTED	DATE ISSUED
Preliminary Subdivision Plan (PSP)	City of St. Cloud		19-85.03	Preliminary Subdivision Plan	-	Approved		10/24/2019
Preliminary Subdivision Plan (PSP)	City of St. Cloud	SUB20-00008		Preliminary Subdivision Plan Amendment	-	Approved		11/12/2020
Subdivision Construction Plans	City of St. Cloud	DRC Case# 19-45.04	DRC Case# 19-45.04	Subdivision Construction Plan Phase 5	-	Approved		2/11/2020
Environmental Resource Permit (ERP)	SFWMD	191203-2413	49-102625-P	Environmental Resource Permit (Construction/Operation Modification)	-	Approved		1/24/2020
Environmental Resource Permit (ERP)	SFWMD	200319-3059	49-102625-P	Environmental Resource Permit Transfer	-	Approved		5/8/2020
Water Use	SFWMD	191112-11	49-02770-W	Stormwater Pond Dewatering	-	Approved		12/12/2019
Potable Water Permit	FDEP	-	0076597-477-DS	Potable Water General Permit	-	Approved		2/25/2020
Potable Water Transfer of Permit	FDEP	-	0076597-487-DS/TO	Potable Water General Permit Transfer	-	Approved		8/14/2020
Wastewater Permit	FDEP	-	0354122-003-DWC/CM	Wastewater General Permit	-	Approved		3/18/2020
Wastewater Transfer of Permit	FDEP	-	0354122-003-DWC/CM	Wastewater General Permit Transfer	-	Approved		8/14/2020
Wildlife Permit	USFWS	-	MB33614D-0	Short-Term Eagle Incidental Take Permit	-	Approved		7/11/2019
Phase 5A Plat	Osceola County	-	PB 30 PG 175-179	Subdivision Plat	-	Recorded		7/2/2021
Phase 5B Plat	Osceola County	-	PB 32 PG 139-142	Subdivision Plat	-	Recorded		8/23/2022

Attachments

Attachment A

PARCEL 4B

A portion of Lots 2, 3, 5, 6, 7, and a portion of Lots 10 through 15, Block 31 FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida;

TOGETHER WITH:

A portion of Lots 10, 11 and a portion of Lots 25 through 34, Block 72; along with portions of the platted right-of-ways per TOLIGA MANOR UNIT B, according to the plat thereof, as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida.

All the above situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

Commence at the southwest corner of said Section 5; thence run S 89°42'48" E, along the south line of said Section 5, a distance of 2,508.68 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 865.00 feet; said point also lying on the southwesterly line of a 5.00 foot wide strip of additional right-of-way as recorded in Official Records Book 5892, Page 1461, Public Records of Osceola County, Florida and being adjacent to the southwesterly right-of-way line of Cross Prairie Parkway (previously named Tohoqua Parkway) as recorded in Official Records Book 4010, Page 2871, Public Records of Osceola County, Florida; thence on a chord bearing of N 36°48'37" W and a chord distance of 622.48 feet, run along the arc of said curve and along said westerly line of additional right-of-way, a distance of 636.76 feet, through a central angle of 42°10'40" for the POINT OF BEGINNING; said point being a point of reverse curvature of a curve, having a radius of 25.00 feet; thence run northwesterly along the arc of said curve, a distance of 37.03 feet, through a central angle of 84°52'05" to the point of tangency thereof; thence run S 79°22'14" W, a distance of 329.20 feet; thence run N 10°37'46" W, a distance of 54.00 feet; thence run N 79°22'14" E, a distance of 1.95 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 83°45'32"; thence run northeasterly along the arc of said curve, a distance of 36.55 feet to a point of reverse curvature of a curve, having a radius of 1,189.00 feet and a central angle of 05°27'05"; thence run northerly along the arc of said curve, a distance of 113.03 feet to a point of compound curvature of a curve, having a radius of 3,769.00 feet and a central angle of 04°31'07"; thence run northerly along the arc of said curve, a distance of 297.25 feet to a point on a non-tangent line; thence run N 86°56'11" W, a distance of 674.54 feet; thence run N 65°05'57" W, a distance of 567.05 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 5,234.00 feet; thence, on a chord bearing of N 26°49'58" E and a chord distance of 94.18 feet, run northeasterly along the arc of said curve, a distance of 94.18 feet, through a central angle of 01°01'52" to a point on a radial line; thence run N 62°39'06" W, a distance of 38.00 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 5,272.00 feet; thence, on a chord bearing of N 30°07'42" E and a chord distance of 511.38 feet, run northeasterly along the arc of said curve, a distance of 511.58 feet, through a central angle of 05°33'35" to a point of reverse curvature of a curve; having a radius of 1,222.00 feet and a central angle of 08°41'35"; thence run northeasterly along the arc of said curve, a distance of 185.40 feet to a point on a non-radial line; said point lying on the southerly line of TOHOQUA - PHASE 4A, as recorded in Plat Book 30, Pages 124 through 129, Public Records of Osceola County, Florida; thence run easterly along said southerly line, the following courses and distances: run S 65°47'06" E, a distance of 38.00 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 25.00 feet; thence, on a chord bearing of N 65°48'15" E and a chord distance of 33.19 feet, run northeasterly along the arc of said curve, a distance of 36.29 feet, through a central angle of 83°10'50" to a point of reverse curvature of a curve, having a radius of 7,554.00 feet and a central angle of 00°51'34"; thence run easterly along the arc of said curve, a distance of 113.31 feet to the intersection with a curve, concave northwesterly, having a radius of 1,395.00 feet; thence, on a chord bearing of S 27°45'29" W and a chord distance of 250.45 feet, run southwesterly along the arc of said curve, a distance of 250.79 feet, through a central angle of 10°18'01" to a point of reverse curvature of a curve,

having a radius of 5,099.00 feet and a central angle of $03^{\circ}11'17''$; thence run southwesterly along the arc of said curve, a distance of 283.72 feet to a point on a non-tangent line; thence run $S\ 65^{\circ}05'57''\ E$, a distance of 357.94 feet; thence run $S\ 86^{\circ}56'11''\ E$, a distance of 494.93 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 3,889.00 feet; thence, on a chord bearing of $N\ 08^{\circ}30'42''\ E$ and a chord distance of 489.22 feet, run northerly along the arc of said curve, a distance of 489.54 feet, through a central angle of $07^{\circ}12'44''$ to the intersection with a curve, concave northeasterly, having a radius of 7,554.00 feet; thence, on a chord bearing of $S\ 78^{\circ}56'00''\ E$ and a chord distance of 147.90 feet, run easterly along the arc of said curve, a distance of 147.90 feet, through a central angle of $01^{\circ}07'19''$ to the point of tangency thereof; thence run $S\ 79^{\circ}29'39''\ E$, a distance of 270.56 feet to a point of curvature of a curve, concave southwesterly, having a radius of 25.00 feet and a central angle of $91^{\circ}22'12''$; thence run southeasterly, along the arc of said curve, a distance of 39.87 feet to a point of reverse curvature of a curve, having a radius of 3,445.00 feet; said point also lying on the westerly line of the aforesaid 5.00 foot wide strip of additional right-of-way; thence, departing the southerly line of said TOHOQUA - PHASE 4A, run southerly along westerly line of additional right-of-way, the following two (2) courses and distances: run southerly along the arc of said curve, a distance of 960.54 feet, through a central angle of $15^{\circ}58'31''$ to a point of compound curvature of a curve, having a radius of 865.00 feet and a central angle of $11^{\circ}37'18''$; thence run southerly along the arc of said curve, a distance of 175.45 feet to the POINT OF BEGINNING.

Containing 20.57 acres, more or less.

Attachment B

PHASE 5B

LEGAL DESCRIPTION

A portion of Blocks 41, 44, 57, 60 and 73 along with portions of the platted Right of Ways, TOLIGA MANOR – UNIT A, as recorded in Plat Book 1, Page 129 of the Public Records of Osceola County, Florida, and that portion of unplatted lands all lying East of the plat of TOHOQUA – PHASE 5A, as recorded in Plat Book 30, Pages 175 through 179 of said Public Records and West of the C-31 Canal as described in Official Records Book 9, Page 343 of said Public Records, situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

BEGIN at the Northeast corner of Lot 32, TOHOQUA – PHASE 5A, as recorded in Plat Book 30, Pages 175 through 179 of the Public Records of Osceola County, Florida; thence along the East boundary of said TOHOQUA – PHASE 5A the following sixteen (16) courses: run S23°03'29"W, a distance of 120.00 feet; thence run S66°56'31"E, a distance of 66.00 feet; thence run S23°03'29"W, a distance of 54.00 feet; thence run N66°56'31"W, a distance of 36.58 feet; thence run S23°03'29"W, a distance of 250.00 feet; thence run S66°56'31"E, a distance of 9.02 feet; thence run S23°03'29"W, a distance of 179.00 feet; thence run N66°56'31"W, a distance of 39.89 feet; thence run S23°03'29"W, a distance of 179.00 feet; thence run N66°56'31"W, a distance of 16.23 feet; thence run S23°03'29"W, a distance of 120.00 feet; thence run S66°56'31"E, a distance of 400.20 feet; thence run S23°35'56"W, a distance of 840.00 feet; thence run S66°24'04"E, a distance of 120.00 feet; thence run S75°49'54"E, a distance of 54.74 feet; thence run S66°24'04"E, a distance of 131.60 feet to a point on the West Right of Way of the C-31 Canal as described in Official Records Book 9, Page 343 of said Public Records; thence along said West Right of Way the following three (3) courses: run N23°01'27"E, a distance of 721.44 feet; thence run N24°07'08"E, a distance of 795.34 feet; thence run N29°12'37"E, a distance of 220.50 feet; thence leaving said West Right of Way, run N66°56'31"W, a distance of 718.19 feet to the POINT OF BEGINNING.

Containing 19.78 acres, more or less.

EXHIBIT “B”
ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023
SUPPLEMENTAL ASSESSMENT METHODOLOGY
FOR
ASSESSMENT AREA FOUR
(PHASE 4B/5B PROJECT)

Date: March 1, 2023

Prepared by

Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801



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GMS-CF, LLC does not represent the Tohoqua Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Tohoqua Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Tohoqua Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District plans to issue approximately \$2,310,000 of tax exempt bonds (the “Series 2023 Bonds” or “Bonds”) for the purpose of financing infrastructure improvements within an assessment area within the District referred to as Assessment Area Four or Phase 4B/5B. The infrastructure improvements to be financed are cumulatively referred to as the Phase 4B/5B Project and are more specifically described in the Fourth Supplemental Engineer’s Report dated February 17, 2023, prepared by Poulos and Bennet, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements that benefit property owners within Assessment Area Four of the District.

1.1 Purpose

This Supplemental Assessment Methodology for Assessment Area Four (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase 4B/5B Project. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District plans to impose non-ad valorem special assessments on the benefited lands within Assessment Area Four within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 784 acres in Osceola County, Florida. Assessment Area Four comprises 40.35 developable acres within the District. The development program for Assessment Area Four of the District currently envisions approximately 259 residential units. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Phase 4B/5B Project will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain stormwater systems, potable water distribution systems,

sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Phase 4B/5B Project.
2. The District Engineer determines the assessable acres that benefit from the District's Phase 4B/5B Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Phase 4B/5B Project.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the Assessment Area Four within the District, different in kind and degree than general benefits, for properties within the District as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Four within the District. The implementation of the Phase 4B/5B Project enables properties within the boundaries of Assessment Area Four within the District to be developed. Without the District's Phase 4B/5B Project, there would be no infrastructure to support development of land within Assessment Area Four within the District. Without these improvements, development of the property within Assessment Area Four of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Four within the District will benefit from the provision of the Phase 4B/5B Project. However, these benefits will be incidental for the purpose of the Phase 4B/5B Project, which is designed solely to meet the needs of property within Assessment Area Four within the District. Properties outside of Assessment Area Four within the District boundaries do not depend upon the District's Phase 4B/5B Project. The property owners within Assessment Area Four within the District are therefore receiving special benefits not received by those outside Assessment Area Four and outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase 4B/5B Project that is necessary to support full development of Assessment Area Four will cost approximately \$3,210,880. However, the District is only financing a portion of the Phase 4B/5B Project with the Series 2023 Bonds. The balance of the Phase 4B/5B Project will be funded with Developer Contributions and/or future bond issue(s). The District's Underwriter projects that financing costs required to fund a portion of the Phase 4B/5B Project costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest is \$2,310,000. Without the Phase 4B/5B Project, the property within Assessment Area Four of the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District plans to issue approximately \$2,310,000 in Bonds to fund a portion of the District's Phase 4B/5B Project, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$2,310,000 in debt to the properties within Assessment Area Four benefiting from the Phase 4B/5B Project.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Phase 4B/5B Project needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$3,210,880. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the

Phase 4B/5B Project and related costs was determined by the District's Underwriter to total approximately \$2,310,000. Any additional funds needed to complete the Phase 4B/5B Project will be funded by developer contributions or future bond issues. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. The Phase 4B/5B Project funded by the District's Series 2023 Bonds will benefit the platted Phase 4B/5B property. Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") is complete, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will be assessed on an equal per acre basis of all the remaining unassigned property within Assessment Area Four within the District. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the planned 259 residential units within Assessment Area Four within the District, which are the beneficiaries of the Phase 4B/5B Project, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Phase 4B/5B Project consists of certain stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. There are currently four product types within the planned development of Assessment Area Four. The single family 50' home has been set as the base unit and has been assigned one

equivalent residential unit (“ERU”) as represented in the Master Assessment Report. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Phase 4B/5B Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase 4B/5B Project will provide several types of systems, facilities and services for its residents. These include construct and/or acquire certain stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection to the improvements in fact actually provided.

For the provision of the Phase 4B/5B Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer’s Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Phase 4B/5B Project have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within Assessment Area Four within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase 4B/5B Project is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is recorded, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will distribute the lien to the platted Phase 4B/5B property within Assessment Area Four. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in Assessment Area Four of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	Phase 4B	Phase 5B	Total Units	ERUs per Unit (1)	Total ERUs
Multi-Family - Duplex 33'	0	72	72	0.60	43
Single Family - 32'	67	0	67	0.65	44
Single Family - 40'	38	0	38	0.80	30
Single Family - 50'	21	61	82	1.00	82
Total Units	126	133	259		199

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50 = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Phase 4B/5B Project Capital Improvement Plan ("CIP") (1)	Phase 4B	Phase 5B	Total Cost Estimate
Stormwater Systems	\$390,921	\$490,572	\$881,494
Potable Water Distribution System	\$258,723	\$146,437	\$405,160
Sanitary Sewer System	\$288,768	\$180,538	\$469,306
Reclaimed Water Distribution System	\$126,038	\$56,413	\$182,450
Landscape & Hardscape	\$364,724	\$235,112	\$599,836
Professional Fees	\$142,917	\$110,907	\$253,825
Inspection, Survey, and Testing	\$71,459	\$55,454	\$126,912
Contingency	\$164,355	\$127,543	\$291,898
	\$1,807,905	\$1,402,975	\$3,210,880

(1) A detailed description of these improvements is provided in the Fourth Supplemental Engineer's Report dated February 17, 2023

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 3</p> <p>TOHOQUA COMMUNITY DEVELOPMENT DISTRICT</p> <p>BOND SIZING</p> <p>SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR</p>

Description	
Construction Funds	\$1,935,446
Debt Service Reserve	\$77,220
Capitalized Interest	\$76,134
Underwriters Discount	\$175,000
Cost of Issuance	\$46,200
Par Amount*	\$2,310,000

Bond Assumptions:

Average Coupon Rate	5.25%
Amortization	30 years
Capitalized Interest	Thru 11/1/2023
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

*Par Amount is subject to change based on the actual terms at the sale of Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF IMPROVEMENT COSTS
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvement Costs Per Product Type	Improvements Per Unit
Multi-Family - Duplex 33'	72	0.60	43.20	21.69%	\$696,510	\$9,674
Single Family - 32'	67	0.65	43.55	21.87%	\$702,153	\$10,480
Single Family - 40'	38	0.80	30.40	15.26%	\$490,137	\$12,898
Single Family - 50'	82	1.00	82.00	41.17%	\$1,322,080	\$16,123
Totals	259		199	100.00%	\$3,210,880	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	% of Total ERUs	Improvements Costs	Allocation of Par	Par Debt Per Unit
			Per Product Type	Debt Per Product Type	
Multi-Family - Duplex 33'	72	21.69%	\$696,510	\$501,090	\$6,960
Single Family - 32'	67	21.87%	\$702,153	\$505,149	\$7,540
Single Family - 40'	38	15.26%	\$490,137	\$352,619	\$9,279
Single Family - 50'	82	41.17%	\$1,322,080	\$951,142	\$11,599
Totals	259	100%	\$3,210,880	\$2,310,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
 TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Multi-Family - Duplex 33'	72	\$501,090	\$6,960	\$33,501	\$465.30	\$495.00
Single Family - 32'	67	\$505,149	\$7,540	\$33,773	\$504.07	\$536.25
Single Family - 40'	38	\$352,619	\$9,279	\$23,575	\$620.40	\$660.00
Single Family - 50'	82	\$951,142	\$11,599	\$63,591	\$775.50	\$825.00
Totals	259	\$2,310,000		\$154,440		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1160	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1170	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1180	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1190	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1200	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1210	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1220	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1230	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1240	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1250	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1260	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1270	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1280	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1290	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1300	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1310	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1320	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1330	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1340	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1350	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1360	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1370	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1380	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1390	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1400	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1410	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1420	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1430	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1440	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1450	1	40	\$9,279.44	\$620.40	\$660.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1460	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1470	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1480	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1490	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1500	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1510	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1520	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1530	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1540	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1550	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1560	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1570	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1580	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1590	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1600	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1610	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1620	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1630	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1640	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1650	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1660	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1670	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1680	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1690	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1700	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1710	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1720	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1730	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1740	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1750	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1760	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1770	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1780	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1790	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1800	1	32	\$7,539.54	\$504.07	\$536.25

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1810	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1820	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1830	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1840	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1850	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1860	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1870	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1880	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1890	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1900	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1910	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1920	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1930	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1940	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1950	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1960	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1970	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1980	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-1990	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2000	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2010	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2020	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2030	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2040	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2050	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2060	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2070	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2080	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2090	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2100	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2110	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2120	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2130	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2140	1	32	\$7,539.54	\$504.07	\$536.25
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2150	1	50	\$11,599.30	\$775.50	\$825.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2160	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2170	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2180	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2190	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2200	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2210	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2220	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2230	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2240	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2250	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2260	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2270	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2280	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2290	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2300	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2310	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2320	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2330	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2340	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2350	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2360	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2370	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2380	1	40	\$9,279.44	\$620.40	\$660.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2390	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2400	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5347-0001-2410	1	50	\$11,599.30	\$775.50	\$825.00
Total Phase 4B		126		\$1,101,353.25	\$73,633.33	\$78,333.33
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1350	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1360	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1370	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1380	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1390	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1400	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1410	1	50	\$11,599.30	\$775.50	\$825.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1420	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1430	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1440	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1450	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1460	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1470	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1480	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1490	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1500	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1510	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1520	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1530	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1540	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1550	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1560	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1570	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1580	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1590	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1600	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1610	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1620	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1630	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1640	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1650	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1660	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1670	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1680	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1690	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1700	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1710	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1720	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1730	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1740	1	MF	\$6,959.58	\$465.30	\$495.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1750	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1760	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1770	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1780	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1790	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1800	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1810	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1820	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1830	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1840	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1850	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1860	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1870	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1880	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1890	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1900	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1910	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1920	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1930	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1940	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1950	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1960	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1970	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1980	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-1990	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2000	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2010	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2020	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2030	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2040	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2050	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2060	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2070	1	MF	\$6,959.58	\$465.30	\$495.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2080	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2090	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2100	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2110	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2120	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2130	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2140	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2150	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2160	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2170	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2180	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2190	1	MF	\$6,959.58	\$465.30	\$495.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2200	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2210	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2220	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2230	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2240	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2250	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2260	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2270	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2280	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2290	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2300	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2310	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2320	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2330	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2340	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2350	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2360	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2370	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2380	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2390	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2400	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2410	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2420	1	50	\$11,599.30	\$775.50	\$825.00

Owner	Property ID #'s*	Units	Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
					Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2430	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2440	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2450	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2460	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2470	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2480	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2490	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2500	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2510	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2520	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2530	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2540	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2550	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2560	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2570	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2580	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2590	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2600	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2610	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2620	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2630	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2640	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2650	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2660	1	50	\$11,599.30	\$775.50	\$825.00
PULTE HOME COMPANY LLC	05-26-30-5349-0001-2670	1	50	\$11,599.30	\$775.50	\$825.00
Total Phase 5B		133.00		\$1,208,646.75	\$80,806.67	\$85,964.54
Combined Total		259.00		\$2,310,000.00	\$154,440.00	\$164,297.87

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.25%
Maximum Annual Debt Service	\$154,440

Exhibit A

PARCEL 4B

A portion of Lots 2, 3, 5, 6, 7, and a portion of Lots 10 through 15, Block 31 FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book "B", Pages 65 and 66, Public Records of Osceola County, Florida;

TOGETHER WITH:

A portion of Lots 10, 11 and a portion of Lots 25 through 34, Block 72; along with portions of the platted right-of-ways per TOLIGA MANOR UNIT B, according to the plat thereof, as recorded in Plat Book 1, Page 139, Public Records of Osceola County, Florida.

All the above situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida, being more particularly described as follows:

Commence at the southwest corner of said Section 5; thence run S 89°42'48" E, along the south line of said Section 5, a distance of 2,508.68 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 865.00 feet; said point also lying on the southwesterly line of a 5.00 foot wide strip of additional right-of-way as recorded in Official Records Book 5892, Page 1461, Public Records of Osceola County, Florida and being adjacent to the southwesterly right-of-way line of Cross Prairie Parkway (previously named Tohoqua Parkway) as recorded in Official Records Book 4010, Page 2871, Public Records of Osceola County, Florida; thence on a chord bearing of N 36°48'37" W and a chord distance of 622.48 feet, run along the arc of said curve and along said westerly line of additional right-of-way, a distance of 636.76 feet, through a central angle of 42°10'40" for the POINT OF BEGINNING; said point being a point of reverse curvature of a curve, having a radius of 25.00 feet; thence run northwesterly along the arc of said curve, a distance of 37.03 feet, through a central angle of 84°52'05" to the point of tangency thereof; thence run S 79°22'14" W, a distance of 329.20 feet; thence run N 10°37'46" W, a distance of 54.00 feet; thence run N 79°22'14" E, a distance of 1.95 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 83°45'32"; thence run northeasterly along the arc of said curve, a distance of 36.55 feet to a point of reverse curvature of a curve, having a radius of 1,189.00 feet and a central angle of 05°27'05"; thence run northerly along the arc of said curve, a distance of 113.03 feet to a point of compound curvature of a curve, having a radius of 3,769.00 feet and a central angle of 04°31'07"; thence run northerly along the arc of said curve, a distance of 297.25 feet to a point on a non-tangent line; thence run N 86°56'11" W, a distance of 674.54 feet; thence run N 65°05'57" W, a distance of 567.05 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 5,234.00 feet; thence, on a chord bearing of N 26°49'58" E and a chord distance of 94.18 feet, run northeasterly along the arc of said curve, a distance of 94.18 feet, through a central angle of 01°01'52" to a point on a radial line; thence run N 62°39'06" W, a distance of 38.00 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 5,272.00 feet; thence, on a chord bearing of N 30°07'42" E and a chord distance of 511.38 feet, run northeasterly along the arc of said curve, a distance of 511.58 feet, through a central angle of 05°33'35" to a point of reverse curvature of a curve; having a radius of 1,222.00 feet and a central angle of 08°41'35"; thence run northeasterly along the arc of said curve, a distance of 185.40 feet to a point on a non-radial line; said point lying on the southerly line of TOHOQUA - PHASE 4A, as recorded in Plat Book 30, Pages 124 through 129, Public Records of Osceola County, Florida; thence run easterly along said southerly line, the following courses and distances: run S 65°47'06" E, a distance of 38.00 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 25.00 feet; thence, on a chord bearing of N 65°48'15" E and a chord distance of 33.19 feet, run northeasterly along the arc of said curve, a distance of 36.29 feet, through a central angle of 83°10'50" to a point of reverse curvature of a curve, having a radius of 7,554.00 feet and a central angle of 00°51'34"; thence run easterly along the arc of said curve, a distance of 113.31 feet to the intersection with a curve, concave northwesterly, having a radius of 1,395.00 feet; thence, on a chord bearing of S 27°45'29" W and a chord distance of 250.45 feet, run southwesterly along the arc of said curve, a distance of 250.79 feet, through a central angle of 10°18'01" to a point of reverse curvature of a curve,

having a radius of 5,099.00 feet and a central angle of $03^{\circ}11'17''$; thence run southwesterly along the arc of said curve, a distance of 283.72 feet to a point on a non-tangent line; thence run $S\ 65^{\circ}05'57''\ E$, a distance of 357.94 feet; thence run $S\ 86^{\circ}56'11''\ E$, a distance of 494.93 feet to a point of curvature of a non-tangent curve, concave southeasterly, having a radius of 3,889.00 feet; thence, on a chord bearing of $N\ 08^{\circ}30'42''\ E$ and a chord distance of 489.22 feet, run northerly along the arc of said curve, a distance of 489.54 feet, through a central angle of $07^{\circ}12'44''$ to the intersection with a curve, concave northeasterly, having a radius of 7,554.00 feet; thence, on a chord bearing of $S\ 78^{\circ}56'00''\ E$ and a chord distance of 147.90 feet, run easterly along the arc of said curve, a distance of 147.90 feet, through a central angle of $01^{\circ}07'19''$ to the point of tangency thereof; thence run $S\ 79^{\circ}29'39''\ E$, a distance of 270.56 feet to a point of curvature of a curve, concave southwesterly, having a radius of 25.00 feet and a central angle of $91^{\circ}22'12''$; thence run southeasterly, along the arc of said curve, a distance of 39.87 feet to a point of reverse curvature of a curve, having a radius of 3,445.00 feet; said point also lying on the westerly line of the aforesaid 5.00 foot wide strip of additional right-of-way; thence, departing the southerly line of said TOHOQUA - PHASE 4A, run southerly along westerly line of additional right-of-way, the following two (2) courses and distances: run southerly along the arc of said curve, a distance of 960.54 feet, through a central angle of $15^{\circ}58'31''$ to a point of compound curvature of a curve, having a radius of 865.00 feet and a central angle of $11^{\circ}37'18''$; thence run southerly along the arc of said curve, a distance of 175.45 feet to the POINT OF BEGINNING.

Containing 20.57 acres, more or less.

Exhibit A Continued

PHASE 5B

LEGAL DESCRIPTION

A portion of Blocks 41, 44, 57, 60 and 73 along with portions of the platted Right of Ways, TOLIGA MANOR – UNIT A, as recorded in Plat Book 1, Page 129 of the Public Records of Osceola County, Florida, and that portion of unplatted lands all lying East of the plat of TOHOQUA – PHASE 5A, as recorded in Plat Book 30, Pages 175 through 179 of said Public Records and West of the C-31 Canal as described in Official Records Book 9, Page 343 of said Public Records, situated in Section 5, Township 26 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

BEGIN at the Northeast corner of Lot 32, TOHOQUA – PHASE 5A, as recorded in Plat Book 30, Pages 175 through 179 of the Public Records of Osceola County, Florida; thence along the East boundary of said TOHOQUA – PHASE 5A the following sixteen (16) courses: run S23°03'29"W, a distance of 120.00 feet; thence run S66°56'31"E, a distance of 66.00 feet; thence run S23°03'29"W, a distance of 54.00 feet; thence run N66°56'31"W, a distance of 36.58 feet; thence run S23°03'29"W, a distance of 250.00 feet; thence run S66°56'31"E, a distance of 9.02 feet; thence run S23°03'29"W, a distance of 179.00 feet; thence run N66°56'31"W, a distance of 39.89 feet; thence run S23°03'29"W, a distance of 179.00 feet; thence run N66°56'31"W, a distance of 16.23 feet; thence run S23°03'29"W, a distance of 120.00 feet; thence run S66°56'31"E, a distance of 400.20 feet; thence run S23°35'56"W, a distance of 840.00 feet; thence run S66°24'04"E, a distance of 120.00 feet; thence run S75°49'54"E, a distance of 54.74 feet; thence run S66°24'04"E, a distance of 131.60 feet to a point on the West Right of Way of the C-31 Canal as described in Official Records Book 9, Page 343 of said Public Records; thence along said West Right of Way the following three (3) courses: run N23°01'27"E, a distance of 721.44 feet; thence run N24°07'08"E, a distance of 795.34 feet; thence run N29°12'37"E, a distance of 220.50 feet; thence leaving said West Right of Way, run N66°56'31"W, a distance of 718.19 feet to the POINT OF BEGINNING.

Containing 19.78 acres, more or less.

SECTION V



**Request for proposal
Tohoqua Amenities Center**

To: Alan Scheerer

From: Daniel Srein

Date: 02/03/23

Re: Palm replacements at Amenities Center (Sabal)

Quantity	DESCRIPTION	Unit cost	Extended Cost
4	16' CT Regenerated Sabal Palms	\$325	\$1300.00
1	Freight charge	\$500.00	\$500.00
3 days	Dingo wheeled machine with tree lift attachment	\$450.00	\$1350.00
90hrs	Remove fence and landscaping to access pool area. Clear pool deck. Prep tree rings for removal (Remove plants, expose irrigation and any wires etc). Remove 4 palms from pool area. Install 4 new palms with batten kits. Restore fenceline	\$55.00	\$4950.00
1	Lumber charge (Plywood to protect pool deck)	\$275.00	\$275.00
TBD	New landscaping plants	\$TBD	\$TBD
	We will make every attempt to save the podocarpus and other plants while accessing the pool area. These will be staged nearby and watered to try to maintain viability and replant them once we are finished.		
		Total:	\$8125.00

Sign For approval:

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has grown from 10% of the economy to 15% of the economy.

There is a growing awareness of the need to improve the efficiency of the public sector. The public sector is a major employer in the UK, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector.

The public sector is a complex organization, and its performance is a key indicator of the health of the economy. The public sector is also a major source of revenue for the government, and its performance is a key indicator of the health of the public sector. The public sector is a complex organization, and its performance is a key indicator of the health of the economy.

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**Request for proposal
Tohoqua Amenities Center**

To: Alan Scheerer

From: Daniel Srein

Date: 02/03/23

Re: Palm replacements at Amenities Center (Ribbon)

Quantity	DESCRIPTION	Unit cost	Extended Cost
4	16' CT Ribbon palms	\$725	\$2900.00
1	Freight charge	\$500.00	\$500.00
3 days	Dingo wheeled machine with tree lift attachment	\$450.00	\$1350.00
90hrs	Remove fence and landscaping to access pool area. Clear pool deck. Prep tree rings for removal (Remove plants, expose irrigation and any wires etc). Remove 4 palms from pool area. Install 4 new palms with batten kits. Restore fenceline	\$55.00	\$4950.00
1	Lumber charge (Plywood to protect pool deck)	\$275.00	\$275.00
TBD	New landscaping plants	\$TBD	\$TBD
	We will make every attempt to save the podocarpus and other plants while accessing the pool area. These will be staged nearby and watered to try to maintain viability and replant them once we are finished.		
		Total:	\$9975.00

Sign For approval:

Daniel Srein
Dsrein@unitedlandservices.com
Cell: 407-702-9765







Florida ULS Operating LLC
6386 Beth Road, Orlando, FL 32824 • Phone: 321.281.8861 • Fax 407.386.6019
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SECTION VI

SECTION C

SECTION 1

Tohoqua Community Development District

Summary of Check Register

December 1, 2022 through January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	12/13/22	624-632	\$ 76,244.40
	12/21/22	633-638	\$ 14,098.40
	12/22/22	639	\$ 250.00
	12/29/22	640	\$ 7.91
	1/10/23	641-647	\$ 8,814.55
	1/24/23	648-656	\$ 54,129.10
	1/26/23	657	\$ 406,764.24
Total Amount			\$ 560,308.60

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/13/22	00002	10/31/22 250	202210 330-53800-48200	DOOR MOUNT/PAINT	*	235.92	
				GOVERNMENTAL MANAGEMENT SERVICES			235.92 000624
12/13/22	00004	5/19/22 100622	202204 310-51300-31500	RVW/CONTRACTION/PETITION	*	1,980.50	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			1,980.50 000625
12/13/22	00063	11/28/22 06128	202211 320-53800-49000	INST.ELECTRICAL OUTLETS	*	1,275.00	
				MODERN SECURITY SYSTEM, LLC			1,275.00 000626
12/13/22	00068	11/14/22 1004	202211 330-53800-49000	REPAIR ENTRANCE MONUMENT	*	5,650.00	
				NOBLE CONTRACTING &			5,650.00 000627
12/13/22	00006	11/30/22 17-188(6	202210 310-51300-31100	ENGINEER SERVICES-OCT 22	*	466.90	
				POULOS & BENNETT, LLC			466.90 000628
12/13/22	00024	11/29/22 8261	202212 320-53800-47200	POOL MAINTENANCE - DEC 22	*	1,735.00	
				ROBERTS POOL SRVC AND REPAIR INC			1,735.00 000629
12/13/22	00026	11/16/22 392658	202211 330-53800-53000	SULFURIC ACID	*	164.00	
		11/16/22 392810	202211 330-53800-53000	BULK BLEACH / DELIVERY	*	1,525.00	
				SPIES POOL, LLC			1,689.00 000630
12/13/22	00052	12/01/22 1492	202212 320-53800-46300	PIND MAINT/ANALYSIS TEST	*	920.00	
				SUNSHINE LAND MANAGEMENT CORP.			920.00 000631
12/13/22	00033	10/07/22 ULS-3607	202210 320-53800-49000	HURR.IAN STORM CLEAN UP	*	21,350.00	
		10/25/22 ULS-3633	202208 320-53800-46200	TOHOQ PH6 MAINT 50%-AUG22	*	2,168.00	
		10/25/22 ULS-3633	202209 320-53800-46200	TOHOQUA PH 6 MAINT-SEP 22	*	4,336.00	
		10/25/22 ULS-3633	202210 320-53800-46200	TOHOQUA PH 6 MAINT-OCT 22	*	4,336.00	
		11/01/22 ULS-3633	202211 320-53800-46200	TOHOQUA PH 6 MAINT-NOV 22	*	4,336.00	
		12/01/22 ULS-3647	202212 320-53800-46200	TOH 1ST AMND PH2,3-DEC 22	*	4,323.00	

TQUA TOHOQUA CDD NRUIZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		12/01/22	ULS-3647 202212 320-53800-46200 LANDSCAPE PH1/POND-DEC 22		*	5,943.33	
		12/01/22	ULS-3648 202212 320-53800-46200 TOHOQUA PH 6 MAINT-DEC 22		*	4,336.00	
		12/01/22	ULS-3648 202212 320-53800-46200 LANDSCAPE CROSS PRA-DEC 22		*	3,668.33	
		12/01/22	ULS-3648 202212 320-53800-46200 LANDSCAPE AMEN POND-DEC22		*	700.00	
		12/01/22	ULS-3648 202212 320-53800-46200 TOHOQUA AMENITY - DEC 22		*	1,743.75	
		12/01/22	ULS-3648 202212 320-53800-46200 LANDSCAPE AMEN POND-DEC22		*	1,166.67	
		12/01/22	ULS-3648 202212 320-53800-46200 LNDSCP E CROSS PRA-DEC 22		*	3,885.00	
				UNITED LAND SERVICES			62,292.08 000632
12/21/22 00069		12/19/22	12192022 202212 300-36900-10000 CLUBHOUSE RENTAL REFUND		*	250.00	
				ELADIO VALENTIN			250.00 000633
12/21/22 00002		12/01/22	251 202212 310-51300-34000 MANAGEMENT FEES - DEC 22		*	3,333.33	
		12/01/22	251 202212 310-51300-35200 WEBSITE MANAGEMENT-DEC 22		*	100.00	
		12/01/22	251 202212 310-51300-35100 INFORMATION TECH - DEC 22		*	150.00	
		12/01/22	251 202212 310-51300-31300 DISSEMINATION SVCS-DEC 22		*	1,250.00	
		12/01/22	251 202212 320-53800-12300 FACILITY MAINT - DEC 22		*	4,416.67	
		12/01/22	251 202212 310-51300-51000 OFFICE SUPPLIES		*	.45	
		12/01/22	251 202212 310-51300-42000 POSTAGE		*	8.55	
		12/01/22	251 202212 310-51300-42500 COPIES		*	206.85	
				GOVERNMENTAL MANAGEMENT SERVICES			9,465.85 000634
12/21/22 00004		12/09/22	107304 202211 310-51300-31500 RVW PH4/RVW AGDA/ATND MTG		*	2,541.55	
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			2,541.55 000635
12/21/22 00070		11/04/22	1088 202212 320-53800-49000 TOHOQUA CDD UNIFORM LOGOS		*	176.00	
				TOMMY'S TAGS			176.00 000636
				TQUA TOHOQUA CDD NRUIZ			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/10/23	00024	1/01/23 8321	202301 320-53800-47200		*	1,735.00	
			POOL MAINTENANCE - JAN 23				
				ROBERTS POOL SRVC AND REPAIR INC			1,735.00 000644
1/10/23	00026	12/02/22 393894	202212 330-53800-53000		*	1,125.00	
			INST.BUTTERFLY VALVE LEVR				
		12/07/22 393508	202212 330-53800-53000		*	353.00	
			SULFURIC ACID / DELIVERY				
				SPIES POOL, LLC			1,478.00 000645
1/10/23	00064	11/30/22 19997291	202211 320-53800-47100		*	65.00	
			PEST CONTROL - NOV 22				
				TURNER PEST CONTROL, LLC			65.00 000646
1/10/23	00032	12/21/22 22-4371	202211 320-53800-46700		*	1,986.00	
			JANITORIAL SVCS - NOV 22				
				WESTWOOD INTERIOR CLEANING INC.			1,986.00 000647
1/24/23	00046	1/16/23 01162023	202301 300-15500-10000		*	450.00	
			SPECIAL EVENT - 4 OF JULY				
				BAND SOURCE PRODUCTIONS, INC			450.00 000648
1/24/23	00022	12/05/22 66	202212 330-53800-11000		*	10,416.67	
			AMENITY MANAGEMENT-DEC 22				
		1/04/23 65	202301 330-53800-11000		*	10,416.67	
			AMENITY MANAGEMENT-JAN 23				
				COMMUNITY ASSOCIATION AND LIFESTYLE			20,833.34 000649
1/24/23	00031	1/11/23 2060-206	202301 320-53800-51200		*	35.00	
			AMENITY SIGNADE				
				FASTSIGNS 175401			35.00 000650
1/24/23	00002	11/30/22 253	202211 320-53800-47800		*	836.09	
			LADIES BATHROOM REPAIR				
		11/30/22 254	202211 330-53800-48000		*	850.00	
			PARTY CLEAN UP/FURN SETUP				
		1/01/23 255	202301 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES - JAN 23				
		1/01/23 255	202301 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-JAN 23				
		1/01/23 255	202301 310-51300-35100		*	150.00	
			INFORMATION TECH - JAN 23				
		1/01/23 255	202301 310-51300-31300		*	1,250.00	
			DISSEMINATION SVCS-JAN 23				
		1/01/23 255	202301 310-51300-51000		*	.36	
			OFFICE SUPPLIES				

TQUA TOHOQUA CDD NRUIZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/23 255	202301 310-51300-42000		*	6.84	
		POSTAGE					
		1/01/23 255	202301 310-51300-42500		*	257.10	
		COPIES					
		1/01/23 256	202301 320-53800-12300		*	4,416.67	
		FACILITY MAINT - JAN 22					
		1/01/23 257	202301 320-53800-12000		*	1,802.50	
		FIELD MANAGEMENT - JAN 22					
		1/01/23 257	202301 320-53800-47800		*	6.95	
		GEN.MTHLY MAINT.MATERIALS					
				GOVERNMENTAL MANAGEMENT SERVICES			13,009.84 000651
1/24/23 00004		1/12/23 107407	202212 310-51300-31500		*	159.00	
		REVIEW/REVISE PARCEL 3					
				LATHAM, LUNA, EDEN & BEAUDINE,LLP			159.00 000652
1/24/23 00026		1/09/23 394940	202301 330-53800-53000		*	821.00	
		BULK BLEACH/SULFURIC ACID					
				SPIES POOL, LLC			821.00 000653
1/24/23 00052		1/01/23 1512	202301 320-53800-46300		*	920.00	
		POND MAINT/ANALYSIS TEST					
				SUNSHINE LAND MANAGEMENT CORP.			920.00 000654
1/24/23 00033		1/02/23 ULS-3660	202301 320-53800-46200		*	5,943.33	
		LANDSCAPE PH1/POND-JAN 23					
		1/02/23 ULS-3660	202301 320-53800-46200		*	4,323.00	
		TOH 1ST AMND PH2,3-JAN 23					
		1/02/23 ULS-3661	202301 320-53800-46200		*	3,668.33	
		LANDSCAPE CROSS PRA-JAN 23					
		1/02/23 ULS-3661	202301 320-53800-46200		*	1,166.67	
		LANDSCAPE AMEN POND-JAN23					
		1/02/23 ULS-3661	202301 320-53800-46200		*	1,743.75	
		TOHOQUA AMENITY - JAN 23					
		1/02/23 ULS-3661	202301 320-53800-46200		*	700.00	
		LANDSCAPE ADD POND-JAN 23					
				UNITED LAND SERVICES			17,545.08 000655
1/24/23 00039		1/04/23 23530596	202301 330-53800-49200		*	355.84	
		C-FOLD PAPER TOWEL 16 PK					
				W.B.MASON CO.INC			355.84 000656
1/26/23 00010		1/26/23 01262023	202301 300-20700-10000		*	129,535.40	
		ASSESS TRANSFER - S2018					
		1/26/23 01262023	202301 300-20700-10000		*	136,424.59	
		ASSESS TRANSFER - S21PH2					

TQUA TOHOQUA CDD NRUIZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/26/23	01262023 202301 300-20700-10000 ASSESS TRANSFER - S21PH45	TOHOQUA CDD C/O USBANK	*	140,804.25	
							406,764.24 000657
						TOTAL FOR BANK A	560,308.60
						TOTAL FOR REGISTER	560,308.60

TQUA TOHOQUA CDD NRUIZ

SECTION 2

Tohoqua
Community Development District

Unaudited Financial Reporting
January 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Debt Service Fund - Series 2018</u>
6	<u>Debt Service Fund - Series 2021 Phase 2</u>
7	<u>Debt Service Fund - Series 2021 Phase 4A/5A</u>
8	<u>Debt Service Fund - Series 2020 Phase 3A/6A</u>
9	<u>Capital Project Funds</u>
10-11	<u>Month to Month</u>
12	<u>Long Term Debt Summary</u>
13	<u>Assessment Receipt Schedule</u>

Tohoqua
Community Development District
Combined Balance Sheet
January 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 1,094,089	\$ -	\$ -	\$ 1,094,089
Investments				
<u>Series 2018</u>				
Reserve	\$ -	\$ 69,039	\$ -	\$ 69,039
Revenue	\$ -	\$ 150,671	\$ -	\$ 150,671
Construction	\$ -	\$ -	\$ 12,736	\$ 12,736
<u>Series 2021 Phase 2</u>				
Reserve	\$ -	\$ 72,381	\$ -	\$ 72,381
Revenue	\$ -	\$ 138,009	\$ -	\$ 138,009
Construction	\$ -	\$ -	\$ 234	\$ 234
<u>Series 2021 Phase 4A/5A</u>				
Reserve	\$ -	\$ 75,350	\$ -	\$ 75,350
Revenue	\$ -	\$ 141,804	\$ -	\$ 141,804
Construction	\$ -	\$ -	\$ 9	\$ 9
<u>Series 2020 Phase 3A/6A</u>				
Reserve	\$ -	\$ 75,725	\$ -	\$ 75,725
Capital Interest	\$ -	\$ 119,800	\$ -	\$ 119,800
Construction	\$ -	\$ -	\$ 1,712,592	\$ 1,712,592
Cost of Issuance	\$ -	\$ -	\$ 12,228	\$ 12,228
Due From General Fund	\$ -	\$ -	\$ 241	\$ 241
Due From Other	\$ 31	\$ -	\$ -	\$ 31
Prepaid Expenses	\$ 2,375	\$ -	\$ -	\$ 2,375
Total Assets	\$ 1,096,495	\$ 842,779	\$ 1,738,041	\$ 3,677,315
Liabilities:				
Accounts Payable	\$ 20,521	\$ -	\$ -	\$ 20,521
Due to Capital Projects	\$ 241	\$ -	\$ -	\$ 241
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 20,762	\$ -	\$ -	\$ 20,762
Fund Balances:				
Nonspendable:				
Deposits & Prepaid Items	\$ 2,375	\$ -	\$ -	\$ 2,375
Restricted for:				
Debt Service - Series 2018	\$ -	\$ 219,709	\$ -	\$ 219,709
Debt Service - Series 2021 Phase 2	\$ -	\$ 210,391	\$ -	\$ 210,391
Debt Service - Series 2021 Phase 4A/5A	\$ -	\$ 217,154	\$ -	\$ 217,154
Debt Service - Series 2020 Phase 3A/6A	\$ -	\$ 195,525	\$ -	\$ 195,525
Capital Projects	\$ -	\$ -	\$ 1,738,041	\$ 1,738,041
Unassigned	\$ 1,073,358	\$ -	\$ -	\$ 1,073,358
Total Fund Balances	\$ 1,075,733	\$ 842,779	\$ 1,738,041	\$ 3,656,553
Total Liabilities & Fund Balance	\$ 1,096,495	\$ 842,779	\$ 1,738,041	\$ 3,677,315

Tohoqua
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Revenues				
Assessments - Tax Collector	\$ 660,211	\$ 616,855	\$ 616,855	\$ -
Assessments - Direct	\$ 627,647	\$ 497,155	\$ 497,155	\$ -
Developer Contributions	\$ 115,016	\$ -	\$ -	\$ -
Special Events Revenue	\$ 12,000	\$ 4,000	\$ 4,630	\$ 630
Total Revenues	\$ 1,414,873	\$ 1,118,009	\$ 1,118,639	\$ 630
Expenditures				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,800	\$ 2,200
FICA Expense	\$ 918	\$ 306	\$ 138	\$ 168
Engineering	\$ 12,000	\$ 4,000	\$ 1,429	\$ 2,571
Attorney	\$ 25,000	\$ 8,333	\$ 4,738	\$ 3,596
Annual Audit	\$ 7,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Arbitrage	\$ 2,250	\$ -	\$ -	\$ -
Dissemination	\$ 15,000	\$ 5,000	\$ 4,583	\$ 417
Trustee Fees	\$ 18,587	\$ 4,889	\$ 4,889	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 13,333	\$ 0
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 58	\$ 275
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Printing & Binding	\$ 3,000	\$ 1,000	\$ 828	\$ 172
Legal Advertising	\$ 3,800	\$ 1,267	\$ -	\$ 1,267
Other Current Charges	\$ 2,500	\$ 833	\$ 158	\$ 675
Office Supplies	\$ 625	\$ 208	\$ 2	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 164,439	\$ 61,462	\$ 49,120	\$ 12,343
<u>Operations & Maintenance</u>				
Contract Services				
Field Management	\$ 21,630	\$ 7,210	\$ 7,210	\$ -
Amenities Management	\$ 125,000	\$ 41,667	\$ 41,667	\$ (0)
Landscape Maintenance	\$ 483,172	\$ 161,057	\$ 94,843	\$ 66,214
Lake Maintenance	\$ 35,000	\$ 11,667	\$ 3,680	\$ 7,987
Wetland Maintenance	\$ 12,100	\$ 4,033	\$ -	\$ 4,033
Wetland Mitigation Reporting	\$ 9,600	\$ 3,200	\$ -	\$ 3,200
Pool Maintenance	\$ 20,820	\$ 6,940	\$ 7,690	\$ (750)
Pest Control	\$ 780	\$ 260	\$ 260	\$ -
Janitorial Services	\$ 30,000	\$ 10,000	\$ 4,128	\$ 5,872
Subtotal Contract Services	\$ 738,102	\$ 246,034	\$ 159,478	\$ 86,556

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Repairs & Maintenance				
Landscape Replacement	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Stormwater Inspections	\$ 12,900	\$ 4,300	\$ -	\$ 4,300
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 3,150	\$ 183
Road & Sidewalk Maintenance	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Signage	\$ 1,500	\$ 500	\$ -	\$ 500
Walls - Repair/Cleaning	\$ 1,500	\$ 500	\$ -	\$ 500
Fencing	\$ 1,500	\$ 500	\$ -	\$ 500
Subtotal Repairs & Maintenance	\$ 58,400	\$ 19,467	\$ 3,150	\$ 16,316
Utilities				
Pool - Electric	\$ 21,120	\$ 7,040	\$ 13,430	\$ (6,390)
Pool - Water	\$ 9,240	\$ 3,080	\$ 3,472	\$ (392)
Electric	\$ 2,500	\$ 833	\$ 444	\$ 390
Water & Sewer	\$ 70,000	\$ 23,333	\$ 15,661	\$ 7,673
Streetlights	\$ 150,000	\$ 50,000	\$ 29,525	\$ 20,475
Subtotal Utilities	\$ 252,860	\$ 84,287	\$ 62,531	\$ 21,756
Amenities				
Property Insurance	\$ 27,665	\$ 27,665	\$ 25,365	\$ 2,300
Pool Attendants	\$ 12,500	\$ 4,167	\$ -	\$ 4,167
Facility Maintenance	\$ 53,000	\$ 17,667	\$ 17,667	\$ (0)
Pool Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 9,698	\$ (4,698)
Pool Permits	\$ 325	\$ -	\$ -	\$ -
Access Cards & Equipment Supplies	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Fire Alarm & Security Monitoring	\$ 420	\$ 140	\$ 140	\$ -
Fire Alarm & Security Monitoring Repairs	\$ 2,000	\$ 667	\$ -	\$ 667
Fire Extinguisher Inspections	\$ 100	\$ 33	\$ -	\$ 33
Amenity Signage	\$ 2,000	\$ 667	\$ 35	\$ 632
Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 764	\$ 903
Office Supplies	\$ 1,000	\$ 333	\$ 240	\$ 93
Operating Supplies	\$ 5,000	\$ 1,667	\$ 626	\$ 1,041
Special Events	\$ 18,000	\$ 6,000	\$ 11,346	\$ (5,346)
Termite Bond	\$ 300	\$ 100	\$ -	\$ 100
Holiday Décor	\$ 12,500	\$ 4,167	\$ 5,100	\$ (933)
Subtotal Amenities	\$ 160,810	\$ 71,938	\$ 70,980	\$ 958

Tohoqua
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Other				
Contingency	\$ 25,000	\$ 25,000	\$ 29,324	\$ 4,324
Subtotal Other	\$ 25,000	\$ 25,000	\$ 29,324	\$ 4,324
Total Operations & Maintenance	\$ 1,235,172	\$ 446,726	\$ 325,463	\$ 129,910
Total Expenditures	\$ 1,399,611	\$ 508,188	\$ 374,583	\$ 142,253
Excess (Deficiency) of Revenues over Expenditures	\$ 15,262		\$ 744,056	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out) - Capital Reserve	\$ (15,262)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (15,262)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 744,056	
Fund Balance - Beginning	\$ -		\$ 331,676	
Fund Balance - Ending	\$ 0		\$ 1,075,733	

Tohoqua
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues				
Special Assessments	\$ 137,458	\$ 128,428	\$ 128,428	\$ -
Interest Income	\$ -	\$ -	\$ 690	\$ 690
Total Revenues	\$ 137,458	\$ 128,428	\$ 129,118	\$ 690
Expenditures:				
Interest Payment - 11/01	\$ 48,008	\$ 48,008	\$ 48,008	\$ -
Principal Payment - 5/01	\$ 40,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 48,008	\$ -	\$ -	\$ -
Total Expenditures	\$ 136,015	\$ 48,008	\$ 48,008	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,443		\$ 81,110	
Fund Balance - Beginning	\$ 68,361		\$ 138,599	
Fund Balance - Ending	\$ 69,804		\$ 219,709	

Tohoqua
Community Development District
Debt Service Fund - Series 2021 Phase 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues				
Special Assessments	\$ 144,764	\$ 135,258	\$ 135,258	\$ -
Interest Income	\$ -	\$ -	\$ 580	\$ 580
Total Revenues	\$ 144,764	\$ 135,258	\$ 135,838	\$ 580
Expenditures:				
Interest Payment - 11/01	\$ 44,369	\$ 44,369	\$ 44,369	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 44,369	\$ -	\$ -	\$ -
Total Expenditures	\$ 143,738	\$ 44,369	\$ 44,369	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,027		\$ 91,469	
Fund Balance - Beginning	\$ 45,296		\$ 118,922	
Fund Balance - Ending	\$ 46,323		\$ 210,391	

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 January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues				
Assessments - Tax Roll	\$ 150,700	\$ 140,804	\$ 140,804	\$ -
Interest Income	\$ -	\$ -	\$ 602	\$ 602
Total Revenues	\$ 150,700	\$ 140,804	\$ 141,407	\$ 602
Expenditures:				
Interest Payment - 11/01	\$ 47,343	\$ 47,343	\$ 47,343	\$ -
Principal Payment - 5/01	\$ 55,000	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ 47,343	\$ -	\$ -	\$ -
Total Expenditures	\$ 149,685	\$ 47,343	\$ 47,343	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,015		\$ 94,064	
Fund Balance - Beginning	\$ 47,678		\$ 123,090	
Fund Balance - Ending	\$ 48,693		\$ 217,154	

Tohoqua
Community Development District
Debt Service Fund - Series 2020 Phase 3A/6A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 646	\$ 646
Total Revenues	\$ -	\$ -	\$ 646	\$ 646
<u>Expenditures:</u>				
Interest Payment - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 646	
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 194,879	\$ 194,879
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 194,879	\$ 194,879
Net Change in Fund Balance	\$ -		\$ 195,525	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 195,525	

Tohoqua
Community Development District
Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Series	Series	Series	Series	
	2018	2021 Phase 2	2021 Phase 4A/5A	2020 Phase 3A/6A	Total
<u>Revenues</u>					
Interest	\$ 79	\$ 1	\$ 0	\$ 5,750	\$ 5,830
Total Revenues	\$ 79	\$ 1	\$ 0	\$ 5,750	\$ 5,830
<u>Expenditures:</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ 206,050	\$ 206,050
Total Expenditures	\$ -	\$ -	\$ -	\$ 206,050	\$ 206,050
Excess (Deficiency) of Revenues over Expenditures	\$ 79	\$ 1	\$ 0	\$ (200,300)	\$ (200,220)
<u>Other Financing Sources/(Uses)</u>					
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,925,121	\$ 1,925,121
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ 1,925,121	\$ 1,925,121
Net Change in Fund Balance	\$ 79	\$ 1	\$ 0	\$ 1,724,820	\$ 1,724,901
Fund Balance - Beginning	\$ 12,657	\$ 474	\$ 9	\$ -	\$ 13,140
Fund Balance - Ending	\$ 12,736	\$ 476	\$ 9	\$ 1,724,820	\$ 1,738,041

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Assessments - Tax Collector	\$ -	\$ 21,134	\$ 588,493	\$ 7,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	616,855
Assessments - Direct	\$ -	\$ 497,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	497,155
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events Revenue	\$ 1,140	\$ 410	\$ 900	\$ 2,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,630
Total Revenues	\$ 1,140	\$ 518,699	\$ 589,393	\$ 9,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,118,639
<u>Expenditures</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
FICA Expense	\$ 46	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138
Engineering	\$ 467	\$ 737	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,429
Attorney	\$ 2,037	\$ 2,542	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,738
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 833	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,583
Trustee Fees	\$ 4,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,889
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 13	\$ 13	\$ 26	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Printing & Binding	\$ 218	\$ 146	\$ 207	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	828
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 40	\$ 39	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 28,890	\$ 8,311	\$ 6,136	\$ 5,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,120
<u>Operations & Maintenance</u>													
<u>Contract Services</u>													
Field Management	\$ 1,803	\$ 1,803	\$ 1,803	\$ 1,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,210
Amenities Management	\$ 10,417	\$ 10,417	\$ 10,417	\$ 10,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,667
Landscape Maintenance	\$ 25,766	\$ 25,766	\$ 25,766	\$ 17,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94,843
Lake Maintenance	\$ 920	\$ 920	\$ 920	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,680
Wetland Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Wetland Mitigation Reporting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 2,085	\$ 2,135	\$ 1,735	\$ 1,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,690
Pest Control	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Janitorial Services	\$ -	\$ 1,986	\$ -	\$ 2,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,128
Subtotal Contract Services	\$ 41,055	\$ 43,091	\$ 40,705	\$ 34,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	159,478

Tohoqua
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Repairs & Maintenance													
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ 836	\$ 27	\$ 2,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,150
Road & Sidewalk Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Walls - Repair/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Repairs & Maintenance	\$ -	\$ 836	\$ 27	\$ 2,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,150
Utilities													
Pool - Electric	\$ 5,487	\$ 2,788	\$ -	\$ 5,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,430
Pool - Water	\$ 875	\$ 706	\$ 1,030	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,472
Electric	\$ 39	\$ 360	\$ -	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	444
Water & Sewer	\$ 2,246	\$ 1,347	\$ 8,055	\$ 4,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,661
Streetlights	\$ 11,769	\$ 5,954	\$ -	\$ 11,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,525
Subtotal Utilities	\$ 20,417	\$ 11,155	\$ 9,085	\$ 21,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,531
Amenities													
Property Insurance	\$ 25,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,365
Pool Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance	\$ 4,417	\$ 4,417	\$ 4,417	\$ 4,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,667
Pool Repairs & Maintenance	\$ 5,366	\$ 1,689	\$ 1,478	\$ 1,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,698
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards & Equipment Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fire Alarm & Security Monitoring	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	140
Fire Alarm & Security Monitoring Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fire Extinguisher Inspections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Signage	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35
Repairs & Maintenance	\$ 340	\$ 148	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	764
Office Supplies	\$ 216	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Operating Supplies	\$ 270	\$ -	\$ -	\$ 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	626
Special Events	\$ 760	\$ 2,119	\$ 8,168	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,346
Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Décor	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,100
Subtotal Amenities	\$ 41,867	\$ 8,407	\$ 14,399	\$ 6,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,980
Other													
Contingency	\$ 21,350	\$ 7,798	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,324
Subtotal Other	\$ 21,350	\$ 7,798	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,324
Total Operations & Maintenance	\$ 124,689	\$ 71,287	\$ 64,392	\$ 65,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325,463
Total Expenditures	\$ 153,579	\$ 79,598	\$ 70,529	\$ 70,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	374,583
Excess (Deficiency) of Revenues over Expenditures	\$ (152,439)	\$ 439,101	\$ 518,864	\$ (61,469)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	744,056
<u>Other Financing Sources/(Uses)</u>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (152,439)	\$ 439,101	\$ 518,864	\$ (61,469)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	744,056

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)
Less: Principal Payment - 5/1/22		(\$40,000)
Current Bonds Outstanding		\$2,020,000

Series 2021 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
Less: Principal Payment - 5/1/22		(\$55,000)
Current Bonds Outstanding		\$2,525,000

Series 2021 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
Less: Principal Payment - 5/1/22		(\$55,000)
Current Bonds Outstanding		\$2,605,000

Series 2020 Phase 3A/6A, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.850%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$75,475	
Reserve Fund Balance	\$75,725	
Bonds Outstanding - 11/04/22		\$2,120,000
		\$2,120,000

Tohoqua
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments	\$	702,352.00	\$	146,228.39	\$	154,005.37	\$	160,320.01	\$	1,162,905.77
Net Assessments	\$	660,210.88	\$	137,454.69	\$	144,765.05	\$	150,700.81	\$	1,093,131.42

ON ROLL ASSESSMENTS

							60.40%	12.57%	13.24%	13.79%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Series 2018 Debt Service	Series 2021 - LN Ph2	Series 2021 - PT Ph4/5	Total
11/22/22	ACH	\$37,193.71	(\$1,487.77)	(\$714.12)	\$0.00	\$34,991.82	\$21,133.76	\$4,400.01	\$4,634.02	\$4,824.03	\$34,991.82
12/09/22	ACH	\$739,419.00	(\$28,985.43)	(\$14,788.50)	\$0.00	\$695,645.07	\$420,143.85	\$87,473.17	\$92,125.33	\$95,902.72	\$695,645.07
12/22/22	ACH	\$296,255.95	(\$11,589.60)	(\$5,925.08)	\$0.00	\$278,741.27	\$168,349.40	\$35,050.03	\$36,914.13	\$38,427.71	\$278,741.27
01/10/23	ACH	\$11,924.26	(\$350.60)	(\$238.47)	\$0.00	\$11,335.19	\$6,846.03	\$1,425.33	\$1,501.14	\$1,562.69	\$11,335.19
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$631.81	\$631.81	\$381.59	\$79.45	\$83.67	\$87.10	\$631.81
TOTAL		\$ 1,084,792.92	\$ (42,413.40)	\$ (21,666.17)	\$ 631.81	\$ 1,021,345.16	\$ 616,854.63	\$ 128,427.99	\$ 135,258.29	\$ 140,804.25	\$ 1,021,345.16

93%	Net Percent Collected
\$71,786.26	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Tohoqua Development Group, LLC 2023-01						Net Assessments	\$61,888.32	\$61,888.32
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
11/15/22	11/1/22	1396	\$30,944.16	\$30,944.16	\$30,944.16			
11/15/22	2/1/23	1396	\$15,472.08	\$15,472.08	\$15,472.08			
11/15/22	5/1/23	1396	\$15,472.08	\$14,583.76	\$14,583.76			
			\$ 61,888.32	\$ 61,000.00	\$ 61,000.00			

Pulte Home Company, LLC 2023-02						Net Assessments	\$259,211.40	\$259,211.40
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
11/15/22	11/1/22	95014973	\$129,605.70	\$129,605.70	\$129,605.70			
	2/1/23		\$64,802.85					
	5/1/23		\$64,802.85					
			\$ 259,211.40	\$ 129,605.70	\$ 129,605.70			

Lennar Homes, LLC 2023-03						Net Assessments	\$306,549.04	\$306,549.04
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
11/15/22	11/1/21	1906834	\$153,274.52	\$153,274.52	\$153,274.52			
11/15/22	2/1/22	1906834	\$76,637.26	\$76,637.26	\$76,637.26			
11/15/22	5/1/22	1906834	\$76,637.26	\$76,637.26	\$76,637.26			
			\$ 306,549.04	\$ 306,549.04	\$ 306,549.04			

SECTION 3



TOHOQUA

TOHOQUA RESIDENTS' CLUB

MONTHLY REPORT

MARCH 1, 2023

January & February 2023:

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.
- Amenity Center was pressure washed.
- Clubhouse Rental in January: 1
- Clubhouse Rentals in February: 2

● January Events Recap:

* **Food Truck Social:** Bowls for Tu Food Truck sold 47 orders.

● February Events Recap:

* **Blast of Love:** 39 residents participated from the event. Fully Loaded Food Truck sold 28 orders.

* **Food Truck Social:** OVN Wood Fired Pizza sold 33 orders.

● Events Scheduled for March:

* **Spring Ice Cream Social**

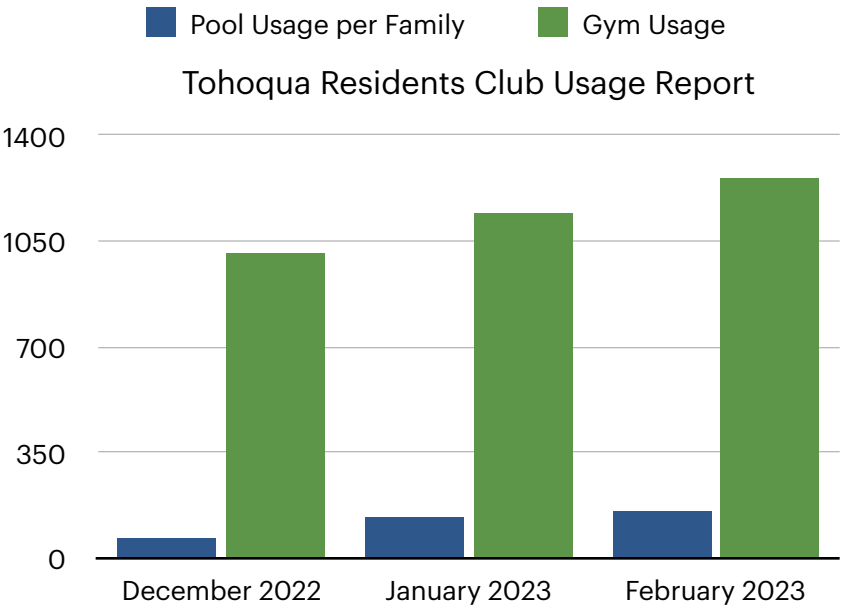
* **Kid's Paint Party**

* **St. Patrick's Scavenger Hunt**

* **Food Truck Social**

* **Spring Garage Sale**

* **Marcos Pizza Homeowners Appreciation Day**





Blast of Love

